

# RURAL CITY LIVING



Groundswell NZ  
Laurie Paterson  
Email: [groundswellnz2020@gmail.com](mailto:groundswellnz2020@gmail.com)

Friday 8 November 2024

Dear Laurie,

Thank you for your patience in waiting for a response to your official information request, lodged with the Council on 8 August 2024.

After we sought clarification on the initial request, you confirmed that Groundswell was seeking any communications for the preceding 12 month period *between all employees and office holders of the:*

- *Gore District Council and Hokonui Runanga, and*
- *Gore District Council and Ngai Tahu*

*relating to resource planning decision, including, but not limited to:*

- *Significant Natural Areas,*
- *Outstanding Natural Landscapes,*
- *Sites and Areas of Significance to Maori,*
- *Wetlands, and*
- *Heritage land classifications.*

Please find attached the Council's response. Some information has been redacted under the following provisions of the Local Government Official Information and Meetings Act:

- Section 7(2)(a) – Privacy of natural persons
- Section 7(2)(f)(i) – Free and frank speech
- Section 7(2)(g) - Legal privilege

The majority of the redactions have been applied under section 7(2)(a) in order to maintain the privacy of the persons involved in terms of their email addressed and cell phone numbers. Where redactions have been made pursuant to the the other two provisions, notations are included to the side noting the relevant provision of the act.

If you are unsatisfied with the response, you are entitled to lodge a complaint with the Office of the Ombudsmen. You can find more information on its website <http://www.ombudsman.parliament.nz>.

Kind regards

A handwritten signature in black ink, appearing to be 'DL', written in a cursive style.

Debbie Lascelles  
Chief Executive



**From:** [Simone Creedy](#)  
**To:** [Jo Skuse](#)  
**Subject:** FW: Hokonui Rūnanga affected parties letter  
**Date:** Monday, 9 October 2023 9:16:29 am  
**Attachments:** [image001.png](#)  
[image001.png](#)  
[ATT00001.gif](#)

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Good morning Jo,

Please find below email confirmation from TAMI with regard to their support for application LU23072 – 18 McQueen Avenue. The email thread of the conversation is included for context.

Would you be able to provide an update please with regards to the processing of LU23072 now that this approval has been obtained?

Kind regards,

On 6/10/2023, at 11:01 AM, Jenna Rule [REDACTED] wrote:



**Simone Creedy**  
Senior Consultant

+ [REDACTED] | PO Box 489, Dunedin 9054  
[www.mitchelldaysh.co.nz](http://www.mitchelldaysh.co.nz)

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**From:** Riria Hakiwai [REDACTED]  
**Sent:** Friday, 6 October 2023 10:48 am  
**To:** Jenna Rule <[REDACTED]>  
**Subject:** RE: Hokonui Rūnanga affected parties letter

Kia Ora Jenna,

Te Ao Marama Inc support the decision made by Hokonui Runanga, if you require a formal letter to support this please let me know.

Nga Mihi,

**Riria Cairns-Hakiwai**

**Kaiwhakahaere Tari**

Ph: (03) 9311242

E: [REDACTED]



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**From:** Jenna Rule <[REDACTED]>  
**Sent:** Thursday, October 5, 2023 11:53 AM  
**To:** Te Ao Marama Office [REDACTED]  
**Subject:** FW: Hokonui Rūnanga affected parties letter

You don't often get email from [REDACTED] [Learn why this is important](#)

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**From:** Renee Murrell <[REDACTED]>  
**Sent:** Thursday, 5 October 2023 11:51 am  
**To:** Jenna Rule <[REDACTED]>  
**Subject:** Fwd: Hokonui Rūnanga affected parties letter

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Renee Murrell <[REDACTED]>  
**Date:** 2 October 2023 at 7:20:00 AM NZDT  
**To:** [REDACTED]  
**Subject:** FW: Hokonui Rūnanga affected parties letter

Mōrena,

I see Stevie-Rae may not be able to respond, is this something that could possible be worked through this week?

Cheers,

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## Taylah King

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**From:** Amy Beran <[REDACTED]>  
**Sent:** Thursday, 4 July 2024 10:16 am  
**To:** courtney.bennett  
**Subject:** FW: Record of GDC PDP Discussions 3/7  
**Attachments:** Hearing Stream 2 – Hokonui Rūnanga Submission Points - Initial HR Perspective 3July.docx

Kia ora Courtney,

Thank you for the email and for meeting yesterday.

I've added in a few comments below to hopefully clarify some points further (see red text and highlighted parts).

Here is the suggested wording for amending MW2.2.

### **2.2 Ngāi Tahu Whānui, Hokonui Rūnanga, and the Gore District**

Ngāi Tahu – and by extension, Hokonui Rūnanga - has centuries' long customary associations, rights, relationships and interests in the Gore District and its taonga/resources. These relationships are both historical and contemporary, and include whakapapa, place names, mahinga kai, tribal economic development, and landholdings. In our takiwā (area), Hokonui Rūnanga represent *mana whenua*, so exercise rangatiratanga and kaitiakitanga for the taiao (*environment*), and those species that live within it, in formal processes, and support whānau members to exercise these rights and responsibilities in other contexts.

Ngāi Tahu have a long history and relationship with the region spanning centuries, with extended periods of settled occupation (e.g. Tuturau) coupled with seasonal practices (e.g. at Te Au Nui Pihapiha Kanakana/Mataura Falls). Tūpuna and their histories are eternally acknowledged in the wāhi ingoa, or place names that remain in the landscape form of placenames and sites of significance. This connection also spans a continuum of time and whakapapa with metaphysical and physical elements binding us with the land, *waters*, and taonga/resources of the region. Hapū and whānau retain historical and contemporary links with mahinga kai sites in the region, especially where customary practices can be continued.

Here is the draft wording for the suggested policy which is likely to change but might give a bit of a steer of thinking behind the plan variation.

(a) Policy **SASM– PXX**- Future work:

(i) *The Council will:*

- (A) *Work with Hokonui Rūnanga Inc to facilitate the continuation of assessment work to identify and classify land for inclusion in the District Plan, via a plan variation.*
- (B) *Use an Āpiti Hono Tātai Hono mapping approach for the identification and classification of areas or land under (A) above*

I'll send through a meeting request for tomorrow (as a hold) in case we do need it. I might also email through my understanding of what outcomes have been (post our catch up) in terms of your recommendations on the Hokonui sub points.

Nga mihi

Amy

**From:** Courtney Bennett - Kete Planning Consultancy <[redacted]>  
**Sent:** Thursday, July 4, 2024 4:39 AM  
**To:** Amy Beran <[redacted]>  
**Cc:** Matt Heale <[redacted]>  
**Subject:** Record of GDC PDP Discussions 3/7

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S7(2)(f)(i) Free and frank speech

Kia ora Amy,

Thank you so much for making time in your evening to hui with me today (yesterday your time). It was great to catch up and better understand the Hokonui Rūnanga Inc submission on the proposed Gore District Plan. I took the following notes, so can you please confirm that this is also your understanding of our kōrero?

- [redacted]

- You are going to send through the specific wording you mentioned and I supported for use in MW-2.2 (to replace the use of the term Sites of Significance)
- You are comfortable with the proposed minor rewording of MW-2.3.2 (where it describes the environmental impact of primary production and mining)
- You are going to double check if Hokonui still seeks references to Silent Files be added to the Plan
  - o The following Hokonui Submission Points request the addition of these references: S139.063 (EW-O1), S139.064 (EW-P5)
- Hokonui still want to introduce the term 'wāhi tapu' to the PDP, and intend to discuss this in their cultural evidence. Hokonui intends to use the term as more of a concept, and therefore do not intend to list any specific locations as wāhi tapu in the PDP. We agreed that if this term is added to the PDP, then Hokonui will need to provide a definition to inclusion in the Plan.
- You are going to double check if Hokonui still seeks references to 'kāinga nohoanga' be added to the Plan
- At a principle level, you are comfortable with minor rewording of alterative policy text provided in the Hokonui submission if its only purpose is to better embed kupu Māori into English sentence structures (i.e. changing "access to mahinga kai" to "access for mahinga kai practices")
- We agreed to wording as per the attached table
- We have set another hui date for the 5<sup>th</sup> or 6<sup>th</sup> of July as a placeholder in case we need to discuss anything further, and it cannot be navigated via email

Please let me know if this is how you understood our discussions to go too. If anything isn't quite sitting right let me know and we can make sure its recorded more accurately. Also let me know if I've forgotten anything!

Thank you,

Courtney Bennett Msci(dist), Bplan(hons), BMPA, Int.NZPI  
*Director | Senior Advisor*  
*Kete Planning Consultancy Ltd*



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Hearing Stream 2 – Hokonui Rūnanga Submission Points

Submission Point	PDP Provision	Submission	Section 42A recommendation	Section 42A recommended amendment	Hokonui Rūnanga initial perspective of amendment (as per hui 3/7)
139.077	TCZ-P3	<p>Amend to be more specific about the Ngāi Tahu cultural values in Clause 3 relating to appropriate setbacks to waterways and seeks the removal of Clause 6 in relation to the underlying relationship Ngāi Tahu hold with the natural environment. The submitter considers that wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p> <p>"Provide for built development in the neighbourhood centre that:</p> <p>...5. has appropriate setbacks to waterways to maintain and enhance their amenity and ecological values, maintain access to mahinga kai, and reduce effects on mauri, ki uta ki tais and natural character;</p> <p>Delete clause 6.</p>	<p>At para 146</p> <p>Adopt policy approach mana whenua deem most appropriate for managing impact on their cultural values and kaitiaki responsibility. However, the relief sought potentially narrows the scope decision-makers and mana whenua have for considering Ngāi Tahu cultural values in decision-making under this plan and weakens wording around protecting Ngāi Tahu cultural values. If, however, mana whenua support this narrowing of scope and weakening of wording for upholding their kaitiaki responsibilities, then I consider that this should be accommodated for by accepting the submission point. Minor amendments have been made to the proposed wording for grammatical/contextual accuracy around the use of terms 'mahinga kai' and 'ki uta ki tai'</p>	<p>Accept:-</p> <p>Provide for built development in the neighbourhood centre that:</p> <ol style="list-style-type: none"> <li>1. contributes to a positive pedestrian experience and an attractive streetscape through building design, orientation and screening or landscaping;</li> <li>2. is of an appropriate scale and proportion to be sympathetic to the surrounding residential environment;</li> <li>3. has appropriate setbacks to waterways to maintain and enhance their amenity and <u>ecological values, maintain access for mahinga kai practices; and reduce effects on mauri, ki uta ki tai systems, Ngāi Tahu cultural values and natural character;</u></li> <li>4. does not require large areas for outdoor storage of goods or materials; <u>and</u></li> <li>5. provides for a safe pedestrian traffic environment through the design and location of any parking areas and vehicle access; <del>and,</del></li> <li>6. <del>responds to the underlying relationship Ngāi Tahu hold with the natural environment.</del></li> </ol>	<p>Supportive of this wording</p>
139.073	LCZ-P2	<p>Amend Clause 6 in relation to providing for a built environment that responds to the underlying relationship Ngāi Tahu hold with the natural environment to be more specific. They consider that wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party. The requested change would be to provide for a built environment that "recognises and incorporates Ngāi Tahu history and association with Mataura and the Gore area</p>	<p>At para 176</p> <p>I consider it appropriate to adopt policy approaches mana whenua deem most appropriate for managing impacts on their cultural values and kaitiaki responsibilities within the PDP. If mana whenua consider this a more preferable way to describe their aspirations under this policy, then the amendments should be supported.</p>	<p>Accept:-</p> <p>Provide for built development in the Local Centre that:</p> <ol style="list-style-type: none"> <li>1. contributes to a positive pedestrian experience and an attractive streetscape through building design, orientation and screening or landscaping;</li> <li>2. is of an appropriate scale, design and proportion to be sympathetic to heritage values and to the surrounding residential environment;</li> <li>3. promote the adaptive re-use of existing buildings;</li> <li>4. do not require large areas for outdoor storage of goods or materials;</li> <li>5. provides for a safe pedestrian traffic environment through the design and</li> </ol>	<p>Supportive of this wording</p>

139.076	NCZ-P3	<p><i>in building layout and design and maintenance of greenspace.</i></p> <p>Provide for built development in the Local Centre that: ...</p> <p><u>6. responds to the underlying relationship Ngāi Tahu hold with the natural environment recognises and incorporates Ngāi Tahu history and association with Mātaura and the Gore area in building layout and design and maintenance of greenspace.</u></p> <p>Amend to be more specific about the Ngāi Tahu cultural values in Clause 3 relating to appropriate setbacks to waterways and seeks the removal of Clause 6 in relation to the underlying relationship Ngāi Tahu hold with the natural environment. They consider that wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p> <p>Provide for built development in the neighbourhood centre that: ...</p> <p>3. has appropriate setbacks to waterways to maintain and enhance their amenity and <b>ecological values, maintain access to mahinga kai, and reduce effects on mauri, ki uta ki tails</b> and natural character;</p> <p>Delete clause 6.</p>	<p>At para. 200</p> <p>I consider it appropriate to adopt policy approaches mana whenua deem most appropriate for managing impacts on their cultural values and kaitiaki responsibilities within the PDP. However, the relief sought potentially narrows the scope decision-makers and mana whenua have for considering Ngāi Tahu cultural values in decision-making under this plan and weakens wording around protecting Ngāi Tahu cultural values. If, however, mana whenua support this narrowing of scope and weakening of wording for upholding their kaitiaki responsibilities, then I consider that this should be accommodated for by accepting the submission point. Minor amendments have been made to the proposed wording for grammatical/contextual accuracy around the use of terms 'mahinga kai' and 'ki uta ki tai'.</p>	<p>location of any parking areas and vehicle access; and</p> <p><del>6. responds to the underlying relationship Ngāi Tahu hold with the natural environment recognises and incorporates Ngāi Tahu history and association with Mātaura and the Gore area in building layout and design and maintenance of greenspace.</del></p>	Supportive of this wording
139.074	MUZ-O4	<p>Amend because the objective is unclear.</p> <p><del>Adverse environmental effects or impacts on Ngāi Tahu cultural values generated by activities within the Mixed Use Zone are managed, particularly at the zone interfaces. Potential sensitivity effects or reverse-sensitivity effects on people their values and activities resulting from activities within the</del></p>	<p>At paras 225-226</p> <p>In my opinion the submitters amended wording referring to 'potential sensitivity effects or reverse sensitivity effects' is broadly captured through the PDP wording 'adverse environmental effects'. Furthermore, I am unclear what 'sensitivity effects' might include and note that this is not a term commonly used within the PDP. Introducing this term</p>	<p>Accept:-</p> <p>Provide for built development in the neighbourhood centre that:</p> <ol style="list-style-type: none"> <li>contributes to a positive pedestrian experience and an attractive streetscape through building design, orientation and screening or landscaping;</li> <li>is of an appropriate scale and proportion to be sympathetic to the surrounding residential environment;</li> <li>has appropriate setbacks to waterways to maintain and enhance their amenity and <u>ecological values, maintain access for mahinga kai practices, and reduce effects on mauri, ki uta ki tai systems Ngāi Tahu cultural values</u> and natural character;</li> <li>does not require large areas for outdoor storage of goods or materials; <u>and</u> provides for a safe pedestrian traffic environment through the design and location of any parking areas and vehicle access; <del>and,</del></li> <li><del>6. responds to the underlying relationship Ngāi Tahu hold with the natural environment.</del></li> </ol>	Not discussed



139.075	MUZ-P4	<p><u>MUZ are managed, particularly at the zone interfaces.</u></p>	<p>may result in confusion for Plan users and decision makers given it is not commonly used or defined. Given MUZ-O4 is an objective and therefore expresses an overarching outcome to be achieved, I consider the wording as notified, in particular the use of a broader phrase 'adverse environmental effects' remains appropriate.</p> <p>I also note that the purpose of MUZ-O4 is to ensure that adverse environmental effects (with 'effects' being defined) are managed within the zone with a particular focus on zone interfaces, that is boundaries where the zone adjoins other zones where there may be a greater presence of sensitive activities, such as the Residential Zone. MUZ-O4 is given effect to by MUZ-P4 and MUZ-P5 and subsequently by the Chapter standards which provide performance standards to manage the effects of activities. This includes, bulk and location standards, screening and landscaping requirements to mitigate the effects of activities being enabled within the zone. In my view MUZ-O4 as notified therefore provides sufficient direction, clarity of outcome and alignment with the provision hierarchy.</p> <p>At paras. 251-253</p> <p>I consider that it is appropriate for the submitter as mana whenua to determine an approach to managing effects on cultural values through the PDP.</p> <p>The submission did not fully explain how the proposed amendments would align with the overall approach taken within the PDP to the management of cultural values. A consequence of the amendment sought by the submitter would be to focus the policy on the specific matters listed rather than the broader range of Ngāi Tahu cultural values which are explained within the Mana Whenua Chapter (specifically 2.3). However, if the submitter (as mana whenua) confirms that this is their preferred approach and supports</p>	<p>Accept in part</p> <p>Require activities and development to maintain a level of on-site amenity, particularly at zone interfaces, consistent with the purpose of the zone by: ...</p> <p>4. requiring appropriate setbacks to waterways to maintain and enhance amenity, <del>Ngāi Tahu cultural values and natural character</del>, <u>and ecological values, maintain access to mahinga kai, and reduce effects on mauri, ki uta ki tai and natural character.</u></p>	Hokonui to consider further
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<p>139.087</p>	<p>ma hinga kai; and reduce effects on mauri, ki uta ki tai and natural character.</p>	<p>this narrowing of scope and weakening of wording for upholding their kaitiaki responsibilities then I accept the submission. However, notwithstanding the above I do not consider introducing the wording 'which are appropriate' to be necessary. This wording duplicates the use of 'appropriate' earlier in the sentence and is, in my opinion, an unnecessary amendment to the policy which does not add any value.</p>	<p>At paras 75-77 The PDP was co-drafted by Gore District Council (GDC) and Hokonui Rūnanga, with Hokonui Rūnanga providing detailed guidance on how sites and areas of significance to Māori, and impacts on Ngāi Tahu cultural values should be managed in the PDP. A list of specific Ngāi Tahu cultural values are provided in the Mana Whenua (MW) chapter. The description of listed Ngāi Tahu cultural values in MW-2.3 (e.g. mahinga kai, kaitiakitanga, whakapapa) are to provide Plan users and decision makers with an appropriate level of information in relation to assessing the effects on cultural values. The submitter's proposed amended wording appears to refer to all (or almost all) of the Ngāi Tahu cultural values listed in MW-2.3. The amendments sought would result in the same outcome as including reference to MW-2.3, however, the amendment has the consequence of making the policy lengthier. In my opinion, to maintain a concise approach and to align with the general drafting style of the PDP, it would be more appropriate to include reference to MW-2.3 instead of listing each matter in individual objectives and policies.</p>	<p>Accept in part:- The effects arising from new or expanded activities within the Airport Zone are managed to minimise adverse effects on the amenity of adjacent land, and the underlying Ngāi Tahu relationships with the natural environment <u>including those listed in MW-2.3.</u></p>	<p>Unsupportive of this wording. Preference for original relief sought as Hokonui Rūnanga Inc seek more specificity on what exactly the relevant values are at the objective and policy level.</p>
<p>139.092</p>	<p>ma hinga kai; and reduce effects on mauri, ki uta ki tai and natural character.</p>	<p>Amend to specify effects of concern to mana whenua to ensure that the provisions are clear and appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party. <del>The effects arising from</del> new or expanded activities within the Airport Zone are managed to minimise adverse effects on the amenity of adjacent land, <del>and the underlying Ngāi Tahu relationships with the natural environment or</del> on the mauri of natural resources, sites of wāhi tapu, mahinga kai or other values mana whenua associate with the area.</p>	<p>At paras 75-77 The PDP was co-drafted by Gore District Council (GDC) and Hokonui Rūnanga, with Hokonui Rūnanga providing detailed guidance on how sites and areas of significance to Māori, and impacts on Ngāi Tahu cultural values should be managed in the PDP. A list of specific Ngāi Tahu cultural values are provided in the Mana Whenua (MW) chapter. The description of listed Ngāi Tahu cultural values in MW-2.3 (e.g. mahinga kai, kaitiakitanga, whakapapa) are to provide Plan users and decision makers with an appropriate level of information in relation to assessing the effects on cultural values. The submitter's proposed amended wording appears to refer to all (or almost all) of the Ngāi Tahu cultural values listed in MW-2.3. The amendments sought would result in the same outcome as including reference to MW-2.3, however, the amendment has the consequence of making the policy lengthier. In my opinion, to maintain a concise approach and to align with the general drafting style of the PDP, it would be more appropriate to include reference to MW-2.3 instead of listing each matter in individual objectives and policies. There is no clause 4 in AIRPZ-O2 and therefore it is unclear what the submission relates to.</p>	<p>Reject</p>	<p>Not discussed</p>

139.088	FDZ-P5	<p>Amend policy to specify the particular effects of concern to mana whenua to ensure that plan provisions are clear, and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party:</p> <p>Enable development that retains the open, rural character as viewed from public places and adjacent properties, <del>and Ngāi Tahu cultural values</del> <u>recognises the ethic of ki uta and minimises effects on the mauri of the land, and protects sites of wāhi tapu, and mahinga kai.</u></p>	<p>At paras 108-111</p> <p>The PDP was co-drafted by GDC and Hokonui Rūnanga, with Hokonui Rūnanga providing detailed guidance on how sites and areas of significance to Māori, and impacts on Ngāi Tahu cultural values should be managed in the PDP. A list of specific Ngāi Tahu cultural values are provided in the Mana Whenua (MW) chapter. The description of listed Ngāi Tahu cultural values in MW-2.3 (e.g. mahinga kai, kaitiakitanga, whakapapa) are to provide applicants and decision makers with an appropriate level of information to consider.</p> <p>The relief sought potentially narrows the scope decision-makers and mana whenua have for considering Ngāi Tahu cultural values in decision-making under this plan and weakens wording around protecting Ngāi Tahu cultural values. If, however, mana whenua support this narrowing of scope and wording for upholding their kaitiaki responsibilities, then I recommend GDC should accommodate this by accepting these submission points. Minor amendments have been made to the proposed wording for grammatical/contextual accuracy around the use of terms 'mahinga kai' and 'ki uta ki tai'.</p> <p>The submission reference to add 'wāhi tapu' into the policy is problematic as there are no wāhi tapu listed within the PDP. Individually mapped 'wāhi tapu' were intentionally omitted from the PDP upon request from Hokonui Rūnanga as part of their preferred approach to managing SASM. If Hokonui Rūnanga wish to include references to wāhi tapu and silent files in the PDP, then a work programme must be undertaken by mana whenua and GDC to identify, map, and schedule these specific sites in the plan. Following this, a number of consequential amendments will need to be made to the PDP to realign its approach to managing SASM. Until such time as this substantial work programme is completed, it would be</p>	<p>Accept:-</p> <p>Enable development that retains the open, rural character as viewed from public places and adjacent properties, and <del>Ngāi Tahu cultural values</del> <u>recognises the ethic of ki uta ki tai, and Minimises effects on the mauri of the land, and protects mahinga kai sites.</u></p>	<p>Unsupportive of this wording due to the omission of the term 'wāhi tapu'. Seeks this term be added as per original relief sought.</p>
139.089	FDZ-P6	<p>Amend policy to specify the particular effects of concern to mana whenua to ensure that plan provisions are clear, and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party:</p> <p>Require buildings to be set back a minimum distance from zone boundaries, stream boundaries and road boundaries <del>to</del> <u>mitigate potential adverse effects on open space, ecological values, Ngāi Tahu cultural values</u> visual amenity, and outlook from neighbouring properties; <u>and reduce the impact on the mauri, mahinga kai and other cultural values associated with waterbodies.</u></p>	<p>Accept:-</p> <p>Require buildings to be set back a minimum distance from zone boundaries, stream boundaries and road boundaries <del>to</del> <u>mitigate potential adverse effects on open space, ecological values, Ngāi Tahu cultural values</u> visual amenity, and outlook from neighbouring properties; <u>and reduce the impact on the mauri, mahinga kai and other cultural values associated with waterbodies.</u></p>	<p>Accept:-</p> <p>Require buildings to be set back a minimum distance from zone boundaries, stream boundaries and road boundaries <del>to</del> <u>mitigate potential adverse effects on open space, ecological values, Ngāi Tahu cultural values</u> visual amenity, and outlook from neighbouring properties; <u>and reduce the impact on the mauri, mahinga kai and other cultural values associated with waterbodies.</u></p>	<p>Supportive of this wording</p>

139.082	NOSZ-O1	<p>Amend because wherever possible the PDP provisions should specify the effects of concern to mana whenua to ensure provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p> <p>Natural character, biodiversity and amenity values are retained <del>Ngāi Tahu cultural values</del> in relation to the mauri of whenua, wai and ecosystems, mahinga kai, the whakapapa of place and the ethic of ki uta ki tai are <del>recognised and provided for</del>.</p>	<p>inappropriate to include references to these land classifications in the Plan.</p> <p>References to 'wāhi tapu' are inappropriate as there are no wāhi tapu or silent files listed in the Plan. If this changes, then the inclusion of this term would be supported.</p> <p>At paras 64-66</p> <p>The PDP was co-drafted by Gore District Council (GDC) and Hokonui Rūnanga, with Hokonui Rūnanga providing detailed guidance on how sites and areas of significance to Māori, and impacts on Ngāi Tahu cultural values should be managed in the PDP. A list of specific Ngāi Tahu cultural values are provided in the Mana Whenua (MW) chapter. The description of listed Ngāi Tahu cultural values in MW-2.3 (e.g. mahinga kai, kaitiaktanga, whakapapa) are to provide Plan users and decision makers with an appropriate level of information in relation to assessing the effects on cultural values.</p> <p>The submitters proposed amended wording appears to refer to all (or almost all) of the Ngāi Tahu cultural values listed in MW-2.3. The amendments sought would result in the same outcome as including reference to MW-2.3, but have the consequence of making the policy lengthier.</p> <p>In my opinion, to maintain a concise approach and to align with the general drafting style of the PDP it would be more appropriate to include reference to MW-2.3 instead of listing each matter in individual objectives and policies.</p>	<p>Accept in part:-</p> <p>Natural character, biodiversity and amenity values, and Ngāi Tahu cultural values <del>including those listed in MW-2.3</del> are <del>retained</del> <del>recognised and provided for</del>. Undeveloped open areas and expanses of land containing minimal buildings are the predominant characteristic of the Natural Open Space Zone.</p>	<p>Unsupportive of this wording. Preference for original relief sought as Hokonui Rūnanga Inc seek more specificity on what exactly the relevant values are at the objective and policy level.</p>
139.083	NOSZ-P3	<p>Amend because where possible the plan provisions should specify the effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p> <p>... 3. the scale, design and layout of the activity and any associated built form is compatible</p>	<p>At paras 94 &amp; 95</p> <p>The relief sought by Hokonui Rūnanga Inc. (s139.083) potentially narrows the scope decision-makers and mana whenua have for considering Ngāi Tahu cultural values in decision-making. If, however, mana whenua support this narrowing of scope for upholding their kaitiaki responsibilities, then the PDP</p>	<p>Accept:-</p> <p>3. the scale, design and layout of the activity and any associated built form is compatible with the character, <del>Ngāi Tahu cultural values</del>, and amenity of the natural open space area the activity is proposing to locate in <u>including any values mana whenua associate with the</u></p>	<p>Unsupportive of this wording due to the omission of the term 'wāhi tapu'. Seeks this term be added as per original relief sought.</p>

139.084	SARZ-P2	<p>with the character, <del>Ngāi Tahu cultural values,</del> and amenity of the natural open space area the activity is proposing to locate in including any values mana whenua associate with the <u>whakapapa or mauri of the land and any sites of wāhi tapu or mahinga kai values;</u></p> <p>4. any adverse effects on natural, indigenous biodiversity, ecological, landscape, cultural and/or historic heritage values, <del>or Ngāi Tahu values</del> can be appropriately avoided, remedied and/or mitigated.</p>	<p>should accommodate this and I recommend accepting the submission.</p> <p>The submission reference to add 'wāhi tapu' into the policy is problematic as there are no wāhi tapu listed within the PDP. Individually mapped 'wāhi tapu' were intentionally omitted from the PDP upon request from Hokonui Rūnanga as part of their preferred approach to managing Sites and Areas of Significance to Māori (SASM). In my opinion it would be inappropriate to include references to these land classifications in the PDP at this time.</p>	<p><u>whakapapa or mauri of the land or mahinga kai values;</u></p> <p>4. any adverse effects on natural, indigenous biodiversity, ecological, landscape, cultural and/or historic heritage values, <del>or Ngāi Tahu values</del> can be appropriately avoided, remedied and/or mitigated;</p>	
		<p>Amend the policy to replace the reference to Māori Communities with tangata whenua. The policy should enable activities that contribute to their overall health and overall wellbeing, which includes cultural wellbeing.</p> <p>Enable activities and facilities that:</p> <p>... 2. Contribute to the overall health and wellbeing of the community, including the cultural wellbeing of <del>Māori</del> <u>communities</u> tangata whenua.</p>	<p>At para 166</p> <p>In response to the Hokonui Rūnanga submission (s139.08), the support from mana whenua for SARZ-P2 is acknowledged. If the proposed wording is considered preferable to ensure activities contribute to their overall health and well-being then the amendments are supported.</p>	<p>Accept:-</p> <p>Enable activities and facilities that:.....</p> <p>2. contribute to the overall health and wellbeing of the community, including the cultural wellbeing of <del>Māori</del> <u>communities tangata whenua</u>; and</p>	<p>Supportive of this wording</p>

# MIKE MOORE

*BSc, Dip LA, MRRP, ANZILA*

LANDSCAPE ARCHITECT

## Report

To Matt Heale  
Gore District Council

From Mike Moore

Date 17 February 2023

**SUBJECT Gore District Plan Review – Proposed Outstanding and Significant Natural Features and Landscapes.**

### Introduction

Gore District Council have considered preliminary landscape assessment work<sup>1</sup> and community and stakeholder feedback and have now selected outstanding and significant natural landscapes / features to be protected under Sections 6 (a) and (b) of the Resource Management Act 1991 (RMA). These are:

- The Hokonui / Waterfall Range Outstanding Natural Landscape.
- The Mataura River Significant Natural Feature.
- The Mataura Falls Outstanding Natural Feature

This report describes these landscapes / features, outlines the important values to be protected and makes recommendations for district plan provisions to sustainably manage these values.

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<sup>1</sup> Moore M, November 2021, Gore District Plan Review, Natural Features and Landscapes Preliminary Assessment.

## Hokonui / Waterfall Range ONL



### Description

This area includes that part of the Hokonui Hills within the boundaries of the Gore District including the Waterfall Range, East Peak / Hokanui, Dolamore Park and Croydon Bush / Haumuri.

The Waterfall Range forms a dramatic and highly expressive part of the Southland Syncline and has a ‘trellised’ drainage pattern. It contains several significant ecological and scenic areas. Croydon Bush is a particularly significant area of remnant vegetation, and the only substantial area of indigenous forest remaining near Gore. It supports a range of successional communities that show recovery from fire and logging, including kahikatea and mataī, and contains several nationally threatened and locally uncommon species. At least 35 indigenous birds breed within the forest remnants, including the korimako / bellbird, pīwakawaka / fantail, pīpipi / brown creeper and kererū. Red tussock is found on the summit areas, often with mānuka.

The Range is a very legible part of the broader Southland Syncline and a distinctive and memorable landform with its pattern of repeated pyramidal peaks and ridge forms. Naturalness is reduced where the land is under pasture but is high in areas with indigenous bush cover. The area is largely free of structures and has naturalness and wilderness qualities as experienced from within and is a scenic feature of the district.

Croydon Bush / Haumuri is managed as a Scenic Reserve and used for recreation including walking and tramping and there is a mountain bike track in Dolamore Park. The Southland Murihiku Regional Landscape Study (Boffa Miskell, 2019) identifies this area as an ONF and the Waterfall Range is a well-recognized and valued feature of the Gore area (often referred to in promotional material).

Strong cultural values are present in this landscape for mana whenua. Many of the peaks within this landform link to Ngāi Tahu cultural histories – specifically pūrākau & creation stories related to the Tākitimu waka, and Matamata & Te Rakitauneke. These pūrākau connect this area with the wider Otago/Southland region both geographically & via whakapapa links. Hokonui (East Peak) is of particular importance to Hokonui Rūnanga as it is considered an ancestral mountain for whānau who whakapapa to this area. Mana whenua also have strong cultural associations with the various waterways originating within the Hokonui/Waterfall range, such as the Ōtamatea (Otamita Stream), Mānuka (Charlton Stream), and Waimumu. Haumuri in its entirety is also an area with strong connections to Ngāi Tahu mahinga kai practices, which are a key vehicle for expressing and perpetuating Ngāi Tahu culture and identity. Finally, the Hokonui/Waterfall range is near a number of historic Māori reserves, including a range of SILNA reserves, which have historic and contemporary significance for Ngāi Tahu.

#### Values to be protected.

- Natural landform and its legibility.
- The quantity and quality of indigenous vegetation cover. Where possible this should be managed to enhance its natural and Ngāi Tahu cultural values, including habitat value for indigenous fauna, and Ngāi Tahu mahinga kai and/or taonga species.
- Coherence of the landscape created by the vegetation patterns reflecting the natural landform.
- The natural character of the area generally and in particular, of the visually prominent skylines and hillslopes.
- Qualities of naturalness and wilderness as experienced from within the area.
- Qualities that contribute to Ngāi Tahu cultural associations, including the naturalness of the hill profiles, the natural character of waterways, and the ability to practice mahinga kai



Potential threats to landscape values

- Quarrying / Earthworks that significantly erode the legibility of the natural landforms and the landscape coherence.
- Clearance of or damage to, areas of indigenous vegetation.
- Visually prominent buildings and structures.
- Visually prominent exotic forestry and shelter plantings.
- Lighting
- Alterations to the naturalness of waterways

## **Mata-Ura / Mataura River SNF**



### Description

The feature identified includes the entire main stem of the Mataura River within the Gore District, including the river margins. The river and its margins are defined as including the active river flood plan to the top of the defining terraces.

The Mataura River is clearly a major natural hydrological feature of the district, responsible for the creation of many of the adjacent landforms and subject to powerful natural processes. The river corridor morphology strongly expresses the natural fluvial processes in features such as gravel beds and channels, river terraces and meander loops. The natural character of the river margins are now generally highly modified by farming, and the presence of stop banks, exotic tree, scrub and grass species. Whilst natural character attributes are modified, they are still present and the river has been designated an 'important bird area' by Birdlife International because it supports breeding colonies of endangered tarāpuka/Black Billed Gulls. The mahinga kai values of the river have also been recognised through the establishment of the Mataura River Mātaitai Reserve in 2006, which recognises its importance as a habitat for a range of mahinga kai species – most notably kanakana/lamprey. Additionally, the river is famous for its Brown Trout fishery and is covered by a Water Conservation Order (1997). Under this, the recognized outstanding values relate to fisheries and angling amenity.

The river is a memorable natural feature for its scale and power but memorability is reduced by its modified natural character. Perceptual natural character remains due to the flowing

water and river landforms but has been significantly modified by agricultural land use on the floodplain. Indigenous vegetation presence is minimal. There are transient values associated with various flow regimes, and the presence of bird and fish life. The river has some wildness qualities due to its scale and power but these, and its scenic values are modified by the exotic character of the vegetation along its margins and by the presence of urban development in the vicinity of the towns of Gore and Mataura.

The Mata-ura (Mataura River) has significant cultural values for mana whenua. It is considered an ancestral river for local whānau, and has fed and guided generations of Waitaha, Ngāti Māmoe and Ngāi Tahu as they have traversed the Murihiku region. A number of ara tawhito (historic trails) follow the Mata-ura linking coastal Murihiku and its offshore islands (such as Ruapuke) to the Central Lakes area, connecting a number of kāihs (settlements), nohoanga (seasonal settlements), mahinga kai resources, and communities along its length. The presence of these trails has also seen a number of tribally significant historic events occur along the length of the Mata-ura. This importance is formally recognised through a Statutory Acknowledgement within the Ngāi Tahu Claims Settlement Act 1996. The Mata-ura and its tributaries are also areas with strong connections to Ngāi Tahu mahinga kai practices, which are a key vehicle for expressing and perpetuating Ngāi Tahu culture and identity. Finally, the intrinsic value of wai and its mauri are key cultural values for the Mata-ura.

#### Values to be protected.

- Remaining natural characteristics including natural riverbed, floodplain and terrace landforms, and any remaining indigenous vegetation and areas of wetland.
- Attributes that contribute to its habitat value for birds and aquatic fauna, particularly indigenous species and Ngāi Tahu taonga and mahinga kai species.
- Low visual impact of built elements.
- Qualities of naturalness and wilderness as experienced from within the area.
- Qualities that contribute to Ngāi Tahu cultural associations, including mauri, river access, and the ability to practice mahinga kai .

#### Potential threats to landscape values

- Quarrying / Earthworks that significantly erode the legibility of the natural landforms and the landscape coherence.
- Clearance of or damage to, areas of indigenous vegetation.
- Visually prominent buildings and structures.
- Exotic tree planting that obscures the legibility of the natural river landforms.
- Alterations to the naturalness of the waterway
- Activities resulting in inappropriate discharges to the waterway
- Structures and land-uses that restrict access to the Mata-ura for Ngāi Tahu cultural activities (including mahinga kai practices)

## Te Au Nui Pihapiha Kanakana / Mataura Falls ONF



### Description

The Mataura Falls are a natural feature of the Mataura River located adjacent to the town of Mataura, just north of the State Highway 93 bridge. The falls are natural insofar as they are the result of natural geological and hydrological processes, however, they have been much modified by human activity – including intentional destruction to create hydroelectric infrastructure - and their setting is now industrial. Despite this, Te Au Nui Pihapiha Kanakana/Mataura Falls is still appropriately afforded ONF status due to its geo-heritage, cultural, historic, and remaining landscape values.

The falls are the result of the Mataura River flowing over a bed of resistant sandstone. They also represent an outstanding outcrop of the Late Permian to Early Cretaceous Murihiku Terrane, composed of gently dipping interbedded sandstones, conglomerates, and mudstones, representing the fore-arc or back-arc basin of the eastern Gondwana margin. Discontinuous lignite/coal lenses exposed in the surrounding could reveal important insights into the paleoenvironmental history of the Murihiku Terrane, including at the Cretaceous-Tertiary (K-T or K-Pg) extinction event. Their natural form is now much modified due to blasting by adjacent land-owners, however, they are a hydrological feature, with natural processes still operating, albeit in a modified context. The river margins are highly modified with little indigenous vegetation character remaining, and bank forms modified by weirs and water races upstream.

The falls are identified in the New Zealand Geo-preservation Inventory as a feature of national importance. The Mataura Falls and gorge are described as ‘eroded over and into nearly flat-lying Jurassic sedimentary rocks of the Murihiku Supergroup. These rocks contain rich plant debris and fossils.’

The Falls have an austere memorability based on the juxtaposition of powerful natural hydrological processes with grim industrial buildings. There are naturalness qualities associated with the river flow but the natural river forms are now much modified and the setting is highly modified. There are transient values (varying moods) associated with the various flow regimes of the river. The river in this area retains some wildness values associated with its powerful flow in a constrained channel. Scenic values are low from publicly accessible areas due to the industrial setting, however they retain significant values when viewed from a close proximity.

The falls were once a spectacular tourist attraction for early European settlers prior to blasting to minimize spray for a pedestrian bridge and works associated with hydro-electricity schemes for industrial uses (paper mill and freezing works) on the adjacent banks. The importance of the Falls is still recognised, however, through the Statutory Acknowledgement of the Mataura River within the Ngāi Tahu Claims Settlement Act 1996 (in part due to the presence of the Falls), and the Mataura River Mātaitai Reserve – the latter having historic value as the first freshwater mātaitai in New Zealand.

Whilst the Mata-ura (Mataura River) in its entirety has significant cultural value for mana whenua, Te Au Nui Pihapiha Kanakana / Mataura Falls has specific value due to its intrinsic mana and mauri, its mahinga kai values and histories, and its connections to Ngāi Tahu historical events. The Falls elicit a strong sense of identity for local mana whenua, and accounts of its discovery by the Ngāti Mamoe tipuna Paroparo Te Whenua create linkages between today and the ancient world. The historic abundance of mahinga kai species – particularly kanakana/lamprey – supported by the Falls is also of historic and cultural significance to Ngāi Tahu and a point of local pride and identity. Mana whenua also have an ongoing relationship with this feature that supports the revitalization and intergenerational transfer of cultural knowledge, particularly through practical environmental projects and mahinga kai activities.

Values to be protected.

- Geo-heritage values.
- Remaining natural characteristics associated with rocky banks and outcrops and powerful river flow.
- Attributes that contribute to its habitat value for kanakana and other fauna, particularly indigenous and Ngāi Tahu taonga and/or mahinga kai species.
- Qualities of wildness.
- Qualities that contribute to Ngāi Tahu associations, including mauri, river access, and the ability to practice mahinga kai and kaitiaki responsibilities.

#### Potential threats to landscape values

- Further blasting and modification to the riverbed and banks.
- Built development and / or exotic plantings on the adjacent banks that further modifies the natural character of the area.
- Further reductions to access for Ngāi Tahu cultural activities
- Activities resulting in inappropriate discharges to water, including dumping

Mike Moore

Registered (NZILA) Landscape Architect

10 May 2024

(sent via email)

## SUBMITTERS AND COUNCIL OFFICERS

### NOTICE OF HEARING 2 – PROPOSED GORE DISTRICT PLAN

1. The Gore District Council wishes to advise Hearing No. 2 to hear and consider submissions and further submissions to the Proposed Gore District Plan will commence at 9:30 am on Monday, 24th June 2024, continuing if required through to Thursday, 27th June 2024. The hearing will be held in the Council Chambers at the Gore District Council’s Administration Office, 29 Bowler Avenue, Gore.
2. The list of the Proposed District Plan provisions to be considered in Hearing No. 2 are outlined in Table 1 below. The specific submissions and further submissions that will be heard and considered in Hearing No. 2 are listed in Appendix 1. All submitters and further submitters listed in Appendix 1 are entitled to be heard or present additional material at the hearing.

<b>TABLE 1: TOPICS TO BE HEARD IN HEARING 2</b>	
Topic	Commercial and Mixed Use, Airport, Open Space and Recreation, and Special Purpose Zones
Description	This topic relates to submissions and further submissions on: <ul style="list-style-type: none"><li>• Part 3 – Commercial and Mixed Use Zones<ul style="list-style-type: none"><li>○ Neighbourhood Centre Zone</li><li>○ Local Centre Zone</li><li>○ Mixed Use Zone</li><li>○ Town Centre Zone</li></ul></li><li>• Part 3 – Open Spaces and Recreation Zones<ul style="list-style-type: none"><li>○ Natural Open Space Zone</li><li>○ Sport and Active Recreation Zone</li></ul></li><li>• Part 3 – Special Purpose Zones<ul style="list-style-type: none"><li>○ Airport Zone</li><li>○ Camp Columba Zone</li><li>○ Field Days Zone</li></ul></li></ul>

3. Please note that submissions and further submissions on Part 3 – Special Purpose Zones – Māori Purpose Zone do not form part of Hearing 2 and will be heard in a separate hearing.



4. The hearing is open to the public and any person may attend, but only those submitters and further submitters listed in Appendix 1 have a right to speak at the hearing or submit further information for the Panel to consider.
5. The Panel for all the issues being considered at this hearing will be comprised of Commissioners Keith Hovell, Cliff Bolger, and Glenys Dickson.

**If you wish to speak at the hearing or submit further information for the Panel to consider**

6. If you wish to speak at the hearing or submit further information for the Panel to consider, please refer to Minute 5 of the Hearings Panel – Hearing Procedures dated 18 April 2024. This has been circulated to all submitters and further submitters and is also available the Council’s Hearings Hub [Proposed District Plan | Let’s Talk Gore District \(goredc.govt.nz\)](#)
7. Appendix 2 lists the dates by which material must be submitted to the Council, and other advice given, prior to Hearing No. 2. Some of these are requirements of the Resource Management Act 1991, while others are to ensure that the hearing can proceed in an orderly and timely manner.
8. If you wish to speak at the hearing, you should advise the Hearings Administrator, Lindsey Crazy Wolf by email at [lcrazywolf@goredc.govt.nz](mailto:lcrazywolf@goredc.govt.nz) no later than Monday, 10<sup>th</sup> June 2024 of the following:
  - a. The name(s) of those who will be speaking to your submission or further submission (including any expert witnesses).
  - b. An indication of how much total time you and any others speaking to your submission require.
  - c. Your daytime contact phone number.
9. Other key steps and associated dates are as follows:
  - a. Reports prepared either by Council staff or external planning consultants, supported where appropriate by expert evidence, will be released no later than Friday, 24<sup>th</sup> May 2024.
  - b. An electronic copy of all expert evidence is to be submitted to the Hearings Administrator for distribution to the Hearings Panel no later than 1:00pm on Monday, 10<sup>th</sup> June 2024. An expert is a professional such as a planner, traffic engineer or similar.
  - c. Written presentations by persons who are not experts, if available, is to be submitted to Hearings Administrator for distribution to the Hearings Panel no later than 1:00pm on Thursday, 20<sup>th</sup> June 2024. In the event this deadline is not met, 8 copies of the written presentation will need to be brought to the hearing.

The Hearings Panel has received copies of all submissions and further submissions, and additional copies are not required.

10. Appendix 2 also lists the dates by which you should advise the Council if:

- You wish to use Te Reo Māori or sign language at the hearing.
  - You have sensitive information you do not want made public.
  - You wish to provide a PowerPoint presentation at the hearing.
  - You are unable to attend the hearing and want to make a remote presentation.
11. All evidence and other presentations are expected to be provided electronically and forwarded to the Hearings Administrator, Lindsey Crazy Wolf at [lcrazywolf@goredc.govt.nz](mailto:lcrazywolf@goredc.govt.nz).

Further information

12. If you have any questions in relation to the hearing, please contact the Hearings Administrator, Lindsey Crazy Wolf by phone on (03) 209 0330 or by email [lcrazywolf@goredc.govt.nz](mailto:lcrazywolf@goredc.govt.nz). It is not permissible to contact the Hearings Commissioners directly.

Yours sincerely

Lindsey Crazy Wolf

**Hearings Administrator**

## APPENDIX 1: SUBMISSIONS AND FURTHER SUBMISSIONS TO BE HEARD IN HEARING 2

<b>Field Days Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S85.065</b>	Environment Southland	Zone map layers	FDZ-MAP
<b>S124.301</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R2
<b>S124.302</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R3
<b>S124.303</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R4
<b>S124.304</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R5
<b>S124.305</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R6
<b>S124.306</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R7
<b>S124.307</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R8
<b>S124.308</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-R9
<b>S124.309</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-S1
<b>S124.310</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-S2
<b>S124.311</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-Additional provisions sought
<b>S124.320</b>	Fire and Emergency NZ	FDZ - Field Days Zone	FDZ-S3
<b>S139.088</b>	Hokonui Rūnanga Inc	FDZ - Field Days Zone	FDZ-P5
<b>S139.089</b>	Hokonui Rūnanga Inc	FDZ - Field Days Zone	FDZ-P6
<b>S77.018</b>	New Zealand Heavy Haulage Association	FDZ - Field Days Zone	FDZ-Additional provisions sought
<b>FS14.054</b>	NZ Transport Agency Waka Kotahi		
<b>S101.090</b>	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-P10
<b>S101.091</b>	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ - General
<b>S101.092</b>	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-R2
<b>S101.093</b>	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-R3
<b>S101.094</b>	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-R4
<b>S101.095</b>	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-R6
<b>S101.096</b>	Transpower New Zealand Limited	FDZ - Field Days Zone	FDZ-R8

<b>Camp Columba Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S61.001</b>	Camp Columba Charitable Trust	CCZ - Camp Columba Zone	CCZ - General
<b>S61.002</b>	Camp Columba Charitable Trust	CCZ - Camp Columba Zone	CCZ-R6

<b>Camp Columba Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S61.003</b>	Camp Columba Charitable Trust	CCZ - Camp Columba Zone	CCZ-R8
<b>S61.004</b>	Camp Columba Charitable Trust	CCZ - Camp Columba Zone	CCZ-Structure Plan
<b>S85.064</b>	Environment Southland	Zone map layers	CCZ-MAP
<b>FS5.194</b>	Hamish Weir		
<b>S124.292</b>	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R1
<b>S124.293</b>	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R2
<b>S124.294</b>	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R3
<b>S124.295</b>	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R4
<b>S124.296</b>	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R6
<b>S124.297</b>	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R5
<b>S124.298</b>	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R7
<b>S124.299</b>	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-S1
<b>S124.300</b>	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-Additional provisions sought
<b>FS5.191</b>	Hamish Weir		
<b>S74.026</b>	Hamish Weir	CCZ - Camp Columba Zone	CCZ-R6
<b>S125.090</b>	Ministry of Education	CCZ - Camp Columba Zone	CCZ-P1
<b>S125.091</b>	Ministry of Education	CCZ - Camp Columba Zone	CCZ-R1
<b>S77.017</b>	New Zealand Heavy Haulage Association	CCZ - Camp Columba Zone	CCZ-Additional provisions sought
<b>FS14.053</b>	NZ Transport Agency Waka Kotahi		

<b>Natural Open Space Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S148.026</b>	Alistair & Bernadette Hunt	Interpretation	conservation activity
<b>S118.083</b>	AW+ JA Johnston Family Trust	Interpretation	conservation activity
<b>S109.003</b>	Department of Conservation	Interpretation	conservation activity
<b>S109.010</b>	Department of Conservation	Interpretation	park management activity
<b>S109.128</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-O1
<b>S109.129</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-O2

<b>Natural Open Space Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S109.130</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-O3
<b>S109.132</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-P2
<b>S109.133</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-P3
<b>S109.134</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-P4
<b>S109.135</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-P5
<b>S109.136</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-R3
<b>S109.137</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-R10
<b>S109.138</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ - General
<b>S109.139</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-P1
<b>S109.140</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-R3
<b>S109.141</b>	Department of Conservation	NOSZ - Natural Open Space Zone	NOSZ-R5
<b>S85.060</b>	Environment Southland	Zone map layers	NOSZ-MAP
<b>FS5.198</b>	Hamish Weir		
<b>S124.262</b>	Fire and Emergency NZ	NOSZ - Natural Open Space Zone	NOSZ-Additional provisions sought
<b>S117.083</b>	Greg Bokser	Interpretation	conservation activity
<b>S24.085</b>	Helen McIntosh	Interpretation	conservation activity
<b>S139.082</b>	Hokonui Rūnanga Inc	NOSZ - Natural Open Space Zone	NOSZ-O1
<b>S139.083</b>	Hokonui Rūnanga Inc	NOSZ - Natural Open Space Zone	NOSZ-P3
<b>S64.021</b>	Jet Boating NZ	NOSZ - Natural Open Space Zone	NOSZ-P1
<b>S64.022</b>	Jet Boating NZ	NOSZ - Natural Open Space Zone	NOSZ-P5
<b>S64.023</b>	Jet Boating NZ	NOSZ - Natural Open Space Zone	NOSZ-R2
<b>S68.087</b>	John Baynes	Interpretation	conservation activity
<b>S68.134</b>	John Baynes	Interpretation	conservation activity
<b>S19.085</b>	Karen Temple	Interpretation	conservation activity
<b>S115.014</b>	Kevin Robertson	Interpretation	conservation activity
<b>S125.080</b>	Ministry of Education	NOSZ - Natural Open Space Zone	NOSZ-P3
<b>S125.081</b>	Ministry of Education	NOSZ - Natural Open Space Zone	NOSZ-P3
<b>S125.083</b>	Ministry of Education	NOSZ - Natural Open Space Zone	NOSZ-R12
<b>FS11.023</b>	Heritage New Zealand Pouhere Taonga		
<b>S125.082</b>	Ministry of Education	NOSZ - Natural Open Space Zone	NOSZ-R12
<b>S116.083</b>	Nathan Bokser	Interpretation	conservation activity

<b>Natural Open Space Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S127.119</b>	Peters Farm LtdKaren Peters	Interpretation	conservation activity
<b>S18.085</b>	Reaby Downs Farm Ltd	Interpretation	conservation activity
<b>S60.016</b>	Ronald Crispin	Interpretation	conservation activity
<b>S110.066</b>	Royal Forest and Bird Society of NZ Inc	NOSZ - Natural Open Space Zone	NOSZ-P2
<b>S110.067</b>	Royal Forest and Bird Society of NZ Inc	NOSZ - Natural Open Space Zone	NOSZ-R5
<b>S110.068</b>	Royal Forest and Bird Society of NZ Inc	NOSZ - Natural Open Space Zone	NOSZ-R11
<b>S110.069</b>	Royal Forest and Bird Society of NZ Inc	NOSZ - Natural Open Space Zone	NOSZ-R12
<b>S110.070</b>	Royal Forest and Bird Society of NZ Inc	NOSZ - Natural Open Space Zone	NOSZ-Additional provisions sought
<b>FS31.021</b>	Department of Conservation		
<b>S143.025</b>	Rural Ratepayers Group	Interpretation	conservation activity
<b>S20.085</b>	Sarah and Peter Barclay	Interpretation	conservation activity
<b>S146.093</b>	Southland District Council	NOSZ - Natural Open Space Zone	NOSZ - General
<b>S126.013</b>	Southland Federated Farmers of New Zealand	Interpretation	conservation activity
<b>S3.083</b>	Stoney Creek Station Limited	Interpretation	conservation activity
<b>S113.083</b>	Trudy Bokser	Interpretation	conservation activity

<b>Sports and Active Recreation Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S85.281</b>	Environment Southland	SARZ - Sports and Active Recreation Zone	SARZ-Overview and Purpose
<b>S85.282</b>	Environment Southland	SARZ - Sports and Active Recreation Zone	SARZ-S1
<b>S85.283</b>	Environment Southland	SARZ - Sports and Active Recreation Zone	SARZ-Additional provisions sought
<b>S85.061</b>	Environment Southland	Zone map layers	SARZ-MAP
<b>FS5.197</b>	Hamish Weir		
<b>S124.263</b>	Fire and Emergency NZ	SARZ - Sports and Active Recreation Zone	SARZ-Additional provisions sought
<b>S139.084</b>	Hokonui Rūnanga Inc	SARZ - Sports and Active Recreation Zone	SARZ-P2

<b>Sports and Active Recreation Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S139.085</b>	Hokonui Rūnanga Inc	SARZ - Sports and Active Recreation Zone	SARZ-P4
<b>S139.086</b>	Hokonui Rūnanga Inc	SARZ - Sports and Active Recreation Zone	SARZ-P6
<b>S132.236</b>	KiwiRail Holdings Ltd	SARZ - Sports and Active Recreation Zone	SARZ-Additional provisions sought
<b>S77.014</b>	New Zealand Heavy Haulage Association	SARZ - Sports and Active Recreation Zone	SARZ-Additional provisions sought
<b>FS14.050</b>	NZ Transport Agency Waka Kotahi		
<b>S110.076</b>	Royal Forest and Bird Society of NZ Inc	SARZ - Sports and Active Recreation Zone	SARZ-R3
<b>S110.072</b>	Royal Forest and Bird Society of NZ Inc	SARZ - Sports and Active Recreation Zone	SARZ-P2
<b>FS5.183</b>	Hamish Weir		
<b>FS5.184</b>	Hamish Weir		
<b>S110.071</b>	Royal Forest and Bird Society of NZ Inc	SARZ - Sports and Active Recreation Zone	SARZ-O2
<b>FS5.185</b>	Hamish Weir		
<b>S110.073</b>	Royal Forest and Bird Society of NZ Inc	SARZ - Sports and Active Recreation Zone	SARZ-P6
<b>FS5.186</b>	Hamish Weir		
<b>S110.074</b>	Royal Forest and Bird Society of NZ Inc	SARZ - Sports and Active Recreation Zone	SARZ-R1
<b>FS5.187</b>	Hamish Weir		
<b>S110.075</b>	Royal Forest and Bird Society of NZ Inc	SARZ - Sports and Active Recreation Zone	SARZ-R2
<b>FS5.188</b>	Hamish Weir		
<b>S110.077</b>	Royal Forest and Bird Society of NZ Inc	SARZ - Sports and Active Recreation Zone	SARZ-R4
<b>FS5.189</b>	Hamish Weir		
<b>S110.078</b>	Royal Forest and Bird Society of NZ Inc	SARZ - Sports and Active Recreation Zone	SARZ-Additional provisions sought
<b>FS5.190</b>	Hamish Weir		
<b>S146.094</b>	Southland District Council	SARZ - Sports and Active Recreation Zone	SARZ - General

<b>Sports and Active Recreation Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S112.163</b>	Waka Kotahi NZ Transport Agency	SARZ - Sports and Active Recreation Zone	SARZ-P5

<b>Airport Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S25.002</b>	Peter Kempthorne	AIRPZ - Airport Zone	AIRPZ-Overview and Purpose
<b>S25.005</b>	Peter Kempthorne	AIRPZ - Airport Zone	AIRPZ-Overview and Purpose
<b>S77.015</b>	New Zealand Heavy Haulage Association	AIRPZ - Airport Zone	AIRPZ-Additional provisions sought
<b>FS14.051</b>	NZ Transport Agency Waka Kotahi		
<b>S85.062</b>	Environment Southland	Zone map layers	AIRPZ-MAP
<b>FS5.196</b>	Hamish Weir		
<b>S110.079</b>	Royal Forest and Bird Society of NZ Inc	AIRPZ - Airport Zone	AIRPZ-O2
<b>S110.080</b>	Royal Forest and Bird Society of NZ Inc	AIRPZ - Airport Zone	AIRPZ-P3
<b>S110.081</b>	Royal Forest and Bird Society of NZ Inc	AIRPZ - Airport Zone	AIRPZ-Additional provisions sought
<b>S112.164</b>	Waka Kotahi NZ Transport Agency	AIRPZ - Airport Zone	AIRPZ-P4
<b>S124.264</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R1
<b>S124.265</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R2
<b>S124.266</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R4
<b>S124.267</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R5
<b>S124.268</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R6
<b>S124.269</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R7
<b>S124.270</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R8
<b>S124.271</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R9
<b>S124.272</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-R3
<b>S124.273</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-S2
<b>S124.274</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-S3
<b>S124.275</b>	Fire and Emergency NZ	AIRPZ - Airport Zone	AIRPZ-Additional provisions sought



<b>Airport Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S125.084</b>	Ministry of Education	AIRPZ - Airport Zone	AIRPZ-O2
<b>S125.085</b>	Ministry of Education	AIRPZ - Airport Zone	AIRPZ-P3
<b>S125.086</b>	Ministry of Education	AIRPZ - Airport Zone	AIRPZ-P5
<b>S139.087</b>	Hokonui Rūnanga Inc	AIRPZ - Airport Zone	AIRPZ-O2
<b>S139.092</b>	Hokonui Rūnanga Inc	AIRPZ - Airport Zone	AIRPZ-O2

<b>Town Centre Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S16.028</b>	Fuel Companies	Interpretation	service station
<b>S16.048</b>	Fuel Companies	TCZ - Town Centre Zone	TCZ-R10
<b>S16.049</b>	Fuel Companies	TCZ - Town Centre Zone	TCZ-R13
<b>S16.050</b>	Fuel Companies	TCZ - Town Centre Zone	TCZ-R17
<b>S77.011</b>	New Zealand Heavy Haulage Association	TCZ - Town Centre Zone	TCZ-Additional provisions sought
<b>FS14.047</b>	NZ Transport Agency Waka Kotahi		
<b>S85.057</b>	Environment Southland	Zone map layers	TCZ-MAP
<b>S85.233</b>	Environment Southland	TCZ - Town Centre Zone	TCZ- Overview and Purpose
<b>FS5.175</b>	Hamish Weir		
<b>S85.234</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R1
<b>S85.235</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R2
<b>S85.236</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R3
<b>S85.237</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R4
<b>S85.238</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R6
<b>S85.239</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R7
<b>S85.240</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R9
<b>S85.241</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R5
<b>S85.242</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R8
<b>S85.243</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R10
<b>S85.244</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R12
<b>S85.245</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R13

<b>Town Centre Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S85.246</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R14
<b>S85.247</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-S6
<b>S85.248</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-R11
<b>S85.249</b>	Environment Southland	TCZ - Town Centre Zone	TCZ-Additional provisions sought
<b>S97.001</b>	Woolworths New Zealand Limited	Zone map layers	TCZ-MAP
<b>S97.002</b>	Woolworths New Zealand Limited	TCZ - Town Centre Zone	TCZ-R1
<b>S99.043</b>	Clark Fortune McDonald & Associates	TCZ - Town Centre Zone	TCZ-S1
<b>S112.152</b>	Waka Kotahi NZ Transport Agency	TCZ - Town Centre Zone	TCZ-P3
<b>S112.153</b>	Waka Kotahi NZ Transport Agency	TCZ - Town Centre Zone	TCZ-P7
<b>S112.154</b>	Waka Kotahi NZ Transport Agency	TCZ - Town Centre Zone	TCZ-R14
<b>S123.021</b>	Heritage New Zealand Pouhere Taonga	TCZ - Town Centre Zone	TCZ - General
<b>S124.203</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-O2
<b>S124.204</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-P8
<b>S124.205</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R1
<b>S124.206</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R2
<b>S124.207</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R3
<b>S124.209</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R4
<b>S124.210</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R5
<b>S124.211</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R6
<b>S124.212</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R7
<b>S124.213</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R8
<b>S124.214</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R9
<b>S124.215</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R10
<b>S124.216</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R11
<b>S124.217</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R13
<b>S124.218</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R15
<b>S124.219</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R17
<b>S124.220</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-R16
<b>S124.221</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-S2
<b>S124.222</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-S3
<b>S124.223</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-S4

<b>Town Centre Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S124.224</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-S7
<b>S124.225</b>	Fire and Emergency NZ	TCZ - Town Centre Zone	TCZ-Additional provisions sought
<b>S125.074</b>	Ministry of Education	TCZ - Town Centre Zone	TCZ-R5
<b>S132.215</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-P2
<b>S132.216</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R1
<b>S132.217</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R2
<b>S132.218</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R3
<b>S132.219</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R4
<b>S132.220</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R5
<b>S132.221</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R6
<b>S132.222</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R11
<b>S132.223</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R7
<b>S132.224</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R8
<b>S132.225</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R9
<b>S132.226</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-R10
<b>S132.227</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-S5
<b>S132.228</b>	KiwiRail Holdings Ltd	TCZ - Town Centre Zone	TCZ-Additional provisions sought
<b>S139.077</b>	Hokonui Rūnanga Inc	TCZ - Town Centre Zone	TCZ-P3
<b>S146.090</b>	Southland District Council	TCZ - Town Centre Zone	TCZ - General
<b>S149.031</b>	Yrless	Commercial and Mixed-Use zones	Commercial and Mixed Use Zones - General

<b>Local Centre Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S77.009</b>	New Zealand Heavy Haulage Association	LCZ - Local Centre Zone	LCZ-Additional provisions sought
<b>FS14.045</b>	NZ Transport Agency Waka Kotahi		
<b>S85.055</b>	Environment Southland	Zone map layers	LCZ-MAP
<b>S85.199</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-Overview and Purpose

<b>Local Centre Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S85.200</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R1
<b>S85.201</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R2
<b>S85.202</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R3
<b>S85.203</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R4
<b>S85.204</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R5
<b>S85.205</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R6
<b>S85.206</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R7
<b>S85.207</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R8
<b>S85.208</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R9
<b>S85.209</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R10
<b>S85.210</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R12
<b>S85.211</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R13
<b>S85.212</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-S6
<b>S85.213</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-Additional provisions sought
<b>S85.313</b>	Environment Southland	LCZ - Local Centre Zone	LCZ-R11
<b>S97.003</b>	Woolworths New Zealand Limited	LCZ - Local Centre Zone	LCZ-R1
<b>S123.022</b>	Heritage New Zealand Pouhere Taonga	LCZ - Local Centre Zone	LCZ - General
<b>S124.162</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-O1
<b>S124.163</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-P8
<b>S124.164</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R1
<b>S124.165</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R2
<b>S124.166</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R3
<b>S124.167</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R4
<b>S124.168</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R5
<b>S124.169</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R6
<b>S124.170</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R7
<b>S124.171</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R8
<b>S124.172</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R9
<b>S124.173</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R10
<b>S124.174</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R11
<b>S124.175</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R13

<b>Local Centre Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S124.176</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R15
<b>S124.177</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R17
<b>S124.178</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-R16
<b>S124.179</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-S3
<b>S124.180</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-S4
<b>S124.181</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-S7
<b>S124.182</b>	Fire and Emergency NZ	LCZ - Local Centre Zone	LCZ-Additional provisions sought
<b>S125.069</b>	Ministry of Education	LCZ - Local Centre Zone	LCZ-P7
<b>S125.070</b>	Ministry of Education	LCZ - Local Centre Zone	LCZ-R5
<b>S132.182</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ - General
<b>S132.183</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R1
<b>S132.184</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R2
<b>S132.185</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R3
<b>S132.186</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R4
<b>S132.187</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R5
<b>S132.188</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R6
<b>S132.189</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R7
<b>S132.190</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R8
<b>S132.191</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R9
<b>S132.192</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R11
<b>S132.193</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R13
<b>S132.194</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R14
<b>S132.195</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-R10
<b>S132.196</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-S5
<b>S132.197</b>	KiwiRail Holdings Ltd	LCZ - Local Centre Zone	LCZ-Additional provisions sought
<b>S139.073</b>	Hokonui Rūnanga Inc	LCZ - Local Centre Zone	LCZ-P2
<b>S146.088</b>	Southland District Council	LCZ - Local Centre Zone	LCZ - General

<b>Neighbourhood Centres Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S77.008</b>	New Zealand Heavy Haulage Association	NCZ - Neighbourhood Centres Zone	NCZ-Additional provisions sought
<b>FS14.044</b>	NZ Transport Agency Waka Kotahi		
<b>S85.054</b>	Environment Southland	Zone map layers	NCZ-MAP
<b>S85.188</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R4
<b>S85.189</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R5
<b>S85.190</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R6
<b>S85.191</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R7
<b>S85.192</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R8
<b>S85.193</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R9
<b>S85.194</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R11
<b>S85.195</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R12
<b>S85.196</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-R13
<b>S85.197</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-S5
<b>S85.198</b>	Environment Southland	NCZ - Neighbourhood Centres Zone	NCZ-Additional provisions sought
<b>S97.004</b>	Woolworths New Zealand Limited	NCZ - Neighbourhood Centres Zone	NCZ-R1
<b>S100.019</b>	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-Overview and Purpose
<b>S100.020</b>	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-O1
<b>S100.021</b>	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-O2
<b>S100.022</b>	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-O3
<b>S100.023</b>	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-P1

<b>Neighbourhood Centres Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S100.024</b>	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-P2
<b>S100.025</b>	Charlton Rise Limited	NCZ - Neighbourhood Centres Zone	NCZ-P3
<b>S124.144</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-P1
<b>S124.145</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R1
<b>S124.146</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R2
<b>S124.147</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R3
<b>S124.148</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R4
<b>S124.149</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R5
<b>S124.150</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R6
<b>S124.151</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R7
<b>S124.152</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R8
<b>S124.153</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R9
<b>S124.154</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R11
<b>S124.155</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R13
<b>S124.156</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-R12
<b>S124.157</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-S2
<b>S124.158</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-S3
<b>S124.159</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-S6
<b>S124.160</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-S10

<b>Neighbourhood Centres Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S124.161</b>	Fire and Emergency NZ	NCZ - Neighbourhood Centres Zone	NCZ-Additional provisions sought
<b>S125.068</b>	Ministry of Education	NCZ - Neighbourhood Centres Zone	NCZ-R5
<b>S132.171</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R1
<b>S132.172</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R2
<b>S132.173</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R3
<b>S132.174</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R4
<b>S132.175</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R5
<b>S132.176</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R6
<b>S132.177</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R7
<b>S132.178</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R8
<b>S132.179</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R9
<b>S132.180</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-S4
<b>S132.181</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-Additional provisions sought
<b>S132.254</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R11
<b>S132.255</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R12
<b>S132.256</b>	KiwiRail Holdings Ltd	NCZ - Neighbourhood Centres Zone	NCZ-R13
<b>S139.076</b>	Hokonui Rūnanga Inc	NCZ - Neighbourhood Centres Zone	NCZ-P3
<b>FS6.9</b>	Charlton Rise Limited		
<b>S146.087</b>	Southland District Council	NCZ - Neighbourhood Centres Zone	NCZ - General



<b>Mixed Use Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S16.051</b>	Fuel Companies	MUZ - Mixed Use Zone	MUZ-P3
<b>S16.052</b>	Fuel Companies	MUZ - Mixed Use Zone	MUZ-P7
<b>S16.053</b>	Fuel Companies	MUZ - Mixed Use Zone	MUZ-R3
<b>S77.010</b>	New Zealand Heavy Haulage Association	MUZ - Mixed Use Zone	MUZ-Additional provisions sought
<b>FS14.046</b>	NZ Transport Agency Waka Kotahi		
<b>S85.056</b>	Environment Southland	Zone map layers	MUZ-MAP
<b>S85.214</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-Overview and Purpose
<b>S85.215</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R1
<b>S85.216</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R2
<b>S85.217</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R3
<b>S85.218</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R4
<b>S85.219</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R5
<b>S85.220</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R6
<b>S85.221</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R7
<b>S85.222</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R8
<b>S85.223</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R9
<b>S85.224</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R10
<b>S85.225</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R12
<b>S85.226</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R13
<b>S85.227</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R14
<b>S85.228</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R15
<b>S85.229</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-S1
<b>S85.230</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-S5
<b>S85.231</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-R11
<b>S85.232</b>	Environment Southland	MUZ - Mixed Use Zone	MUZ-Additional provisions sought
<b>S99.042</b>	Clark Fortune McDonald & Associates	MUZ - Mixed Use Zone	MUZ-R10
<b>S107.004</b>	Ronald Ashby	Zone map layers	MUZ-MAP
<b>S112.151</b>	Waka Kotahi NZ Transport Agency	MUZ - Mixed Use Zone	MUZ-P2
<b>S124.183</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-P2
<b>S124.184</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R1

<b>Mixed Use Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S124.185</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R2
<b>S124.186</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R3
<b>S124.187</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R4
<b>S124.188</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R5
<b>S124.189</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R6
<b>S124.190</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R7
<b>S124.191</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R9
<b>S124.192</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R10
<b>S124.193</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R12
<b>S124.194</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R13
<b>S124.195</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R15
<b>S124.196</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R8
<b>S124.197</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-S1
<b>S124.198</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-S2
<b>S124.199</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-S4
<b>S124.200</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-S6
<b>S124.201</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-S10
<b>S124.202</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-Additional provisions sought
<b>S124.319</b>	Fire and Emergency NZ	MUZ - Mixed Use Zone	MUZ-R11
<b>S125.071</b>	Ministry of Education	MUZ - Mixed Use Zone	MUZ-O1
<b>S125.072</b>	Ministry of Education	MUZ - Mixed Use Zone	MUZ-R15
<b>S125.073</b>	Ministry of Education	MUZ - Mixed Use Zone	MUZ-R15
<b>S132.198</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-P2
<b>S132.199</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-P3
<b>S132.200</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-P7
<b>S132.201</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R1
<b>S132.202</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R2
<b>S132.203</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R3
<b>S132.205</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R4
<b>S132.206</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R5
<b>S132.207</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R6

<b>Mixed Use Zone</b>			
<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Section</b>	<b>Provision</b>
<b>S132.208</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R7
<b>S132.209</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R8
<b>S132.210</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R9
<b>S132.211</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R10
<b>S132.212</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-R11
<b>S132.213</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-S3
<b>S132.214</b>	KiwiRail Holdings Ltd	MUZ - Mixed Use Zone	MUZ-Additional provisions sought
<b>S139.074</b>	Hokonui Rūnanga Inc	MUZ - Mixed Use Zone	MUZ-O4
<b>S139.075</b>	Hokonui Rūnanga Inc	MUZ - Mixed Use Zone	MUZ-P4
<b>S146.089</b>	Southland District Council	MUZ - Mixed Use Zone	MUZ - General

## APPENDIX 2 – TIMETABLE FOR STEPS PRIOR TO HEARING 2

Key due dates for Hearing 2	
Requirement	Due date
Council planner's s42A report available (20 working days before the hearing)	<b>Friday, 24<sup>th</sup> May 2024</b>
Submitter's expert evidence to be submitted to Hearing Administrator for distribution to the Hearings Panel and posting on the Hearing Portal.	<b>Monday, 10<sup>th</sup> June 2024 by 1pm</b>
Submitters advise Hearing Administrator if they wish to be heard at the hearing, length of time required and names of persons presenting.	
Submitters advise Hearing Administrator if they wish to use Te Reo or sign language in their presentation.	
Order of hearing submitters and proposed timetable to be posted on the Hearing Portal by the Hearing Administrator.	<b>Monday, 17<sup>th</sup> June 2024</b>
Submitter requests in relation to management of sensitive information be submitted to Hearing Administrator for consideration by the Hearings Panel.	
Submitter legal submissions greater than 3 A4 pages to be submitted to Hearing Administrator for distribution to the Hearings Panel.	<b>Thursday, 20<sup>th</sup> June 2024 by 1pm</b>
Submitter power-point presentations to be submitted in electronic form to Hearing Administrator Requests to make a remote presentation to the Hearings Panel to be submitted to Hearing Administrator.	
Submitter written presentations by persons who are not experts, if available, to be submitted to Hearing Administrator for distribution to the Hearings Panel.	
Submitter summary of expert evidence no longer than 3 A4 pages, if available, to be submitted to Hearing Administrator for distribution to the Hearings Panel.	

Submitter tabled presentations and evidence from persons unable to attend the hearing to be submitted to Hearing Administrator 9:00 am for distribution to the Hearings Panel.

**Monday, 24<sup>th</sup> June 2024 by 9am**

**From:** [Matt Heale](#)  
**To:** [Lynda Murchison](#); [courtney.bennett](#)  
**Cc:** [Tina Carlson-McColl](#)  
**Subject:** RE: Mana Whenua Section 32 April 23 - Hokonui Additions.docx  
**Date:** Thursday, 10 August 2023 8:36:00 am  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

Thanks Lynda - I feel your pain – I'm in expert conferencing in Auckland and have Wellington evidence due as well next week. Luckily, we have good people to help out in the crunch.

Cheers Matt

**Matt Heale**

Principal Planner | Nelson Planning  
Team Lead

TPG-Logo-white



**Mobile:** [REDACTED]  
**Reception:** 03 363 5901

**Level 1, 4 Akersten St, Nelson 7010**

**PO Box 1551, Nelson 7040**

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**From:** Lynda Murchison <[REDACTED]>  
**Sent:** Thursday, August 10, 2023 8:32 AM  
**To:** Matt Heale <[REDACTED]>; [courtney.bennett](#)  
<[REDACTED]>  
**Cc:** Tina Carlson-McColl <[REDACTED]>  
**Subject:** Re: Mana Whenua Section 32 April 23 - Hokonui Additions.docx

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THx Matt

Sorry I cant make that deadline - have evidence due for two hearings and a submission to write by Monday. However, i was happy with the mahi Courtney did on this so Courtney do you want to liaise with Matt around when you can turn around, please

Na

LM.

---

**From:** Matt Heale <[REDACTED]>  
**Sent:** Wednesday, August 9, 2023 9:30 AM  
**To:** Lynda Murchison <[REDACTED]>; [courtney.bennett](#)

**Cc:** Tina Carlson-McColl <[REDACTED]>  
**Subject:** Mana Whenua Section 32 April 23 - Hokonui Additions.docx

Caution: This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora kòrua,

I hope you are both well and that you have had some time to enjoy your holiday Courtney.

Thank you for all the mahi on the mana whenua s32. This has also helped with how we are refining other s32's as well. I have been through and advised on proposed changes and also sought some further info in the comments boxes.

Can you please run your eye over the comments and respond where necessary. It would be great if you can provide comments by Monday next week so we can upload the s32 ready for notification.

Let me know if it is easier to meet and discuss.

Ngà mihi nui - Matt

**Matt Heale**

Principal Planner | Nelson Planning  
Team Lead

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**From:** [Lynda Murchison](#)  
**To:** [Matt Heale](#)  
**Cc:** [REDACTED]  
**Subject:** RE: GDP Harings Rezoning  
**Date:** Tuesday, 11 June 2024 2:35:51 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Thanks Matt – that’s fine. I expected we might not get away with attendance at one hearing only, but was pretty keen to be able to deal with the proposed rezoning of the land – the planning maps in one go.

Nga mihi

Lynda

	<p><b>Lynda Murchison PhD. MNZPI</b> Principal of <b>Murchison Planning &amp; Environmental</b> <b>Phone</b> [REDACTED] <b>Email</b> [REDACTED] 40 Sladdens Bush Rd, RD 1, Oxford 7495</p>
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**From:** Matt Heale <[REDACTED]>  
**Sent:** Friday, June 7, 2024 4:10 PM  
**To:** Lynda Murchison <[REDACTED]>  
**Cc:** [REDACTED] Jo Skuse <[REDACTED]>; Victoria Woodbridge <[REDACTED]>  
**Subject:** RE: GDP Harings Rezoning

Kia ora Lynda –

Apologies for not getting back to you earlier but HS1 extended into Thursday and I spent most of yesterday travelling. We are just developing the Notice of Hearing for HS3 now.

HS3 will include the following submission points:

- 103.004 – GRUZ Overview
- 103.011 – RLZ – P3
- 103.012 – RLZ – P4
- 103.013 – RLZ – P9
- 103.015 – RLZ - P7
- 103.016 – RLZ - P8
- 103.017 – RLZ – P10
- 103.018 – RLZ-R3
- 103.019 – RLZ-R4
- 103.020 – RLZ-R5
- 103.021 – RLZ-R7
- 103.022 – RLZ-R8
- 103.023 – RLZ-S5
- 103.024 – RLZ-S6



- 103.031 - Submission in support of the plan generally

These are of a general nature so it is difficult to de-couple them from the Rural Hearing. Note submission points relating to the RLZ maps and policies relating specifically to McNabb such as 103.14 and 103.029 will be in hearing stream 4 with Industrial and MPZ so we can consider the zoning together.

Ngā mihi - Matt

**Matt Heale**

Acting South Island Planning Manager

TPG-Logo-white



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**From:** Lynda Murchison <[REDACTED]>  
**Sent:** Tuesday, June 4, 2024 2:22 PM  
**To:** Matt Heale <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** RE: GDP Harings Rezoning

That's helpful thx Matt. Will that include the proposed Rural Lifestyle zoning as well or is that dealt with separately in Hearing Stream 3? Would prefer all together if possible.

Na

LM

	<p><b>Lynda Murchison PhD. MNZPI</b> Principal of <b>Murchison Planning &amp; Environmental</b></p> <p><b>Phone</b> [REDACTED] <b>Email</b> [REDACTED] 40 Sladdens Bush Rd, RD 1, Oxford 7495</p>
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**From:** [REDACTED]  
**Sent:** Tuesday, June 4, 2024 2:14 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]

**Subject:** RE: GDP Harings Rezoning

Kia ora Lynda,

The McNab rezoning is currently set down for HS4a in August around the MPZ and Industrial zones. Sorry, I'm about to jump on a plane then car for Gore but if you need any further info I can send more through after the hearing tomorrow if that works?

Nga mihi - Matt

Sent from my Galaxy

----- Original message -----

From: Lynda Murchison <[REDACTED]>

Date: 4/06/24 1:53 pm (GMT+12:00)

To: Matt Heale <[REDACTED]>

Cc: [REDACTED]

Subject: GDP Harings Rezoning

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Kia ora Matt

Sorry to be a nuisance again re hearing timeframe, but can you advise me the hearing stream when submissions requesting rezoning land will be heard please?

There is no hearing stream specifically for planning maps/rezonings so wondering if it is included in Hearing Stream 10 or is it proposed to be done with hearings on each set of zone provisions? Hearing Stream 2 is dealing with Commercial Zones and does deal with one submission on planning maps – though not a request for land rezoning to enable development per se. McNab Management Ltd's request for a deferred commercial zone is not included in this hearing Stream.

It would make sense to me if the McNab rezoning request is dealt with at the end in integrated management (except for submission points on zone policies and rules), but seeking confirmation please, so we can time preparation of evidence accordingly.

Nga mihi

Lynda



**Lynda Murchison PhD. MNZPI**  
Principal of  
**Murchison Planning & Environmental**  
Phone [REDACTED]

Email [REDACTED]  
40 Sladdens Bush Rd, RD 1, Oxford 7495

**From:** [Amy Beran](#)  
**To:** [courtney.bennett](mailto:courtney.bennett)  
**Subject:** Re: Catch up for HS4- MPZ submissions made by Hokonui Runanga  
**Date:** Thursday, 1 August 2024 11:21:27 am

---

Yes definitely! Maybe give me a quick text when you arrive in case the visitor check in system isn't working also. [REDACTED]  
Sent from my iPhone

On 1 Aug 2024, at 10:53 AM, Courtney Bennett - Kete Planning Consultancy [REDACTED] wrote:

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All the more reason to come in in person!

---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Thursday, August 1, 2024 10:52 AM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** Re: Catch up for HS4- MPZ submissions made by Hokonui Runanga

Kia ora Courtney- sounds good! Sorry we are having Microsoft issues in the office today so I have to email via my phone.

I've preregistered you at reception  
Sent from my iPhone

On 1 Aug 2024, at 10:42 AM, Courtney Bennett - Kete Planning Consultancy [REDACTED] wrote:

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora,  
Just confirming that I'll be attending this hui today in person (unless you would prefer otherwise)

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**From:** [Louise Dennison](#)  
**To:** [Penny Weng](#)  
**Cc:** [REDACTED]  
**Subject:** Hokonui Rūnanga Response to - Request for comment from Gore District Council: LU 24023  
**Date:** Tuesday, 2 July 2024 9:50:33 am  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Tēnā koe Penny,

Thank you for reaching out to Hokonui Rūnanga Inc. regarding resource consent application **LU24023** for Greenbriar Limited to expand the mining operation area of the New Vale Mine at 640 Miller Road, RD4.

Mollie Lyders is currently on leave until later in the year, so we have had a delay in receiving your initial email that was sent to her on Monday 17<sup>th</sup> June.

Greenbriar Ltd approached Hokonui Rūnanga Inc. to provide a cultural statement as part of their resource consent application. The purpose of the cultural statement was for Hokonui Rūnanga to provide Greenbriar Ltd with its position on the proposed activities, including identifying cultural values associated with the site, and positive and adverse effects on cultural values from the proposed activities.

Hokonui Rūnanga Inc. is not in a position to give written approval for this application, given the potential impacts that mining has on Ngāi Tahu cultural values. This is reinforced through the cultural statement.

Hokonui Rūnanga Inc. does not wish to provide any further comments or feedback on the application – other than what is already set out in the cultural statement.

Nāku noa, nā,

**Louise Dennison**

Graduate Environmental Planner  
Hokonui Rūnanga Kaupapa Taiao (2024)

[REDACTED]  
140 Charlton Road, Gore 9774

Waea pūkoro: [REDACTED]

Website - [Taiao](#) – [Hokonui Rūnanga Kaupapa](#)  
[\(hokonuitaiao.org.nz\)](#)

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**From:** [Courtney Bennett - Kete Planning Consultancy](#) on behalf of [REDACTED]  
**To:** ["Amy Beran"](#)  
**Subject:** RE: Follow up email- MPZ  
**Date:** Sunday, 4 August 2024 11:21:00 am  
**Attachments:** [MPZ Conferencing wording.docx](#)  
[image002.png](#)  
[image003.gif](#)

---

Kia ora,

I'm happy with the intent of all of your suggested amendments (bar the new MPZ policy, which I've discussed in my earlier email). I've suggested some minor wording amendments to your ones and have added them to the attached Word Doc. They are:

- Adding some explanatory text to the overview section to link this chapter to the UFD chapter to make that connection about future MPZ
- Amendments to MPZ-O3 to be consistent with your proposed amendments to MPZ-O2 (references to land use and development activities specifically)
- Changing the way 'primary production; is specifically referenced in MPZ-P2 so that it isn't grouped with environmental management activities, but is still listed explicitly as was your preference

All the other changes are ones that either you have proposed, or that we have already agreed on.

Let me know what you think.

Thank you,

Courtney Bennett Msci(dist), Bplan(hons), BMPA, Int.NZPI  
*Director | Senior Advisor*  
*Kete Planning Consultancy Ltd*



---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Saturday, August 3, 2024 4:42 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: Follow up email- MPZ

Sorry one further edit to the mana whenua objective (just trying to make the connection



between rangatiratanga and development and use very clear)- sorry!

---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Saturday, August 3, 2024 2:08 PM  
**To:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Subject:** RE: Follow up email- MPZ

Thanks Courtney- Good luck with it all and hear from you soon (I'll keep my email short to not slow you down).

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Saturday, August 3, 2024 2:04 PM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** RE: Follow up email- MPZ

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Kia ora,

I'm just wrangling a project that blew up yesterday morning and then I'll respond to this. I'll have it to you before midnight tonight. I'll go into more detail later, but the team has some concerns about the 'future new MPZ zones' policy. Just giving you a heads up now. As I said, I'll explain more when I finish fighting this fire im tangled up in atm.

---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Saturday, August 3, 2024 2:01 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: Follow up email- MPZ

Kia ora Courtney,

Here are the latest updates for the policies.

I've also made one small edit the overview and purpose section- I've included reference to primary production. The reason for this is to make it obvious there are a broad range of activities enabled in the MPZs (not just residential and marae activities). This seems to be a constant concern raised by Hokonui which you will pick up on in my evidence.

To be fair, a lot of the MPZs outside the district do seem to be limited to these types of activities. And while I know this is definitely not the intent for the MPZs in Gore, I can understand how without very clear and consistent direction throughout the MPZ it could get lost on some (i.e. those who think they know what types of activities should happen in a MPZ). Hopefully this makes sense.

To help keep things a bit tidier (and maybe save a bit of time for you)- I've added all the revised plan provisions in a Word Doc (see attached). Open for comments but I will get my draft evidence out for review today (to Josh), with placeholders for any further discussions we might have

Nga mihi

Amy

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Friday, August 2, 2024 1:22 PM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** Re: Follow up email- MPZ

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Cool sounds like a plan. I'll be on email for the rest of the day and over the weekend so don't hesitate to send stuff through at odd times if you want

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**From:** Amy Beran <[REDACTED]>  
**Sent:** Friday, August 2, 2024 12:43:59 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: Follow up email- MPZ

Sounds good! I got the bulk of the wording for the future zone policy from the partially operative Selwyn Plan.

I'll continue working on the Policies and will come back to the Objectives once you get some further feedback.

Nga mihi

Amy

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Friday, August 2, 2024 12:42 PM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** Re: Follow up email- MPZ

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora,

Sweet! I'll run that proposed wording for the overview & objectives past our head planner just to make sure there aren't any issues that we aren't aware of. If he doesn't pick anything major up, then I'm happy to support that wording in in my supps if you pop it in your evidence.

I'll also ask him what he thinks about the future zones policy. I'm pretty sure Chch has a similar one so I feel like the general idea would be OK, but I still want to double check with him.

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**From:** Amy Beran <[REDACTED]>  
**Sent:** Friday, August 2, 2024 12:37:08 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: Follow up email- MPZ

Kia ora Courtney,

This all looks really good. I'm onboard with it all

s7(2)(g)

[REDACTED]

I'm working through the policies at the moment but am thinking a new additional policy that recognises potential future zones (as a way to help provide a path in the PDP for this to happen), and enables further exercising of rangatiratanga etc. here is some rough wording

*MPZ-P4- Provide for future Maori Purpose Zones in locations where it will facilitate the use and development of land to support the future aspirations of mana whenua where that land use and development is in accordance with MPZ-P2 and MPZ-P3?*

Nga mihi

Amy

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Friday, August 2, 2024 12:19 PM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** RE: Follow up email- MPZ

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Kia ora,

What do you think of this? I've combined your wording and some amendments of my own. The black is the wording as per the notified PDP, the red is amendments recommended as per my S42A, and the blue is new wording that we are currently playing around with.

**Overview and Purpose**

Māori Purpose Zones recognise s and enables the use and development of land in these zones to provide for a variety of social, economic, cultural, and environmental activities of benefit to mana whenua and mātāwaka Māori communities whānau Māori, in accordance with tikanga. & further enable whānau Māori within the Gore District to provide for their cultural, social, environmental, and economic wellbeing in ways that reflect their unique rights and interests as *mana whenua* and *tangata whenua*. The Ngāi Tahu mana whenua Māori Purpose Zones support mana whenua to exercise their rangatiratanga, and recognise their ahi kā, to the fullest extent practicable. The Mātāwaka Māori Purpose Zones recognise the unique roles these spaces play in the community for supporting the cultural wellbeing of the wider Māori community.

~~This~~ All of the Māori Purpose Zones ~~zone~~ provides for a range of activities to be undertaken, such as Māori cultural hubs (including *marae* complexes), papakāinga, community-focused activities, and environmental and economic activities which support Māori values & aspirations. The plan provides for some activities as permitted activities across all MPZ, whilst other activities require resource consents ~~These provisions recognise that there are some activities that should be permitted across all Māori Purpose Zones (such as cultural activities), whilst other activities (such as residential activities or commercial activities) may be appropriate only in specific zones, depending on the constraints of the site.~~

There are four Māori Purpose Zones included in the Gore District Plan that are split into two categories. They are:

- Ngāi Tahu Mana Whenua Māori Purpose Zones
  - Hokonui Rūnanga (Charlton Road, Gore)
  - Te Ika Rama Marae (McKinnon Road, McNab)
- Mātāwaka Māori Purpose Zones
  - Mataura Marae (Dorset Street, Mataura)
  - Hokonui Marae (Hyde Street, Gore)

## Objectives

MPZ-O1 The Māori Purpose Zone enables a range of social, cultural, environmental, MPZ-O2 educational and economic development opportunities that support the occupation, use, development of these sites for the purpose of supporting hauora Māori (Māori holistic wellbeing). ~~and ongoing relationship between *mana whenua* and *tangata whenua*, and both their ancestral lands and the natural environment.~~

MPZ-O2 ~~*Mana whenua* and *tangata whenua*~~ are able to exercise rangatiratanga and kaitiakitanga to the fullest extent practicable within ~~a~~ the Ngāi Tahu Mana Whenua Māori Purpose Zones. MPZ-O1

MPZ-O3 Mātāwaka Māori are able to undertake activities that support their cultural wellbeing within the Mātāwaka Māori Purpose Zone, guided by tikanga Māori.

MPZ-034 Use and development in the Māori Purpose Zone is enabled where adverse effects on the health and safety of people and the environment are avoided or mitigated.

---

**From:** [REDACTED]  
**Sent:** Thursday, August 1, 2024 5:47 PM  
**To:** [REDACTED]  
**Subject:** RE: Follow up email- MPZ

Kia ora- ignore the objectives below here is the latest

As a way forward, I suggest the following new objectives to replace MPZ-O1, MPZ-O2 and MPZ-O3:

*MPZ-01 Use and development in all Māori Purpose zones provides for a variety of social, economic, environmental and cultural activities, in accordance with tikanga.*

*MPZ-02 Mana whenua are able to exercise their rangatiratanga and kaitiakitanga to the fullest extent practicable within the Mana Whenua Māori Purpose Zones.*

*MPZ-03 Tangata whenua are able to meet their Māori cultural needs within the Tangata Whenua Māori Purpose Zones.*

*MPZ-04 Use and development in all Māori Purpose Zones avoids or mitigates adverse effects on the health and safety of people and the environment.*

---

**From:** Amy Beran  
**Sent:** Thursday, August 1, 2024 4:56 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** Follow up email- MPZ

Kia ora Courtney,

Thanks so much for making the time to meet up today to discuss the MPZ submissions made by Hokonui Runanga. I think we are both on the same page and generally want to enable the best possible outcome for Hokonui Runanga.

I've had a go at the objectives (please see below) and will keep going with the policies.

**All Māori Purpose Zones**

*MPZ-01 Use and development in all Māori Purpose Zones enables a range of social, economic, environmental and cultural activities, in accordance with tikanga.*

*MPZ-02 Use and development in all Māori Purpose Zones is enabled where significant adverse effects l've on the health and safety of people or the environment are avoided or mitigated.*

**Mana Whenua Māori Purpose Zones**

MPZ-O3 *Mana whenua are able to exercise their rangatiratanga and kaitiakitanga to the fullest extent practicable within the Mana Whenua Māori Purpose Zones.*

**Tangata Whenua Māori Purpose Zones**

MPZ-O4 *Tangata whenua are able to meet their Māori cultural needs within the Tangata Whenua Māori Purpose Zones.*

In terms of the overview and purpose section- its definitely still a work in progress but here is where I am at currently. Note- I keep coming back to aspirations because I think the reasons behind or the driving force that influences the aspirations are different so need to be some how expressed..

*Overview and Purpose*

*The Māori purpose zones enable the development and use of land held by mana whenua and some tangata whenua communities in the district. While the zones are utilised by mana whenua and some tangata whenua communities, the different **status, needs, connections** with the district and associated aspirations of these distinct groups are recognised through different objectives, policies and rules in this chapter that apply to either the Ngāi Tahu Mana Whenua Māori Purpose Zones or the Tangata Whenua Māori purpose Zones.*

*The Māori Purpose Zones provide for a range of social, economic, cultural and environmental activities in accordance with tikanga. The plan provides for some activities as permitted activities across all Māori Purpose Zones, while other activities require resource consents to enable the provision of appropriate infrastructure and the management of effects.*

*The Māori Purpose Zones included in the Gore District are:*

*Ngāi Tahu Mana Whenua Māori Purpose Zones:*

- *Hokonui Rūnanga (Charlton Road, Gore)*
- *Te Ika Rama Marae (McKinnon Road, McNab)*

*Tangata Whenua Māori Purpose Zones:*

- *Mataura Marae (Dorset Street, Mataura)*
- *Hokonui Marae (Hyde Street, Gore)*

I'll keep drafting up my evidence and will flick through any suggestions I come with re-MPZ-P2 and MPZ-P3. But hopefully the above covers off the bulk of the Hokonui submissions.

Nga mihi

Amy

**Amy Beran** | Senior Environmental Advisor – Planning | Te Ao Tūroa | Te Rūnanga o Ngāi Tahu | Te Whare o Te Waipounamu | 15 Show Place | Addington | PO Box 13 046 | Christchurch 8141 | Aotearoa | Mobile: +64 | 027 300 2060  
Īmēra: [REDACTED]



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**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Thursday, August 8, 2024 3:08 PM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** RE: GDP - New MPZ Policy

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Kia ora,

Yeah, I can see where you are coming from. If we include clear direction in the overview of the MPZ chapter that spells out the intention for UFD-O1 to enable future MPZ more broadly than just for residential uses, do you think that will add that security?

We could say:

“The UFD chapter, specifically UFD-O1 and UFD-O2, provides context for future MPZ to be considered by Council, if deemed necessary by mana whenua or mātāwaka Māori within the Gore District.

---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Thursday, August 8, 2024 2:59 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: GDP - New MPZ Policy

Kia ora Courtney,

I think 4 and 7 provides some guidance, 8 is a bit broader again so could be interpreted or applied in a few different ways. I also agree that the overview section of the chapter does signal there could be future MPZs (not just to meet housing demand in the district). But I think the concern still remains that without very clear direction in the plan, there is still a real risk that when this plan is picked up in say 5 years' time by Council considering a future zone (and we aren't around), that UFD-O1 and the UFD chapter might not be interpreted in the way it ought to be. So ideally, if we can get some very clear direction in the plan, that's still my preference. It might be a bit abstract, but I think the situation that is playing with SASM at the moment (i.e. a lack of understanding to the approach taken in the PDP) is a good example of this. We think its clear but yet it isn't..

Let me know your thoughts though.

Nga mihi

Amy

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Thursday, August 8, 2024 2:41 PM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** RE: GDP - New MPZ Policy

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practices.

Kia ora,

Ok cool, that's helpful. I've had another look through the Urban Future Development chapter and I'm interested in your thoughts on UFD-O1. The most current wording (post-Hearing) reads:

UFD-O1 The District develops in a cohesive, compact and structured way that:

1. maintains a compact urban form;
2. minimises adverse impacts on natural, historic heritage, and cultural values (refer MW-2.3); and
3. recognises and provides for the relationship of mana whenua with whenua (land), wai (water), and mahinga kai;
4. provides for social and cultural vitality, productivity and economic growth;
5. a. takes into account the short, medium, and long-term impacts of climate change, and the associated uncertainty and risk;  
b. provide for the transition away from fossil fuels; and  
c. ensures that new hazard sensitive activities are located outside high-risk natural hazard areas unless there is a functional need or operational need for them to locate there.
6. provide for the safe, effective and efficient use and development of new and existing infrastructure;
7. meets the community's short, medium and long-term housing, business and social infrastructure needs;
8. responds to the underlying relationships Ngāi Tahu hold with the natural environment;
9. manages and where appropriate avoids adverse effects between incompatible activities and zones; and
10. considers the potential loss of highly productive soils.

Do you think that clauses 4, 7, and 8 enable non-residential focused MPZ? To me they seem to.

The overview of the UFD chapter also includes this line, "As mana whenua and tangata whenua relationships with place are further enabled or strengthened, Council may consider expanding the existing Māori Purpose Zones, or zoning additional areas to meet future needs via a Plan change." Which, to me, supports what we are after as well since it doesn't speak about MPZ in the context of residential land uses.

What are your thoughts?

Thank you,

Courtney Bennett Msci(dist), Bplan(hons), BMPA, Int.NZPI  
*Director | Senior Advisor*  
*Kete Planning Consultancy Ltd*



---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Thursday, August 8, 2024 2:20 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: GDP - New MPZ Policy

Kia ora Courtney,

s7(2)(g)

[REDACTED]

[REDACTED]

Nga mihi

Amy

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Thursday, August 8, 2024 1:45 PM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** GDP - New MPZ Policy

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Kia ora,

[Redacted]

Thank you,

Courtney Bennett Msci(dist), Bplan(hons), BMPA, Int.NZPI  
*Director | Senior Advisor*  
*Kete Planning Consultancy Ltd*



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**From:** [Amy Beran](#)  
**To:** [courtney.bennett](#)  
**Subject:** RE: Informal conference for MPZ?  
**Date:** Monday, 29 July 2024 11:23:47 am  
**Attachments:** [image001.png](#)  
[image002.gif](#)

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Cool will do now- thank you for making time!

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Monday, July 29, 2024 11:20 AM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** Re: Informal conference for MPZ?

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Yup sounds good. Fire through a meeting request that suits you/meeting room availability haha

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**From:** Amy Beran <[REDACTED]>  
**Sent:** Monday, July 29, 2024 11:18:55 AM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: Informal conference for MPZ?

Any time after 12pm suits me if that is workable for you?

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Monday, July 29, 2024 11:17 AM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** RE: Informal conference for MPZ?

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Kia ora,

I can make time on Thurs this week if I move a few things around. Is there a time that best suits you?

Thank you,

Courtney Bennett Msci(dist), Bplan(hons), BMPA, Int.NZPI  
Director / Senior Advisor  
Kete Planning Consultancy Ltd



---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Monday, July 29, 2024 11:15 AM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: Informal conference for MPZ?

Kia ora Courtney,

Next week works for me. I'll send through a suggested catch-up meeting request to get something in place. You are welcome to suggest an alternative day/time if it doesn't suit.

I am mindful that evidence needs to be in by Monday next week (1pm I assume), so was hoping any updates post a catch up could feed into my evidence- but that's no worries. I will continue drafting my evidence in response to your s42A report but might note in it (if you are comfortable) that we will be catching up to talk through some of the submission points, e.g., where you have sought potential further direction from runanga.

If you have any questions or comments, please let me know.

Nga mihi

Amy

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Monday, July 29, 2024 10:59 AM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** RE: Informal conference for MPZ?

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Kia ora,

Yes, I'm happy to come over to Te Whare and have a kōrero about the MPZ chapter. This week is a write off, but how is next week for you? Any day/time ~~except~~ Wednesday, 1-2pm on Tuesday, and 11am-12pm on Thursday suits me. Let me know what suits you.

Thank you,

Courtney Bennett Msci(dist), Bplan(hons), BMPA, Int.NZPI  
*Director / Senior Advisor*  
*Kete Planning Consultancy Ltd*



---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Friday, July 26, 2024 10:58 AM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** Informal conference for MPZ?

Kia ora Courtney,

I hope all is well with you.

Just reaching out as I have been asked to provide planning support for HS4/ MPZ as Lynda has confirmed her role at Hokonui Runanga ended on 30 June 2024 and is currently tidying up/ handing over mahi before her email is deactivated at the end of this month.

I've had a read through your s42A report and noted there a few instances where you are seeking further clarification or information from Hokonui to help with your assessments. As such, just wondering if it would be helpful to arrange a catch-up time to run through the submissions made by Hokonui for the MPZ's? I remember you mentioned you are based on Colombo Street, so if you are available/ interested, do you want to meet up in person sometime next week? I'm fairly flexible, so just let me know what suits (if you are keen to catch up).

Nga mihi

Amy

**Amy Beran | Senior Environmental Advisor** – Planning | Te Ao Tūroa | Te Rūnanga o Ngāi Tahu |  
Te Whare o Te Waipounamu | 15 Show Place | Addington | PO Box 13 046 | Christchurch 8141 |  
Aotearoa | Mobile: +64 | 027 300 2060  
Īmēra: [REDACTED]



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**From:** [Courtney Bennett - Kete Planning Consultancy](#)  
**To:** [Amy Beran](#)  
**Subject:** RE: MPZ Chapter - New P4  
**Date:** Sunday, 4 August 2024 12:41:00 pm  
**Attachments:** [image001.png](#)

---

Sweet sounds good. I'll say stuff to similar effect.

---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Sunday, August 4, 2024 12:40 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: MPZ Chapter - New P4

Awesome sounds good. I'll put something similar in my evidence just note that we are still talking through options to address Hokonui concerns etc.

I'm happy with the other changes though and will run with them in my evidence. [REDACTED]  
[REDACTED]  
[REDACTED]

Catch up soon

Nga mihi

Amy

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Sunday, August 4, 2024 12:33 PM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** Re: MPZ Chapter - New P4

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Kia ora,

That's a good point. I'll have a chat with them on Monday. It will prob come in too late for your evidence, so for the purposes of that I'll have to say I support the principle behind it, but not the policy as drafted because of potential duplication. But lets keep talking and if we find an agreed way through I can record it in my supplementary or speak to it at the hearing.

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---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Sunday, August 4, 2024 12:29:26 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: MPZ Chapter - New P4



Kia ora Courtney,

Thank you for the emails. Hopefully, the emergency mahi is all under control.

Just with objective 2 of the UD chapter, it looks to be focused on addressing future housing demand in the district (with expansion of the MPZs as one way to do it). But I suspect Hokonui wouldn't want to be limited to residential housing as the reason for creating a future zone. For example, if a future zone was about enabling mana whenua to establish some sort of commercial activity at a site that they think is appropriate, I don't know if this objective clearly anticipates this ( I suspect there would probably have to be some residential element to it). Would you be able to run it past your team?

Otherwise, I think everything else is all good for me- so very close (I think)

Nga mihi

Amy

---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Sunday, August 4, 2024 10:52 AM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** MPZ Chapter - New P4

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Amy,

Thank you with your patience yesterday – we all love an unexpected project emergency. All that it squared away now so I can get to our important mahi.

Before I respond to your emails, I thought I'd cover this specific kaupapa off first. At our hui we spoke about a potential new policy signposting future MPZ being established. In principle I agreed that there should be an avenue for this. I still hold this position.

However, my colleague pointed out that this matter has already been addressed in the Urban Form & Development Chapter. The UFD chapter signposts future MPZ in both the overview and in Objective 2. They read as follows:

#### UFD Overview

...As mana whenua and tangata whenua relationships with place are further enabled or strengthened, Council may consider expanding the existing Māori Purpose Zones, or zoning additional areas to meet future needs via a Plan change.

UFD-O2 There is sufficient land to meet the short, medium, and long-term housing demand for the District, that provides development capacity for up to 860 new dwellings as follows: 1. in the short to medium term in: (a) the existing residential area; (b) new residential areas, particularly in North, West and East Gore and Mataura East; (c) around the centres and in Settlement Zones; (d) Māori Purpose Zones as deemed necessary by Māori communities; and (e) rural lifestyle zones. 2. in the long-term in: (a) new residential areas in West-Gore and Mataura; and (b) extensions to, or new Māori Purpose

**Zones as deemed necessary by Māori communities.**

From my perspective, this UFD content addresses the outcome we were both looking for, which leads me to think that adding an additional policy to the MPZ chapter would create some duplication. Based on this reasoning, I'd rather support adding some wording to the MPZ overview chapter and/or chapter notes that direct plan users to the UFD chapter on this matter instead of having a new MPZ policy.

What do you think?

Thank you,

Courtney Bennett Msci(dist), Bplan(hons), BMPA, Int.NZPI  
*Director | Senior Advisor*  
*Kete Planning Consultancy Ltd*



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**From:** [Courtney Bennett - Kete Planning Consultancy](#)  
**To:** [Amy Beran](#)  
**Subject:** Re: Proposed Gore District Plan- SASM article  
**Date:** Wednesday, 7 August 2024 11:54:23 am  
**Attachments:** [image001.gif](#)

s7(2)(f)(i)

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**From:** Amy Beran <[REDACTED]>  
**Sent:** Wednesday, August 7, 2024 11:11:58 AM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** Proposed Gore District Plan- SASM article

<https://www.farmersweekly.co.nz/news/fighting-for-farming-flexibility-in-gore/>

**Amy Beran | Senior Environmental Advisor** – Planning | Te Ao Tūroa | Te Rūnanga o Ngāi Tahu |  
Te Whare o Te Waipounamu | 15 Show Place | Addington | PO Box 13 046 | Christchurch 8141 |  
Aotearoa | Mobile: [REDACTED]  
Īmēra: [REDACTED]



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**From:** [Louise Dennison](#)  
**To:** [Claire Little - Shared Mailbox \(2024\)](#)  
**Subject:** RE: Request for comments from Gore District Council: SC24029  
**Date:** Tuesday, 9 July 2024 10:07:23 am  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

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Tēnā koe Claire,

Thank you for reaching out to Hokonui Rūnanga Inc. regarding resource consent application SC24029 for Andrew Thomas and Lynette Elizabeth Johnstone for a two-lot subdivision at 369 Pioneer Highway.

As there are no physical works proposed as part of the application, Hokonui Rūnanga Inc. does not have any significant concerns associated with this subdivision application. Given this, Hokonui Rūnanga Inc. remains neutral to this application, and does not wish to provide any further comments or feedback.

Nāku noa, nā

**Louise Dennison**

Graduate Environmental Planner  
Hokonui Rūnanga Kaupapa Taiao (2024)  
[REDACTED]  
140 Charlton Road, Gore 9774  
Waea pūkoro: [REDACTED]

---

**From:** Claire Little <[REDACTED]>  
**Sent:** Friday, July 5, 2024 2:15 PM  
**To:** Louise Dennison <[REDACTED]>  
**Subject:** Request for comments from Gore District Council: SC24029

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Tēnā koe Louise,

I am a consultant planner on behalf of Gore District Council and have been assigned to process resource consent application SC24029 for Andrew Thomas & Lynette Elizabeth Johnstone for a two-lot subdivision at 369 Pioneer Highway.

There are no physical works proposed as part of the application. Lot 1 will continue to be used for residential purposes and Lot 2 will be amalgamated with the adjacent property to the south and

**From:** [Burnetta Van Stipiraan](#)  
**To:** [Penny Weng](#)  
**Subject:** RE: Resource consent application - Environment Southland (ES) Catchment Operations Division - Erosion control structures (GDC application (LU23058))  
**Date:** Tuesday, 12 September 2023 9:45:13 am  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[RE Resource consent application - Environment Southland \(ES\) Catchment Operations Division - Erosion control structures \(GDC application \(LU23058\)\) .msg](#)  
[DRAFT Consent Conditions LU23058 \(track changes\).docx](#)  
**Importance:** High

---

Kia ora Penny,

Thank you for considering the information I provided and for your advice early Monday morning, below.

We have now obtained comment from TAMI. As in the attached, TAMI support the position of Hokonui Rūnanga and state that they do not need to provide written approval for the application.

With regards the draft conditions that you provided, we request only one amendment, being to draft Condition 2. We request that “48 hours prior to” be amended to “on commencement” (as shown in track changes in the Word document attached). We request this amendment given the purpose of the proposal is re-establishing robust erosion control structures on the Mataura River banks in the activity location to reduce (actual and potential) erosion of the stopbanks, with the applicant able to start works in effect immediately following the grant of resource consent (subject to draft Condition 7, between the hours of 7am to 6pm Monday to Saturdays with no works occurring on Sundays or public holidays).

I would be very grateful if you would confirm receipt of this email and advise as to next steps in processing the application. With ES Catchment Operations Division meeting early this afternoon about the project, it would be fantastic to be able to provide Scott Patterson (Project Director) and Stephanie Gray (River Engineering Officer) with an update beforehand.

With thanks for all your assistance.

Ngā mihi,  
Burnetta

---

**From:** Penny Weng <[REDACTED]>  
**Sent:** Monday, September 11, 2023 7:39 AM  
**To:** Burnetta Van Stipiraan <[REDACTED]>  
**Subject:** RE: Resource consent application - Environment Southland (ES) Catchment Operations Division - Erosion control structures (GDC application (LU23058))

Hi Burnetta,

Thanks for sending this through.

The email from Lynda advises that a written approval from TRoNT is required, which has not been provided in this instance.

Unless an approval from TroNT (representing all Runanga in the South Island) is provided, we maintain our position that the Applicant should request comment / approval from TAMI (representing Runanga in Southland) please. As mentioned previously, this is consistent with how we have dealt with similar applications in the past.

**Penny Weng**

Senior Planner



**Mobile:** [REDACTED]  
**Reception:** 03 363 5901

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**From:** Burnetta Van Stipiraan <[REDACTED]>

**Sent:** Thursday, September 7, 2023 3:56 PM

**To:** Penny Weng <[REDACTED]>

**Subject:** FW: Resource consent application - Environment Southland (ES) Catchment Operations Division - Erosion control structures (GDC application (LU23058))

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Kia ora Penny,

Thank you for discussing my email and information provided with your Manager, and for your email thereafter.

I can advise of having contacted both TAMI and Hokonui Rūnanga by email (including as in the email chain below) and today having spoken with a TAMI representative (with Raria, having received an automatic reply (out of office) from Stevie that she is on a conference and will be checking emails intermittently, back in the office on the 11 September 2023).

As you will read below, Lynda Murchison, Environmental and Cultural Planning Lead - Hokonui Rūnanga Kaupapa Taiao advises that Gore is within the Hokonui takiwa alone and confirms that Hokonui Rūnanga has provided written approval. I am forwarding her email, which she begins “It sounds as though things have got a little mixed up”, with her permission.

Please can you consider her email and advise further with regards the need to obtain comment /

approval from TAMI.

With thanks.

Kind regards,  
Burnetta

---

**From:** Lynda Murchison <[REDACTED]>  
**Sent:** Thursday, September 7, 2023 2:49 PM  
**To:** Burnetta Van Stipiraan <[REDACTED]>; Mollie Lyders <[REDACTED]>  
**Cc:** Riki Parata [REDACTED] Sonya Nicol [REDACTED]  
**Subject:** Re: Resource consent application - Environment Southland (ES) Catchment Operations Division - Erosion control structures (GDC application (LU23058))

Kia ora Burnetta

It sounds as though things have got a little mixed up. Hokonui Runanga is the mandated representative of those who hold mana whenua in the Gore District. Hokonui Runanga is also a shareholder of TAMI and in areas of shared interest with other Murihiku Runanga, TAMI may represent all four runanga with their permission. However, Gore is within the Hokonui takiwa alone; and you have the written approval of Hokonui Runanga. If the planner is still not sure, refer her to the Charter of Understanding between Hokonui Runanga Kaupapa Taiao and Gore District Council or she is welcome to contact us.

For an Area of Statutory Acknowledgement you also need the written approval of Te Runanga o Ngai Tahu - that is just how the Ngai Tahu Claims Settlement Act 1998 works. However, Te Runanga will be guided by Hokonui Runanga's position and when you seek the written approval feel free to attached the letter from Mollie. I am happy for you to share this email with Gore District Council.

Nga mihi  
Lynda



Lynda Murchison

Environmental and Cultural Planning Lead

Hokonui Rūnanga Kaupapa Taiao

[REDACTED]

**From:** [Courtney Bennett - Kete Planning Consultancy](#)  
**To:** [Amy Beran](#)  
**Subject:** Re: Update on HS3 matters  
**Date:** Sunday, 21 July 2024 10:03:51 pm  
**Attachments:** [image002.png](#)  
[image003.gif](#)

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Kia ora,  
I just arrived too - karanga mai, Gorgeous Gore haha.

That all sounds sweet. Re the rural S42A, i quizzed my colleague on the wāhi tapu stuff last week as we were writing our supplementary evidence and she clarified that she didn't think there were no wāhi tapu - she just meant there were no specific wāhi tapu sites listed in the plan. When I explained how you guys want to use wāhi tapu to refer to the concept and not specific sites she was allgood with it (pending a description explaining that going into the MW chapter, same as me).

No doubt we will thrash it all out tomorrow and it will be allgood. We all want the same outcomes so that's the main thing!

Hei āpōpō

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**From:** Amy Beran <[REDACTED]>  
**Sent:** Sunday, July 21, 2024 9:58:13 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** RE: Update on HS3 matters

Kia ora Courtney,

Apologies for the late response. We arrived in Gore a couple of hours ago and I've just seen your email.

s7(2)(g)

[REDACTED]

With the SASM provisions/ references matter- thanks for the heads up. I'll have a bit more of a think about it but also understand it can be worked through more as part of the SASM hearings.

[REDACTED]

See you tomorrow.

Nga mihi

Amy



---

**From:** Courtney Bennett - Kete Planning Consultancy <[REDACTED]>  
**Sent:** Saturday, July 20, 2024 11:55 AM  
**To:** Amy Beran <[REDACTED]>  
**Subject:** RE: Update on HS3 matters

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora,  
Sorry for the late reply – I only got back into the country on Wednesday and have been furiously writing supplementary evidence ever since!

s7(2)(g)

[REDACTED]

[REDACTED]

He has suggested adding references to the SASM chapter alongside your amended wording for “Ngāi Tahu cultural values + MW2.3 + obs & pols”, so I’ve popped that into my supplementary evidence. Apart from those two things, there shouldn’t be anything different to what we have already discussed.

One thing I did find surprising in your legal counsel’s evidence was that it said I wasn’t supportive of the use of the term ‘wāhi tapu’. After our kōrero and discussion about putting a description on MW2.3 that explains that in this context wāhi tapu aren’t a list of specific locations and instead are a concept, I was happy to support the use of the term throughout the plan. I’ve clarified that point in my supplementary evidence too.

See you all on Monday!

Thank you,

Courtney Bennett Msci(dist), Bplan(hons), BMPA, Int.NZPI  
Director | Senior Advisor  
Kete Planning Consultancy Ltd



---

**From:** Amy Beran <[REDACTED]>  
**Sent:** Saturday, July 6, 2024 11:20 PM  
**To:** courtney.bennett <[REDACTED]>  
**Subject:** Update on HS3 matters

Kia ora Courtney,

I hope your travels are going well.

Just a quick email to let you know a couple of key things:

- ARIRZ-O2
- MUZ-P4
- NOSZ-O1

I've reconsidered and agree with the comments raised by the s42A reporting officer. So accept the suggested wording for these provisions.

- New policy in SASM chapter- following further refinement here is how it is looking (note we have agreed to not refer to mapping to avoid any confusion about what that might look like).
  - (a) *Policy SASM- PXX- Implementing the Āpiti Hono Tātai Hono Approach into the Plan:*
  - (i) *The Council will:*
  - (A) *Work with Hokonui Rūnanga Inc to:*
  - (1) *facilitate the continuation of cultural assessment work across the district*

(2) Investigate opportunities to develop additional cultural landscape tools as part of the assessment work.

(B) (3) facilitate a plan change incorporating the outcomes of the assessments and investigations in (1) and (2),

(C) Use an Āpiti Hono Tātai Hono Approach for (A) above.

*The PGDP does give full effect to the Āpiti Hono Tātai Hono Approach. A separate work programme is currently being implemented to give effect to the Āpiti Hono Tātai Hono Approach. This process will result in proposed changes to provisions of the PGDP. These changes will be proposed by way of plan variation or plan change (depending on the status of the Plan).*

Based on our discussions, I've noted in my evidence that you are supportive of the potential inclusion of a new policy to enable the future plan variation, but please let me know if you aren't actually supportive of it.

In regard to the concerns raised by Matt, re-hook phrases in the SASM I'm not too sure what the concern is sorry. I would think adding more specificity in the plan to the hook provisions helps to bring more clarity to the interpretation of the provisions for all plan users and Council/HR.... might need some info to understand the concern.

Please let me know if I've missed anything.

Nga mihi

Amy

**Amy Beran | Senior Environmental Advisor** – Planning | Te Ao Tūroa | Te Rūnanga o Ngāi Tahu |  
Te Whare o Te Waipounamu | 15 Show Place | Addington | PO Box 13 046 | Christchurch 8141 |  
Aotearoa | Mobile: [REDACTED]  
Īmēra: [REDACTED]



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## Taylah King

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**From:** Jo Skuse  
**Sent:** Tuesday, 3 October 2023 4:33 pm  
**To:** Renee Murrell  
**Cc:** Riki Parata; Lynda Murchison  
**Subject:** RE: LU23072 - 18 McQueen Avenue

Hi Renee

Do you have a confirmation email from TAMI that they are happy for consultation to only be undertaken with Hokonui Rūnanga?  
If so, I'm happy this is sufficient consultation.

Kind regards,  
Jo

**Jo Skuse**  
Senior Planner



**Mobile:** [REDACTED]  
**Reception:** 03 363 5901

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**From:** Renee Murrell <[REDACTED]>  
**Sent:** Tuesday, October 3, 2023 4:13 PM  
**To:** Jo Skuse <[REDACTED]>  
**Cc:** Riki Parata <[REDACTED]>; Lynda Murchison <[REDACTED]>  
**Subject:** FW: LU23072 - 18 McQueen Avenue

Hi Jo,

We have been speaking with TAMI who thought that this consultation would only be undertaken with Hokonui Rūnanga and possibly TRONT. We have received TRONTs response that they are happy for us to take direction from Hokonui Rūnanga who have provided us with written approval.

In order to clarify who consultation is required to be undertaken with, I have spoken to Riki Parata (Kaiārihi Taiao for Hokonui Rūnanga) and he clarified that there is a relationship agreement in place whereby Hokonui Rūnanga are kaitiaki for the Mataura River.

Are you able to review the requirement for TAMI to also be consulted with in light of this agreement and TRONTS deferral to Hokonui Rūnanga?

Thanks,

Renee

---

**From:** Doyle Richardson <[REDACTED]>  
**Sent:** Tuesday, October 3, 2023 3:58 PM  
**To:** Renee Murrell <[REDACTED]>  
**Subject:** FW: LU23072 - 18 McQueen Avenue

As requested.

 **Doyle Richardson**  
Associate

[REDACTED] | PO Box 489, Dunedin 9054  
[www.mitchelldaysh.co.nz](http://www.mitchelldaysh.co.nz)

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**From:** Jo Skuse [REDACTED]  
**Sent:** Tuesday, September 26, 2023 10:38 AM  
**To:** Simone Creedy <[REDACTED]>  
**Cc:** Doyle Richardson <[REDACTED]>  
**Subject:** RE: LU23072 - 18 McQueen Avenue

Hi Simone

Apologies one other thing, and Doyle I apologise for not including this in our previous correspondence,

As the application is adjacent to a Statutory Acknowledgement, Hokonui Runanga and TAMI must be consulted with.

For proposals located adjacent to the Mataura River being a Statutory Acknowledgement Area, the Council has obligation to require Applicants to consult with TAMI being the party that represents rūnanga, in addition to the iwi authority.

An email statement will suffice, even just to endorse the Hokonui Rūnanga comment.

The contact at TAMI is Stevie-Rae, I've included her email below.

Stevie-Rae Blair [REDACTED]

Kind regards,  
Jo

**Jo Skuse**  
Senior Planner



**From:** [REDACTED]  
**To:** ["Riki Parata"; \[REDACTED\]](#); ["Jacob Smyth";  
"Amy Evans"](#)  
**Cc:** [Jo Skuse; "CHITTOCK, Don"; "CAUGHEY, Greg"; Penny Weng; "Henry Hudson"](#)  
**Subject:** RE: Communication re: Diamond Peak  
**Date:** Monday, 29 July 2024 8:41:22 am

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To clarify:

If you wish to phone me, please do so in the next few days while I have cell phone contact. I will respond to emails throughout my trip.

H.

---

**From:** [REDACTED]  
**Sent:** Monday, July 29, 2024 8:27 AM  
**To:** Riki Parata <[REDACTED]>  
[REDACTED]  
[REDACTED]  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** Communication re: Diamond Peak

Good morning,

On Thursday afternoon (01 August) I depart for an overseas excursion returning 09 September.

I will not have cell phone contact for this period; but will have intermittent access to email.

If you wish to communicate regarding the Diamond peak wetland extension resource consent, please engage by email or phone me in the next few days.

Thanks in anticipation.

Cheers,

Henry

Dr Henry R Hudson  
Director  
Environmental Management Associates Ltd (EMA)  
20 The Cliffs  
Nelson 7010  
New Zealand  
Phone: [REDACTED]  
Email: [REDACTED]

**From:** [Penny Weng](#)  
**To:** [Mollie Lyders](#)  
**Cc:** [Planning](#)  
**Subject:** Request for comment from Gore District Council: LU 24023 - 640 Miller Road  
**Date:** Monday, 17 June 2024 3:52:34 pm  
**Attachments:** [LU24023 - 640 Miller Road - App G Hokonui Runanga Cultural Statement.pdf](#)  
[image001.png](#)  
[image002.png](#)

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Dear Mollie,

I hope that this email finds you well.

I am a consultant planner on behalf of Gore District Council who has been assigned to process resource consent application **LU24023** for Greenbriar Limited to expand the mining operation area of the New Vale Mine at 640 Miller Road, RD4.

The application includes a Cultural Statement Prepared on Behalf of Hokonui Runanga Inc in relation to Resource Consent Applications by Greenbriar Ltd for New Vale Mine, dated 22 May 2024 (attached).

I note that page 11 of the Cultural Statement states that *Hokonui Rūnanga Inc. has not provided written approval to the application because it would like to ensure any potential effects on Ngāi Tahu cultural values are considered as part of this application.*

The Gore District Council would like to invite Hokonui Runanga Inc to review the submitted application and provide comments on this application (if any).

The submitted application documents can be viewed here: [LU 24023 - 640 Miller Road](#)

I understand that a concurrent resource consent application has been submitted to Environment Southland for this proposal and that you may be invited to comment on that application as well.

Please let me know if you have any questions.

Thank you.

**Penny Weng**

Senior Planner

[TPG-Logo-white](#)



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**From:** Matt Heale  
**To:** Susan Jones; Lynda; Keith McRobie; Jason Domigan; Polly Bulling; Ali Meade; [REDACTED] Eleanor Linscott; Rachel Thomas; [REDACTED] Liz Williams; Juzah Zammit-Ross; Karen Timihou; [REDACTED] Francisco Barraza; Bonnie Mager; [REDACTED] Bridget Sim; Kierin Mackenzie; Jonathan Shaw; Richard Ewans  
**Cc:** Conor McIntosh; Mishka Banhidi; Scott Hewlett; [REDACTED]  
**Subject:** Biodiversity Technical Working Group Update  
**Date:** Wednesday, 27 March 2024 8:14:00 am  
**Attachments:** [Proposed change to the NPSIB summary document \(3\).pdf](#)  
[image001.png](#)

Kia ora Koutou,

Please find attached information that MfE have provided me about proposed amendments to the NPSIB. MfE have advised that these amendments will likely be incorporated into an RMA Bill which is due to come out some time in May 2024.

I propose that we reconvene when we have seen the Bill so that we can better understand the implications for our work.

In the meantime, please keep providing comments on the draft mapping that has been circulated. If you have any issues accessing the maps please contact Scott and/or Conor. If you have any questions about map content please contact Andrew Wells.

I am heading off on leave shortly, returning on 6 May. If you have any general inquiries while I am away please contact Mishka in the first instance.

Kind regards - Matt

**Matt Heale**

Principal Planner | Nelson Planning Team Lead

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# Proposed change to the National Policy Statement for Indigenous Biodiversity

## Summary



The National Policy Statement for Indigenous Biodiversity (NPSIB) came into force in August 2023. It requires councils to identify significant natural areas (SNAs) and notify a plan or a plan change that includes them by August 2028.

The Government has committed to ceasing the implementation of new SNAs under the NPSIB.

The Government is considering amendments to the NPSIB that will suspend the direction to councils to assess their districts and include areas qualifying as SNAs in their plans for three years (for feedback now).

The Government will also conduct a review of the operation of SNAs. This review is currently being scoped.

## Proposed changes to the NPSIB

The Government wants to address concerns that the SNA identification criteria may be too broad and could capture areas with less significant indigenous biodiversity. The Government is proposing to amend the NPSIB to suspend the direction to councils to assess their districts and include areas qualifying as SNAs in their plans. The proposed suspension would apply for three years from the date of the change taking effect.

## What parts of the NPSIB would be addressed

This change could be achieved by amending all or part of, the following NPSIB clauses:

- Clause 3.8, which sets out the process and requires councils to commence assessments of their districts to identify areas that qualify as SNAs.
- Clause 3.9, which requires councils to notify these SNAs in district plans.
- Clauses 4.1 and 4.2, which set the timeframes for councils to carry out these requirements for SNAs.

There may be a need to make more changes to the NPSIB to implement the changes set out above (including transitional provisions as required).

Existing obligations under the Resource Management Act 1991 to recognise and provide for areas of significant indigenous vegetation and significant habitats of indigenous fauna in their district plans would remain in place. Processes initiated before the NPSIB came into force, including existing SNAs and biodiversity protection rules already in plans and policy statements, would also stay.

### **More information about the NPSIB**

The NPSIB came into force in August 2023 to provide direction to councils on their indigenous biodiversity protection and maintenance role under the Resource Management Act 1991. One of its requirements is for councils to identify any new significant natural areas by August 2028.

[Read more about the NPSIB.](#)



**From:** [Matt Heale](#)  
**To:** [Susan Jones](#); [Lynda Murchison](#); [Keith McRobie](#); [Jason Domigan](#); [Polly Bulling](#); [Ali Meade](#); [Eleanor Linscott](#); [Rachel Thomas](#); [Liz Williams](#); [Juzah Zammit-Ross](#); [Karen Timihou](#); [Francisco Barraza](#); [Bonnie Mager](#); [Bridget Sim](#); [Mishka Bahhidi](#); [Kierin Mackenzie](#); [Jonathan Shaw](#); [Richard Ewans](#)  
**Cc:** [Conor McIntosh](#)  
**Subject:** RE: Biodiversity Technical Working Group  
**Date:** Monday, 18 March 2024 10:13:00 am  
**Attachments:** [image001.png](#)

---

Kia ora koutou,

I am postponing our meeting on Weds until we have clearer direction from MfE on the implications of the press release last week (see link below). A number of you have also asked for more time to provide comments on the maps too,

I will come back to you all with a revised meeting date once we know more from MfE. In the meantime, just add any mapping comments to the GIS layer provided.

Give me a call if you would like to discuss this further.

Thanks - Matt

<https://www.beehive.govt.nz/release/significant-natural-areas-requirement-be-suspended>

### Matt Heale

Principal Planner | Nelson Planning Team Lead

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-----Original Appointment-----

**From:** Matt Heale

**Sent:** Thursday, February 15, 2024 12:14 PM

**To:** Matt Heale; Susan Jones; Lynda Murchison; Keith McRobie; Jason Domigan; Polly Bulling; Ali Meade; [REDACTED] Eleanor Linscott; Rachel Thomas;

[REDACTED] Liz Williams; Juzah Zammit-Ross; Karen Timihou;

[REDACTED] Francisco Barraza; [REDACTED]

Bonnie Mager; [REDACTED] Bridget Sim; Mishka Bahhidi; Kierin Mackenzie;

Jonathan Shaw; Richard Ewans

**Cc:** Conor McIntosh

**Subject:** Biodiversity Technical Working Group

**When:** Wednesday, 20 March 2024 10:00 am-12:00 pm (UTC+12:00) Auckland, Wellington.

**Where:** Gore Council Chamber

It looks like this date that works for most.

Regards - Matt

---

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---

**From:** [Matt Heale](#)  
**To:** [Katrina Ellis](#); [Lynda Murchison](#); [Keith McRobie](#); [Jason Domigan](#); [Polly Bulling](#); [Ali Meade](#); [c.mcqaw@forestandbird.org.nz](#); [Eleanor Linscott](#); [Rachel Thomas](#); [Liz Williams](#); [Juzah Zammit-Ross](#); [Karen Timihou](#); [Francisco Barraza](#); [Andrew Wells](#); [Bonnie Mager](#); [Susan Jones](#)  
**Subject:** Gore Biodiversity Technical Working Group

---

Moving this so more people can make it

Kia ora koutou,

As outlined in my email earlier today (14 November). Proposed hui date for the next workshop.

Susan – Can you confirm if Chambers is available?

Thanks - Matt

---

Microsoft Teams meeting

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Click here to join the meeting <[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_Nzk0ODlmZDYtOGU5YS00ZGQxLTk1YzQtODBiMWI2MzNmY2Fh%40thread.v2/0?context=%7b%22Tid%22%3a%229f4e6dde-5b35-4d3b-867a-35e7cf1ace02%22%2c%22Oid%22%3a%227eace8c2-4945-4b87-af27-1554188dd831%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_Nzk0ODlmZDYtOGU5YS00ZGQxLTk1YzQtODBiMWI2MzNmY2Fh%40thread.v2/0?context=%7b%22Tid%22%3a%229f4e6dde-5b35-4d3b-867a-35e7cf1ace02%22%2c%22Oid%22%3a%227eace8c2-4945-4b87-af27-1554188dd831%22%7d)>

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---

**From:** [Matt Heale](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Gore Biodiversity Working Group  
**Date:** Friday, 25 August 2023 12:13:02 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Ecosystems and Indigenous Biodiversity \(1\).pdf](#)  
[Biodiversity key definitions.pdf](#)

---

Thank you for taking the time to provide feedback on the Draft Gore Ecosystems and Indigenous Biodiversity Chapter.

Attached is a copy of the Proposed District Plan chapter and associated definitions. These will be formally notified on 31 August 2023.

There have been some significant changes to reflect the feedback received on the draft chapter and the recent gazettal of the National Policy Statement - Indigenous Biodiversity (NPSIB).

This includes a commitment by the Council to undertake a variation to map Significant Natural Areas and establish a Biodiversity Working Group to inform this work.

The Working Group will also be a useful forum to discuss any implementation issues with the Proposed District Plan, particularly given GDC is the first Council in NZ to implement the NPSIB.

Can you please advise if you would be willing to participate in the Gore Biodiversity Working Group by return email. We are also keen to know of any other local representatives who you think would be helpful to the group too.

Give me a call if you would like to discuss this further.

Ngā Mihi – Matt

### Matt Heale

Principal Planner | Nelson Planning  
Team Lead



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## ECOSYSTEMS AND INDIGENOUS BIODIVERSITY - ECO

This chapter contains provisions that have legal effect. They are identified with a  to the right hand side of the provision.

### Overview

The District contains areas of vegetation which have species and ecosystems that are native to New Zealand and the local area, and are classified as significant areas of *indigenous vegetation* or habitats of indigenous fauna under Section 6(c) of the Resource Management Act 1991 (RMA). To achieve the purpose of the RMA and promote *sustainable management*, the District Plan must identify and protect significant areas of *indigenous vegetation* and habitats of indigenous fauna as a matter of national importance. A key function of Territorial Authorities under the RMA is the maintenance of indigenous biological diversity under Section 31(1)(b)(iii).

The Operative District Plan (2006) predates the Southland Regional Policy Statement 2017 (RPS) and the release of the National Policy Statement Indigenous Biodiversity 2023 (NPSIB). The RPS and NPSIB both contain criteria for identifying areas of significant *indigenous vegetation* or significant habitat of indigenous fauna (SNA). While comprehensive mapping has not been undertaken to identify SNAs in the Gore District, the Gore District Plan Efficiency and Effectiveness Review 2023 indicates that:

- the Operative plan provisions have been partially effective at protecting identified SNAs, and
- there has been a reduction in native vegetation which would suggest further protection needs to be afforded to biodiversity within the District; and
- based on changes to national and regional policy direction, there is a gap in current identified SNAs that will need to be addressed following the release of the National Policy Statement on Indigenous Biodiversity.

The RPS and NPSIB also have a broader range of objectives and policies that have been considered in developing the provisions of this chapter. A 10 year implementation timeframe for the NPSIB is anticipated, which includes the development of a regional biodiversity strategy, an integrated approach across administrative boundaries, the need to work in partnership with *tangata whenua* and landowners, and notes that support will be provided from the regional council for mapping which must be completed by August 2028. It is proposed that a variation will be notified to the Proposed District Plan once mapping has been completed.

### Objectives

ECO-O1 Maintain Indigenous *biological diversity* in the Gore District and protect areas of significant *indigenous vegetation* and significant habitats of indigenous fauna (*Significant Natural Areas*).



- ECO-02 Work in partnership with Local Authorities, Government agencies, *mana whenua*, stakeholders and landowners to identify and protect *Significant Natural Areas*.
- ECO-03 Provide for appropriate *subdivision*, use and development within *Significant Natural Areas* where the values of the area can be maintained and enhanced.
- ECO-04 The relationship of *mana whenua* and their customs and traditions with *Significant Natural Areas* is recognised and provided for including through:
1. Facilitation and support for the exercise of kaitiakitanga in relation to indigenous species and habitats;
  2. Maintenance, enhancement, and restoration of habitats that support mahinga kai activities and sustain taonga species; and
  3. Enabling customary use.

## Policies

- ECO-P1 Work in partnership with Local Authorities, *mana whenua*, stakeholders and landowners to:
1. identify *Significant Natural Areas* (SNAs) to include:
    - (a) Areas identified as SNA-1 (Waterfall Range) and SNA-2 (Pukerau Red Tussock Reserve) on the planning maps; and
    - (b) A variation to the Proposed District Plan to identify areas that meet the criteria set out in Appendix 4; and
  2. map and describe each *specified highly mobile fauna* area.
- ECO-P2 Allow activities within *Significant Natural Areas* that may impact indigenous biodiversity values where:
1. This is for a lawfully established activity; or
  2. Their purpose is to facilitate or express Ngāi Tahu rights, interests, or *cultural purpose*; or
  3. The activity has a *functional need* to be located in the area; or
  4. The activity has no more than minor adverse *effects* on the significant *indigenous vegetation* or fauna habitat, and/or Ngāi Tahu cultural *purpose*.
- ECO-P3 Any new subdivision, use, or development shall avoid adverse effects on an SNA that result in:
1. loss of ecosystem representation and extent;
  2. disruption to sequences, mosaics, or ecosystem function;
  3. fragmentation of SNAs or the loss of buffers or connections within an SNA;
  4. reduction in the function of the SNA as a buffer or connection to other important habitats or ecosystems; and
  5. a reduction in the population size or occupancy of Threatened or At Risk (declining) species that use an SNA for any part of their life cycle; Unless they relate to:
  6. Construction of specified infrastructure that provides significant national or regional public benefit;

7. Mineral and aggregate extraction that provides significant national public benefit that could not otherwise be achieved using resource in New Zealand;
  8. The operation or expansion of any coal mine that was lawfully established before 4 August 2023, except that after 31 December 2030 this exception applies only to coal mines that extract Coking coal; and
  9. There is a functional need or operational need to be in that particular location and there are no practicable alternative locations.
- ECO-P4 Manage any adverse effects on an SNA from a new subdivision, use or development relating to the following matters in accordance with the *effects management hierarchy*:
1. Construction of specified infrastructure that provides significant national or regional public benefit:
  2. Mineral and aggregate extraction that provides significant national public benefit that could not otherwise be achieved using resource in New Zealand;
  3. The operation or expansion of any coal mine that was lawfully established before 4 August 2023,
  4. a single residential dwelling on an allotment created before 4 August 2023 and there is no practicable location within the allotment for dwelling construction and on site infrastructure to avoid adverse effects outlined in ECO-P3(1) to ECO-P3(5),
  5. maintaining or restoring an SNA and this does not involve the permanent destruction of significant habitat of indigenous biodiversity,
  6. An activity associated with the harvest of indigenous tree species from a SNA carried out in accordance with a forest management plan or permit under part 3A of the Forests Act 1949, such as track clearance and timber storage, but not the harvesting of trees itself.
- ECO-P5 *Plantation Forest* activities in any existing plantation forest within a SNA must be managed in a manner that:
1. Maintains indigenous biodiversity in the SNA as far as practicable while providing for *plantation forest* activities to continue, and
  2. Maintains the long-term populations of any Threatened or At Risk (declining) species present in the area.
- ECO-P6 Promote the restoration of indigenous biodiversity by prioritising:
1. SNAs whose ecological integrity is degraded:
  2. threatened and rare ecosystems representative of naturally occurring and formerly present ecosystems:
  3. areas that provide important connectivity or buffering functions:
  4. natural inland wetlands whose ecological integrity is degraded or that no longer retain their indigenous vegetation or habitat for indigenous fauna:
  5. areas of indigenous biodiversity on specified Māori land where restoration is advanced by the Māori landowners:
  6. any other priorities specified in regional biodiversity strategies or any national priorities for indigenous biodiversity restoration.
- ECO-P7 Protect, enhance and restore *Significant Natural Areas* by:
1. Minimising the loss, fragmentation and reduction of:

- (a) *Significant Natural Areas*
  - (b) connections between *Significant Natural Areas*, and
  - (c) *threatened or at risk* and indigenous species populations;
2. Promoting the creation of connections and ecological corridors between *Significant Natural Areas*;
  3. Promoting the use of eco-sourced species from the relevant ecological district;
  4. Enabling opportunities for *mana whenua* to exercise their customary rights and responsibilities and *mana whenua* responsibilities as kaitiaki in restoring, protecting and enhancing areas of significant indigenous biodiversity; and
  5. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of significant indigenous biodiversity.
- ECO-P8 When assessing consents for *subdivision, land use* and development, avoid effects which will:
1. Prevent an indigenous species or community being able to persist in their habitats in the ecological district;
  2. Result in a degradation of the threat status, further measurable loss of indigenous cover or disruption to ecological processes, functions or connections in *land environments* in category one or two of the Threatened Environment Classification at the ecological district level;
  3. Result in a reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1 – 3a - nationally critical, nationally endangered and nationally vulnerable; and
  4. discourage *mana whenua* access to indigenous biodiversity for a *mana whenua cultural purpose* -
- ECO-P9 When assessing resource consents in *Significant Natural Areas*, consider the following matters:
1. The necessity for the activity to provide for *critical infrastructure or renewable electricity generation*;
  2. Whether formal protection and active management of all or part of any *Significant Natural Area* will occur as part of the *subdivision, land use* or development;
  3. The extent to which the proposed activity recognises and provides for Ngāi Tahu *cultural purposes, rights* and interests;
  4. The cumulative *effects* of activities within or adjacent to any area of *indigenous vegetation* or habitat;
  5. The *effects* the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic;
  6. The impacts on mahinga kai activities and species;
  7. The impact of the activity on the values of any *Significant Natural Area*, rare or threatened indigenous species or taonga species and how any potential impact could be avoided, remedied or mitigated; and
  8. The appropriateness and effectiveness of any biodiversity offsetting or compensation in accordance with ECO – P7 to offset any residual adverse *effects* that remain after avoiding, remedying and mitigating measures have been applied.
- ECO-P10 Maintain indigenous biodiversity across the district by:
1. Managing any significant adverse effects of new subdivision, use or development by applying the effects management hierarchy;

2. Managing the adverse effects of new subdivision, use or development on highly mobile fauna areas in order to maintain viable populations of specified highly mobile fauna across their natural range
  3. Maintaining, and where appropriate enhancing or restoring, the functioning of ecological corridors and linkages;
  4. Minimising adverse effects on, and encouraging *mana whenua access* to, areas of indigenous biodiversity which are significant to *mana whenua*;
  5. Establishing a Biodiversity Stakeholder Group to review District Plan provisions, encourage non-regulatory assistance, and enhance landowner engagement;
  6. Developing a biodiversity strategy that would consider free ecological surveys, financial support to *Significant Natural Area* landowners, rates remissions for *Significant Natural Areas*, and advice and support for local conservation groups and programmes;
  7. Preserving protected wildlife; and
  8. Recognising the benefits of farm management practices and active management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection.
- ECO-P11 Provide for biodiversity offsets and compensation to manage residual adverse effects of an activity where:
1. The goal of the biodiversity offsets is no net loss and, preferably, a net gain of biodiversity of similar species and location where practicable;
  2. The conservation outcomes are measurable and positive; and
  3. The biodiversity offsets or compensation are in accordance with best practice, including but not limited to New Zealand Government guidance on biodiversity offsetting; and
  4. Off-setting and compensation packages are consistent with Ngāi Tahu *cultural purposes*.
- ECO-P12 Avoid the planting of exotic weed species and the intentional release or farming of animal pests within SNA's.

## Notes

### Note 1 Provisions in Other Chapters

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.

## Rules

### ECO-R1 Indigenous vegetation clearance and land disturbance

#### All areas

#### Activity status: Permitted

Where:

1. It is necessary for the following purposes:

(a) The maintenance, repair or replacement of existing *lawfully established*:

- (i) *fences*,
- (ii) *vehicle tracks*,
- (iii) *roads*,
- (iv) *Critical infrastructure*,
- (v) *walkways*,
- (vi) *firebreaks*,
- (vii) *dams*,
- (viii) *waterway crossings*, or
- (ix) *network utilities* and

the clearance or land disturbance is no more than 1.0m in width from those works in (ii), (iii), (iv), (v), (vii), (viii) and (ix), and 1.5m for (i) and (vi).

(b) The vegetation is causing an imminent danger to human life, structures, and infrastructure or the works are required to address a high risk to public health or safety.

(c) For Mahinga kai activities or for other Ngāi Tahu cultural purposes where the clearance is by *mana whenua* and in accordance with tikanga protocols.

(d) For the safe operation or maintenance of the National Grid.

(e) Maintenance of improved pasture where:

#### Activity status where compliance is not achieved with:

**ECO-R1(1)(a)(i) or ECO-R1(1)(a)(vi):** Restricted discretionary

Where:

2. The *indigenous vegetation clearance* and *land disturbance* does not comply with ECO-R1(1)(a)(i) or ECO-R1(1)(a)(vi).

#### Matters of Discretion:

1. Effects on indigenous biodiversity values.
2. the matters outlined in ECO-P3, ECO-P7, ECO-P8, ECO-P9 and ECO-P10.
3. The quantity and quality of indigenous vegetation impacted and the reasons for the works.
4. the potential danger the vegetation is causing to human life.
5. The need for fencing to protect indigenous biodiversity values.
6. any functional or operational constraints and the route, site and method selection process.

**ECO-R1(1) and ECO-R1(2):** Discretionary

Where:

3. The *indigenous vegetation clearance* and *land disturbance* takes place outside a *Significant Natural Area*.

- (i) the improved pasture has not become a SNA, and
  - (ii) the land is not an uncultivated *depositional landform*, and
  - (iii) it will not adversely affect a *Threatened or At Risk (declining)* species.
- (f) In accordance with an approved Reserve Act or Conservation Act reserve management plan.
- (g) For the maintenance, repair or replacement of existing *buildings and structures*, or to remove a potential fire risk, including an area no further than 2.0m from the exterior wall of an existing *building*.
- (h) The removal of exotic species generally and pest plants and pest animals in accordance with any Regional Pest Management Plan or the Biosecurity Act 1993.
- (i) The works are undertaken in accordance with a *Biodiversity Covenant*.
- (j) The works are associated with the harvest of indigenous tree species in accordance with a forest management plan or permit under Part 3A of the Forests Act 1949
- (k) The works relate to indigenous vegetation that was deliberately planted:
  - (i) Within a domestic garden; or
  - (ii) For the use of screening/shelter belt purposes (such as farm hedgerows).

**ECO-R1(1) and ECO-R1(2): Non-complying**

Where:

- 4. The *indigenous vegetation clearance and land disturbance* takes place inside a *Significant Natural Area*.

**ECO-R2**

**Planting of exotic weed species identified in a Southland Regional Pest Management Plan.**

**Significant Natural Areas**

**Activity status:** Non-complying

Where:

**Activity status where compliance is not achieved:** N/A

1. The activity is undertaken within a Significant Natural Area.

**ECO-R3**  **The intentional release or farming of animal pests identified in a Southland Regional Pest Management Plan.**

**Significant  
Natural Areas**

**Activity status:** Non-complying

**Where:**

1. The activity is undertaken within a Significant Natural Area.

**Activity status where compliance is not achieved:** N/A



## Key definitions:

<b>biodiversity covenant</b>	Has the same meaning as the definition of Covenant or Kawenata from the NPSIB – means a covenant or kawenata that is: <ul style="list-style-type: none"> <li>(a) registered against the record of title or lease agreement (as relevant), under any of the following: <ul style="list-style-type: none"> <li>(i) section 22 of the Queen Elizabeth the Second National Trust Act 1977;</li> <li>(ii) Section 27 or section 27A of the Conservation Act 1987;</li> <li>(iii) Section 76 and 77 of the Reserves Act 1977; and</li> </ul> </li> <li>(b) is identified, with the agreement of the relevant landowner or lessee and the prior written consent of the covenantee, by the relevant local authority as a specified covenant or kawenata.</li> </ul>
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<b>depositional landform</b>	Has the same meaning as the NPSIB – means a landform that is alluvial (matter deposited by water, (eg fans, river flats, and terraces), colluvial (matter deposited by gravity at the base of hillslopes, (eg talus), or glacial (matter deposited by glaciers, (eg moraines and outwash).
------------------------------	--

<b>indigenous vegetation</b>	Has the same meaning as per the National Planning Standard for Indigenous Biodiversity – means vascular and non-vascular plants that, in relation to a particular area, are native to the ecological district in which that area is located.
<b>indigenous vegetation clearance</b>	Means the clearing or removal of <i>indigenous vegetation</i> by any means, including cutting, crushing, cultivation, irrigation, chemical application, drainage, stopbanking, overplanting, burning or any other mechanical means as well as mob stocking.

<b>maintenance of improved pasture</b>	Has the same meaning as the NPSIB – includes the removal of indigenous vegetation for the purpose of maintaining the improved pasture, whether the removal is by way of cutting, crushing, applying chemicals, draining, burning, cultivating, over-planting, applying seed of exotic pasture species, mob stocking, or making changes to soils, hydrology, or landforms.
--	---

<b>Threatened or At Risk, and Threatened or At Risk (declining)</b>	Has the same meaning as the NPSIB – have, at any time, the meanings given in the New Zealand Threat Classification System Manual (Andrew J Townsend, Peter J de Lange, Clinton A J Duffy, Colin Miskelly, Janice Molloy and David A Norton, 2008. Science & Technical Publishing, Department of Conservation, Wellington), available at: <a href="https://www.doc.govt.nz/globalassets/documents/science-andtechnical/sap244.pdf">https://www.doc.govt.nz/globalassets/documents/science-andtechnical/sap244.pdf</a> , or its current successor publication.
---	--

<b>significant natural area (SNA)</b>	Has the same meaning as per the National Policy Statement for Indigenous Biodiversity and means: <ul style="list-style-type: none"> <li>(a) Areas identified as SNA-1 (Waterfall Range) and SNA-2 (Pukerau Red Tussock Reserve) on the planning maps until a suitably qualified ecologist engaged by Gore District Council determines that it is not an SNA</li> <li>(b) any area that is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 4</li> </ul> <p>SNA also includes areas meeting the criteria outlined in Appendix 4 including those identified at resource consent stage or as part of a Farm Environment Plan assessment or as part of a Biodiversity Covenant.</p>
---------------------------------------	--



**From:** [Matt Heale](#)  
**To:** [Susan Jones](#); [Lynda Murchison](#); [Keith McRobie](#); [Jason Domigan](#); [Polly Bulling](#); [Ali Meade](#); [Eleanor Linscott](#); [Rachel Thomas](#); [Liz Williams](#); [Juzah Zammit-Ross](#); [Karen Timihou](#); [Francisco Barraza](#); [Bonnie Mager](#); [Bridget Sim](#); [Mishka Banhidj](#); [Kierin Mackenzie](#); [Jonathan Shaw](#); [Richard Ewans](#)  
**Cc:** [Conor McIntosh](#)  
**Subject:** Canceled: Biodiversity Technical Working Group  
**Importance:** High

---

It looks like this date that works for most.

Regards - Matt

---

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Click here to join the meeting <[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_NmZjODJlMTYtNDhiMy00ZTZjLWE3YzUtZDI5ZWU4YWl5NWRi%40thread.v2/0?context=%7b%22Tid%22%3a%229f4e6dde-5b35-4d3b-867a-35e7cf1ace02%22%2c%22Oid%22%3a%227eae8c2-4945-4b87-af27-1554188dd831%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NmZjODJlMTYtNDhiMy00ZTZjLWE3YzUtZDI5ZWU4YWl5NWRi%40thread.v2/0?context=%7b%22Tid%22%3a%229f4e6dde-5b35-4d3b-867a-35e7cf1ace02%22%2c%22Oid%22%3a%227eae8c2-4945-4b87-af27-1554188dd831%22%7d)>

Meeting ID: 411 757 011 521  
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---

**From:** [Tina Carlson-McColl](#)  
**To:** [proposeddistrictplan@goredc.govt.nz](mailto:proposeddistrictplan@goredc.govt.nz)  
**Bcc:** [REDACTED];  
[Matt Heale](#)  
**Subject:** Gore Biodiversity Working Group meeting  
**Date:** Wednesday, 27 September 2023 10:38:00 am  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Tēnā koutou

Thank you for agreeing to participate in the Gore Biodiversity Group.

Currently the group includes representatives from:

- Hokonui Rūnanga
- Gore District Council
- Environment Southland
- Forest and Bird
- Waka Kothai NZTA
- Federated Farmers
- Department of Conservation
- Fish and Game
- and potentially Southland District Council and Invercargill City Council

We are proposing that the first meeting for the group will be held in Gore on 31 October.

We are looking forward to meeting you all in person for the first meeting, but subsequent meetings could be online.

Please confirm if the proposed date is suitable via return email.

Ngā mihi

**Tina Carlson-McColl**

Senior Planner

**TPG-Logo-white**



**Mobile:** [REDACTED]

**Reception:** 03 363 5901

**Level 1, 4 Akersten St, Nelson 7010**

**PO Box 1551, Nelson 7040**

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**From:** [Matt Heale](#)  
**To:** [Lynda Murchison](#)  
**Cc:** [Megan Reid](#); [Courtney Bennett](#); [Tina Carlson-McColl](#); [Keith Hovell](#)  
**Subject:** RE: Gore Biodiversity Working Group  
**Date:** Wednesday, 20 September 2023 2:38:00 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Thanks Lynda. Realistically it doesn't look like the GBWG is likely to meet until early November which is after submissions close.

The key focus for the GBWG will be on guiding SNA mapping (which hasn't yet been included in the PDP) going forward so it will be great to have you on board.

Ngā mihi - Matt

**Matt Heale**

Principal Planner | Nelson Planning  
Team Lead



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---

**From:** Lynda Murchison <[REDACTED]>  
**Sent:** Wednesday, September 20, 2023 2:23 PM  
**To:** Matt Heale <[REDACTED]>  
**Cc:** Megan Reid <[REDACTED]>; Courtney Bennett <[REDACTED]>; Tina Carlson-McColl <[REDACTED]>; Keith Hovell <[REDACTED]>  
**Subject:** Re: Gore Biodiversity Working Group

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kia ora Matt

Thanks for the reminder email. Given the relationship with Gore DC, I think Hokonui Runanga would have hoped for a conversation with Gore DC first around process. Unfortunately, right now, we have to focus our resources on the submission process on the plan. As you will be aware, to have any status in the process from notification,

Hokonui Runanga needs to be a submitter. I think we informed GDC of Hokonui Runanga's views on the draft biodiversity chapter prior to notification, so it should be of no surprise to the Council. Once the submission process is finished we may have resource to participate in other forums.

Nga mihi

Lynda



Lynda Murchison

Environmental and Cultural Planning Lead

Hokonui Rūnanga Kaupapa Taiao

[REDACTED]

140 Charlton Road, Gore 9774

Waea pūkoro: [REDACTED]

Website - [Taiao – Hokonui Rūnanga Kaupapa \(hokonuitaiao.org.nz\)](http://Taiao – Hokonui Rūnanga Kaupapa (hokonuitaiao.org.nz))

---

**From:** Matt Heale [REDACTED]

**Sent:** Tuesday, September 19, 2023 2:57 PM

**To:** Lynda Murchison [REDACTED]

**Cc:** Megan Reid [REDACTED] Courtney Bennett

[REDACTED] Tina Carlson-McColl [REDACTED]

[REDACTED]

**Subject:** RE: Gore Biodiversity Working Group

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Lynda,

Just wondering how you are getting on with responding to the email below. Looks like we are making good progress in establishing the Gore Biodiversity Working Group and it would be great if we can have a representative from Hokonui Rūnanga involved too.

Ngā Mihi – Matt

**Matt Heale**

Principal Planner | Nelson Planning  
Team Lead



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---

**From:** Matt Heale

**Sent:** Friday, August 25, 2023 12:13 PM

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** FW: Gore Biodiversity Working Group

Thank you for taking the time to provide feedback on the Draft Gore Ecosystems and Indigenous Biodiversity Chapter.

Attached is a copy of the Proposed District Plan chapter and associated definitions. These will be formally notified on 31 August 2023.

There have been some significant changes to reflect the feedback received on the draft chapter and the recent gazettal of the National Policy Statement - Indigenous Biodiversity (NPSIB).

This includes a commitment by the Council to undertake a variation to map Significant Natural Areas and establish a Biodiversity Working Group to inform this work.

The Working Group will also be a useful forum to discuss any implementation issues with the Proposed District Plan, particularly given GDC is the first Council in NZ to implement the NPSIB.

Can you please advise if you would be willing to participate in the Gore Biodiversity Working Group by return email. We are also keen to know of any other local representatives who you think would be helpful to the group too.

Give me a call if you would like to discuss this further.

Ngā Mihi – Matt

**Matt Heale**

Principal Planner | Nelson Planning  
Team Lead

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**From:** [Matt Heale](#)  
**To:** [Lynda Murchison](#); [Keith McRobie](#); [Jason Domigan](#); [Polly Bulling](#); [Ali Meade](#); [REDACTED];  
[Eleanor Linscott](#); [Rachel Thomas](#); [REDACTED]; [Liz Williams](#); [Juzah Zammit-Ross](#); [Karen Timihou](#);  
[REDACTED]; [Francisco Barraza](#);  
[REDACTED]; [Bonnie Mager](#); [REDACTED]; [Susan Jones](#); [Bridget Sim](#); [Mishka](#)  
[Banhidi](#); [Kierin Mackenzie](#)  
**Cc:** [Conor McIntosh](#); [Scott Hewlett](#)  
**Subject:** RE: First Biodiversity Working Group Meeting for 2024  
**Date:** Wednesday, 14 February 2024 12:57:00 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Kia ora koutou,

We have been advised that there may be some issues with the map link.

Please use the following link instead:

<https://arcgis.com/apps/instant/sidebar/index.html?appid=6f445b96aba644d8ae09ee0d86f16d88>

Thanks - Matt

**Matt Heale**

Principal Planner | Nelson Planning Team Lead

[TPG-Logo-white](#)



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**From:** Matt Heale

**Sent:** Monday, February 12, 2024 10:52 AM

**To:** Lynda Murchison [REDACTED] Keith McRobie  
[REDACTED] Jason Domigan [REDACTED] Polly Bulling  
[REDACTED] Ali Meade <[REDACTED]>  
Eleanor Linscott [REDACTED] Rachel Thomas [REDACTED]  
[REDACTED] Liz Williams [REDACTED] Juzah Zammit-Ross  
[REDACTED] Karen Timihou [REDACTED]  
[REDACTED] Francisco Barraza  
[REDACTED] Bonnie Mager  
[REDACTED] Susan Jones [REDACTED]  
Bridget Sim [REDACTED] Mishka Banhidi [REDACTED] Kierin  
Mackenzie [REDACTED]

**Cc:** Conor McIntosh <[REDACTED]> Scott Hewlett  
[REDACTED]

**Subject:** RE: First Biodiversity Working Group Meeting for 2024

Kia ora koutou,

As discussed, please find below a copy of the link to the Draft SNA Maps for your feedback. Please remember these are confidential to your organisation so that we can make improvements before engaging with landowners and the wider community.

Below are some instructions on how access the maps and make comments. It would be great if you could provide comments using the pin drop system by **11 March**. This should give us an opportunity to review the comments ahead of our next hui. If you have any problems with access, please contact Scott Hewlett directly. GDC staff should have access.

Also - it looks like 18 March is the most popular option for the hui at this stage but will likely have to be on-line for some (hence the pin drop system).

Cheers – Matt

## **MAPPING INSTRUCTIONS**

Below is your user name with instructions of how you can access the maps and leave comments:

[Liz Williams](#)

lwilliams\_goredc

[Polly Bulling](#)

polly.bulling\_goredc

[Rachel Thomas](#)

rthomas\_goredc

[Lynda Murchison](#)

lynda\_goredc

[Karen Timihou](#)

karen.timihou\_goredc

[C McGaw](#)

c.mcgaw\_goredc

[Rhiannon Suter](#)

rhiannon.suter\_goredc

[Francisco Barraza](#)

francisco.barraza\_goredc

[Juzah Zammit-Ross](#)

jzammitross\_goredc

[Jacob Smith](#)

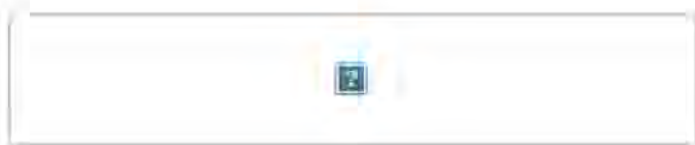
jacob.smyth\_goredc

Prior to gaining access to the webmap, you will need to accept the invitation using the steps below.

### **Accept Invitation to Shared Group**

- Firstly, if you go to the following link: <https://arcgis.com/home>
- Sign in with your account details using the button in the top right
- Once it has loaded, look in the top right for a 'bell' symbol (shown circled red)





- Click the 'bell' symbol and there will be a notification to accept, an invitation to the 'Gore DC – Biodiversity' group
- Once you have accepted both invitations you will be able to access the applications for the project.

Once this has been completed you can access the web map using this link: [Gore District Council Proposed SNA's \(arcgis.com\)](#)

### **ADDING COMMENTS**

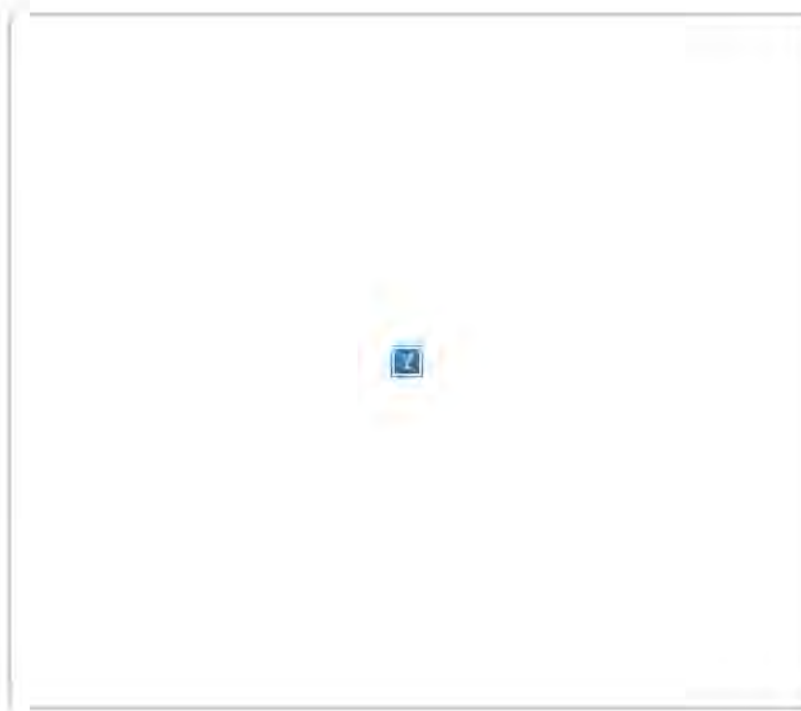
1. Open the edit window



2. Under "Review Comments" select New Feature



3. Click anywhere on the map to add a point, then you can enter comments in the left hand side

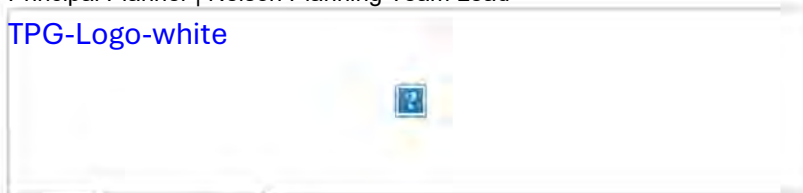


4. Save changes! At the bottom left corner, click the 'Create' button to save your comments.

**Matt Heale**

Principal Planner | Nelson Planning Team Lead

[TPG-Logo-white](#)



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**From:** Matt Heale

**Sent:** Friday, February 9, 2024 8:41 AM

**To:** Matt Heale <[REDACTED]>

**Cc:** Conor McIntosh <[REDACTED]>

**Subject:** First Biodiversity Working Group Meeting for 2024

Kia ora Koutou,

I'm trying to book in a time for the next BWG Meeting for either 18, 19, or 20 March in the Gore Council chambers. Ideally in person as we will be going through detailed draft maps.

Can you please come back to me by close of play Monday with any constraints for the above dates and I will send out a meeting request from there.

I will be sending out links to draft maps shortly which will be confidential to this group with the idea to get any feedback on these at the next meeting, ahead of wider engagement.

I should also be able to provide an update from MfE and a draft communications and engagement

plan too.

Ngā mihi nui - Matt

**Matt Heale**

Principal Planner | Nelson Planning Team Lead

[TPG-Logo-white](#)



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**From:** [Matt Bayliss](#)  
**To:** [Daniel Cairns](#); [Mollie Lyders](#); [Clint Rissmann](#); [Ewen Rodway](#); [Renee Murrell](#); [Riki Parata](#); [Lynda Murchison](#)  
**Cc:** [Eoghan O'Neill](#); [Jason Domigan](#); [Jean Chye](#)  
**Subject:** Gore and Maitara WW Consent Renewal - Preferred Option Report  
**Date:** Monday, 15 January 2024 8:48:56 am  
**Attachments:** [S01541200R004\\_Rev1.pdf](#)

---

Kia ora,

Please see attached the preferred options report from PDP for the Gore and Maitara Wastewater consent renewal project.

This report has been written based on the assumption that the hydraulic retention times for the wetland options would be two days for Gore and one day for Maitara, this however is subject to change following feedback from the Hokonui Runanga.

I will be aiming to arrange a working group meeting in late January, however in the meantime if you have any questions or comments regarding the attached report please let me know.

Nga mihi

**From:** [Matt Bayliss](#)  
**To:** [Riki Parata](#); [Lynda Murchison](#); [Megan Reid](#); [Renee Murrell](#); [Clint Rissmann](#); [Ewen Rodway](#); [Daniel Cairns](#)  
**Cc:** [Jason Domigan](#); [Eoghan O'Neill](#); [Jean Chye](#)  
**Subject:** Gore and Maitaha WW Consent Renewals - Shortlist MCA Criteria  
**Date:** Wednesday, 20 September 2023 3:26:29 pm  
**Attachments:** [Gore and Maitaha Shortlist MCA Criteria\\_GDC comments.xlsx](#)

---

Kia ora,

Please see attached a proposed assessment criteria and weighting from PDP for the priority matters that the short list of options will be assessed against.

The long list assessment for the shortlisted options is also included on separate tabs on the attached spreadsheet.

Jason and I have reviewed this and included some initial comments for discussion.

Please let me know if you have any comments or suggested amendments for the criteria and weighting.

I will try and arrange a meeting in the next couple of weeks (when Jean returns from leave) to go over all the comments and finalise the criteria.

Note once the criteria have been finalised the plan is that PDP will provide an assessment of the options against each option so that the working group can then consider this and agree on a score for each shortlisted option.

Feel free to give me a call if you would like to discuss any of this.

Thanks

**From:** [Matt Bayliss](#)  
**To:** [Riki Parata](#); [Lynda Murchison](#); [Megan Reid](#); [Renee Murrell](#); [Clint Rissmann](#); [Ewen Rodway](#); [Daniel Cairns](#); [Jason Domigan](#); [Eoghan O'Neill](#); [Jean Chye](#)  
**Subject:** Gore and Maitaha WW Discharge Consents Technical Working Group Meeting  
**Attachments:** [Gore and Maitaha Shortlist MCA Criteria\\_GDC comments.xlsx](#)

---

Kia ora,

Just getting a meeting invite out for this early so that it is in everyone's calendar.

The purpose of the meeting will be to discuss the criteria and weighting for the shortlist multi-criteria assessment, refer attached spreadsheet for further details.

Hopefully PDP will be able to provide a bit of an update on progress of the shortlist investigation work that they have underway as well.

As always happy for people to attend in person or online.

If you can't make the meeting feel free to send through any comments you have regarding the proposed MCA criteria and I will make sure these are discussed at the meeting.

Nga mihi

---

Microsoft Teams meeting

Join on your computer, mobile app or room device

Click here to join the meeting <[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MDZkYzk1Y2UtZDA4MC00YWI3LTlmY2YtZTRjNWl4MDA1NmRm%40thread.v2/0?context=%7b%22Tid%22%3a%22bc0012a2-78b1-41fb-aece-164b820aaf76%22%2c%22Oid%22%3a%22c65e55bb-e9ba-4105-8e82-836b5f6b0d64%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDZkYzk1Y2UtZDA4MC00YWI3LTlmY2YtZTRjNWl4MDA1NmRm%40thread.v2/0?context=%7b%22Tid%22%3a%22bc0012a2-78b1-41fb-aece-164b820aaf76%22%2c%22Oid%22%3a%22c65e55bb-e9ba-4105-8e82-836b5f6b0d64%22%7d)>

Meeting ID: 480 962 402 391  
Passcode: B4A7FL

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---

**From:** [Terry Nicholas \(Rep\)](#)  
**To:** [ben.bell@goredc.govt.nz](mailto:ben.bell@goredc.govt.nz)  
**Cc:** [Nobby Clark](#)  
**Subject:** FW: Agenda and Additional Info for Waikato Hikoi 24-26 October  
**Date:** Tuesday, 24 October 2023 10:01:21 am  
**Attachments:** [image001.png](#)  
[Briefing Paper - Waikato River Authority.pdf](#)  
[6003 WRA Board Profiles 2023 P2.pdf](#)

---

Mōrena koutou

Would of loved to had representatives from GDC & ICC attending.

There are some a number of pressing consents up for renewal within the next 5 yrs that are directly discharging into the waterways & tributaries of the Waiau, Aparima, Oreti, Maitua & Clutha.

Hokonui is opposing the above activities into Maitua and other rivers in its joint responsibilities

Hopefully this Hikoi will provide a number of learnings in how the Waikato River Trust achieved outcomes for their regeneration of the Awa

Terry

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[Redacted]

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outside scope of request

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[Redacted]

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[Redacted]

[Redacted]

[Redacted]

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[Redacted]

[Redacted]

**From:** [Riki Parata](#)  
**To:** [McSoriley, Luke](#)  
**Cc:** [Jason Domigan](#); [Campbell, Matt](#); [Mollie Lyders](#); [Lynda Murchison](#)  
**Subject:** RE: RCA for Discharge of clean fill and green waste to cap closed gore municipal landfill  
**Date:** Tuesday, 7 November 2023 6:54:08 pm  
**Attachments:** [image001.png](#)  
[Final Land Use Consent Application 24 Toronto St Gore Landfill .pdf](#)

---

Thans Luke,

I will discuss with the team. Going forward can you please make sure our planning team and lead Lynda Murchison is included into the emails.

Ngā mihi

Riki

---

**From:** McSoriley, Luke <[REDACTED]>  
**Sent:** Tuesday, November 7, 2023 4:17 PM  
**To:** Riki Parata <[REDACTED]>  
**Cc:** Jason Domigan <[REDACTED]>; Campbell, Matt <[REDACTED]>  
**Subject:** RE: RCA for Discharge of clean fill and green waste to cap closed gore municipal landfill

You don't often get email from [luke.mcsoriley@wsp.com](mailto:luke.mcsoriley@wsp.com). [Learn why this is important](#)

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Riki

The land fill remediation also requires a land use consent from Gore District Council. Attached is a copy of this application which identifies Hokonui Runanga as an affected party. No additional resource consents are required other than the two we have sent you. As with the discharge application the applicant would like to request written approval of Hokonui for the land use consent. Please feel free to contact me if you have any questions.

Nga mihi



**Luke McSoriley**  
Work Group Manager - Planning

T: +[REDACTED]

M: +[REDACTED]

[REDACTED]

[wsp.com/en-nz](http://wsp.com/en-nz)

---

**From:** McSoriley, Luke  
**Sent:** Monday, October 30, 2023 11:31 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RCA for Discharge of clean fill and green waste to cap closed gore municipal landfill

Morena Riki

I understand that Jason Domigan contacted you a few weeks ago regarding the closed Gore landfill site at Toronto Street. Jason has asked me to e-mail you and provide a copy of an application that we will soon lodge with Environment Southland.

Gore District Council is currently progressing a project for remediation of the old Gore landfill. This requires discharge of cleanfill and green waste to provide additional capping. As part of the remediation GDC propose planting of the site with native plants and transition of the site to recreational



use.

Over the longer term the intention is to link the site to the adjoining Hamilton Park and Waikaka River walkway.

Attached is a copy of the application which identifies Hokonui Runanga as an affected party.

Please feel free to contact me if you have any questions.

Nga mihi



**Luke McSorley**  
Work Group Manager - Planning



WSP  
65 Arena Ave  
Invercargill, 9810  
New Zealand

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---

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Gore District Council - Critical Services Division

# RESOURCE CONSENT LAND USE APPLICATION CLOSED LANDFILL REMEDIATION – 24 TORONTO STREET, GORE

7 NOVEMBER 2023

PUBLIC





RESOURCE CONSENT LAND USE APPLICATION  
CLEANFILL AND GREENWASTE FILLING - TORONTO STREET, GORE

Gore District Council - Critical Services Division

WSP  
Invercargill  
65 Arena Avenue  
PO Box 647  
Invercargill 9810, New Zealand  
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wsp.com/nz

REV	DATE	DETAILS
1	30/10/23	Draft
2	7/11/23	Final

	NAME	DATE	SIGNATURE
Prepared by:	Matt Campbell	7/11/23	
Reviewed by:	Luke McSoriley	7/11/23	
Approved by:	Jason Domigan	7/11/23	

This report ('Report') has been prepared by WSP exclusively for Gore District Council ('Client') in relation to Resource Consent Application for Cleanfill Activity ('Purpose') and in accordance with the Short form Agreement with the Client dated 3 August 2023. The findings in this Report are based on and are subject to the assumptions specified in the Report. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.



Our ref: 6-VG126.00

7 November 2023:

Planning Manager  
Gore District Council  
29 BOWLER AVE  
GORE 9710  
NEW ZEALAND

Tēnā koe

**Resource Consent Land Use Application for Cleanfill – 24 Toronto Street Section 18 Block IV  
Waikaka SD – Closed Gore Landfill.**

The Gore District Council – Critical Services Division hereby apply for resource consent for landfill remediation. The activity will involve the discharge of cleanfill, and green-waste as fill to enable future recreational land use. The site is located at 24 Toronto Street and on part of Hamilton Park.

Please find attached a completed assessment of environmental effects and supporting information.

A handwritten signature in black ink, appearing to read 'Matt Campbell', is written over a light blue horizontal line.

Matt Campbell  
Graduate Planner



APPLICATION FOR RESOURCE CONSENT PURSUANT TO SECTION 88 OF THE RESOURCE  
MANAGEMENT ACT 1991

To: Gore District Council  
PO Box 8  
GORE 9740

From: Gore District Council – Critical Services Division  
PO Box 8  
GORE 9740

**Gore District Council – Critical Services Division** applies for resource consent for the activity described below:

1. The type of Resource Consent sought is:

RMA Section	Resource Consent Sought	Activity Status
Section 9	Cleanfill and Green-waste Landfilling	Discretionary Activity

2. The application proposes the discharge of cleanfill and green-waste to remediate the existing cap of the closed Gore Municipal Landfill.
3. The legal description of the site of the activity is:

Address: 24 Toronto Street, East Gore, Gore Legal Description: Section 18 Block IV Waikaka SD	Hamilton Park (Recreation Reserve [Hamilton Park] New Zealand Gazette 2012 p 210 Vests in the Gore District Council) Legal Description: Blk XIX TN OF East Gore
Map Reference: NZTM2000: 1287542 4887097	

4. The property the application relates to is Gazetted for River Control Purposes 1985 p 3334 and Recreational purposes. There are no records of title for the site on the LINZ database.
5. Other resource consents required: Resource Consent is being obtained concurrently from Environment Southland.
6. Attached, in accordance with the Fourth Schedule of the Resource Management Act 1991 is a description of the activity and an assessment of the environmental effects the activity may have on the environment.
7. Included is an assessment of the activity against the matters set out in Part 2 of the Resource Management Act 1991.



8. Attached is an assessment of the activity against any relevant provisions of a document referred to in Section 104(1)(b) of the Resource Management Act 1991.
9. Nothing in this application is affected by Section 165H(1)(c) of the Resource Management Act 1991 (which relates to marine and coastal occupation).
10. The proposed activity is NOT within an area covered by a customary marine title group planning document under Section 85 of the Marine and Coastal (Takutai Moana) Act 2011.
11. The application is NOT for any form of subdivision under the Act.
12. Information as required by the relevant District Plan is contained in the attached document.
13. Attached is all other information required to be included by the relevant District Plan, Regional Plans, the Resource Management Act 1991, or any regulations made under that Act.
14. All information provided in this application is true and correct to the best of the applicant's and report writer's knowledge and understanding.
15. The applicant will pay all actual and reasonable application processing costs incurred by the Council.
16. **We request that all correspondence about this application be directed towards our Agent please.**

**Jason Domigan**

**Gore District Council – General Manager Critical Services Division**

Address for Service

WSP New Zealand Limited

65 Arena Ave,

Invercargill 9810

ATTENTION: Matt Campbell

[matt.campbell@wsp.com](mailto:matt.campbell@wsp.com)



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# 1 INTRODUCTION

---

## 1.1 PURPOSE OF REPORT

This application has been prepared in accordance with Section 88 of the Resource Management Act 1991 (RMA) and provides a description of the proposal with an assessment of the actual and potential effects on the environment, as required by the Fourth Schedule of the RMA.

---

## 1.2 THE APPLICANT

The applicant is the Gore District Council – Critical Services Division.

---

## 1.3 CLOSED GORE MUNICIPAL LANDFILL

The former Gore Municipal Landfill (former landfill) operated for approximately 50 years on a approximately 14-hectare site at Toronto Street, Gore, located between the Waikaka Stream and Main South Railway Line. The site closed and ceased general waste acceptance in 2006.

---

## 1.4 GORE TRANSFER STATION

The Gore Transfer Station was established adjacent the site around the time the municipal landfill closed. The Southland Regional Landfill was established and commenced operation as the regional facility for municipal waste disposal at this time.

---

## 1.5 EXISTING CAPPING OF CLOSED LANDFILL

Under regional council consents post management of the closed landfill required capping of variable thickness of clean soil., being a mix of silts and river alluvium. Overtime, the engineering control of the capping operation appears to have been limited, resulting in areas with thin capping (i.e. 300mm) and in other areas, there is more than 1 metre of cap.

---

## 1.6 PROPOSAL

The proposed activity is to operate a 'landfill' activity involving the discharge of cleanfill and green waste, for the purpose of remedying the existing cap of the closed landfill.

### 1.6.1 CLEAN FILL DISPOSAL IN GORE DISTRICT

The proposed use of clean fill as a capping material on the closed land fill site is an efficient and effective means of waste disposal within the Gore District. Clean fill by its nature poses limited environmental risk and is a waste product well suited for reuse as a fill material. Discharge of the clean fill at the closed landfill site avoids disposal of the product at the Southland Regional Landfill or at other authorised (consented) landfills elsewhere and a reduction of waste capacity at those land fills. Disposal of clean fill at the application site also avoids transportation related costs associated with disposal elsewhere given the presence of the existing Gore Transfer Station.

## 1.6.2 GREENWASTE DISPOSAL IN GORE DISTRICT

The proposed use of clean fill as a capping material on the closed land fill site is an efficient and effective means of waste disposal within Gore District. Green waste if processed and managed in an appropriate manner poses limited environmental risk and is a waste product well suited for reuse as a fill material. Green waste cannot be discharged at the Southland Regional Landfill under the respective permits held for that facility.

Discharge of the clean fill at the closed landfill site avoids disposal of the product at the Southland Regional Landfill or at other authorised (consented) landfills elsewhere and a reduction of waste capacity at those landfills. Disposal of green waste at the application site avoids transportation related costs associated with disposal elsewhere given the presence of the existing Gore Transfer Station.

---

## 1.7 REVISED LANDFILL REMEDIATION PLAN

During the 1990's approximately 7ha of pine and gum tree planting was undertaken across the closed landfill site. The intention at this time was that the closed landfill would be developed for forestry and / or pastoral use. However, tree growth patterns were irregular and due to the shallow depth of capping there were tree stability issues. Many trees became uprooted and when this occurred historic waste was brought to the surface. The instability of the trees also posed a Health and Safety risk. The existing trees were felled in 2020 and chipped to increase ground cover.

GDC now propose planting of the site with native plants, transition of the site to recreational use and over the longer term linking of the site to the adjoining Hamilton Park and the existing riverside Waikaka walkway. A local community group has commenced a regeneration project at the site with the aim, of planting 13ha of the former landfill site in native bush. To date 1ha has been planted.

To enable successful native planting of the site further capping is required and a greater depth of topsoil. The site also needs to be recontoured and low areas built up to avoid ponding. GDC's intention is to add further capping material via the discharge of clean fill and cover this with mulched green waste to then enable remediation of the site via native plantings.

# 2 ENVIRONMENTAL SETTING

## 2.1 THE SITE

The site is adjacent to Hamilton Park and is approximately 140m east of State Highway 1. The site is approximately 170m north of well-established industrial sites and is located west of the Waikaka Stream. The site where the activity is proposed is zoned Rural under the Gore District Plan, with the surrounding environment zoned as Industrial. North of the site on the opposite side of the railway line and State highway land is zoned as Residential.

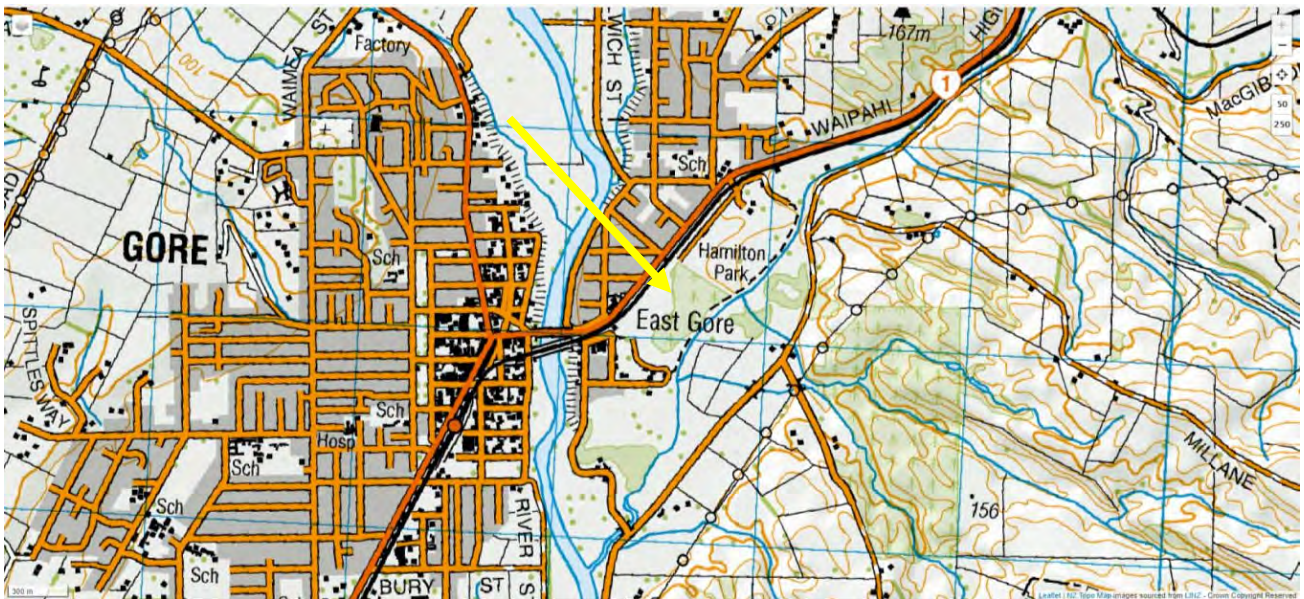


Figure 1: Site Location

### 2.1.1 SITE DESCRIPTION

The site of the proposed landfilling is predominantly gravelled/dirt surfaced, with vehicle tracks. There are areas where green-waste and cleanfill material have been stockpiled. The remainder of the site comprises of the closed landfill, and areas which have vegetation growth, predominantly exotic grass and trees.





Figure 2 and 3: The Site

---

## 2.2 STATUTORY SETTING

The activity is located with the Gore District, as a result the operative Gore District Plan 2006 is considered to be the relevant RMA Plan document. The Proposed Gore District Plan was notified on August 31, 2023. There are no rules relating to the activity which are considered to have immediate legal effect.

### 2.2.1 ZONING

The site is located in the Rural Zone under the operative and proposed Gore District Plans.

### 2.2.2 HAZARDOUS ACTIVITIES HISTORY

The site is listed on Environment Southland's Selected Land Use Sites (SLUS) register, as a site that has a land use history of hazardous Activities and Industries List (HAIL) activities. This is further discussed in Section 4.2.

---

## 2.3 CONSENTING HISTORY

The site does not have a history of land-use consents that we are aware of.

### 2.3.1 DISCHARGE PERMIT 94463

An existing Discharge Permit (Consent No: 94463) is held by GDC consenting the discharge of leachate to land from the closed landfill (Appendix 3). The permit authorises the discharge of certain wastes at the site and includes various conditions relating to rehabilitation, monitoring, stormwater management, record keeping and post closure management.

# 3 OUTLINE OF PROPOSED ACTIVITY

---

## 3.1 LANDFILL

The Gore District Plan defines a landfill as “A site used for the deposition of solid waste onto or into land (a generic term which, depending upon circumstances, can include industrial or trade premises and production land)”. The proposal seeks to remediate the existing capping of the closed landfill. That requires the discharge or deposition of cleanfill and green waste to increase the depth of the existing landfill cap. Both cleanfill and green waste and forms of waste and the proposal, it is considered that the activity is a form of landfilling (waste disposal).

---

## 3.2 WASTE ACCEPTED

Only clean fill and green waste is proposed to be used for the filling activity.

Clean fill by its nature poses limited environmental risk and is a waste product well suited for reuse as a fill material. Discharge of the clean fill at the closed landfill site avoids disposal of the waste product at the Southland Regional Landfill or at other authorised (consented) landfills elsewhere.

The Gore District Plan defines clean fill as

“Material having no putrescible, contaminant, inflammable or hazardous components (eg stones, rubble) excluding mine overburden which is generated as a consequence of authorised mining activities and which is returned to the original mining site.”

The Gore District Plan does not define green waste however, green waste is generally defined as garden waste, and includes any plant material, such as tree branches, hedge clippings, grass cuttings, and composted or partly composted material, but does not include any other type of waste.

---

## 3.3 SCALE

### 3.3.1 GREEN WASTE

The applicant proposes discharge of shredded green waste as a mulch and topsoil base for spreading over the clean fill as detailed in the Site Plan attached as Appendix 1. The volume of green waste to be discharged is estimated at 6100 m<sup>3</sup> per year.

Approximately 2200 tonnes of shredded green waste per year will be discharged as part of the landfill remediation activity. This equates to 6100 m<sup>3</sup> of shredded green waste material per year.

The shredded green waste will be applied to a depth of 300mm several times each year across the discharge area. Green waste material will be loose once shredded and will reduce substantially once discharged.

The material is likely to reduce down to a nett 1/3 or around 100-120mm of organic soil mulch (around 800-900 kg/m<sup>3</sup>).



If managed appropriately shredded green waste provides a useful mulch for spreading over the clean fill which serves two purposes:

1. Erosion protection to the exposed soil surface.
2. Break down to add organic matter to the soil. This allows lower organic content soils such as river silt to be used and saves the emissions and cost of importing topsoil from another location.

### 3.3.2 *CLEANFILL*

The applicant proposes discharge of clean fill material on the closed municipal land fill to increase the depth of the land fill cap as detailed in the Site Plan attached as Appendix 1. The volume of clean fill proposed to be discharged is estimated at 67,000 m<sup>3</sup>.

---

## 3.4 TIMEFRAME

The applicant has sought a discharge permit from the Southland Regional Council, seeking a 15-year consent duration. The proposed works are to be completed within this period.

---

## 3.5 HOURS OF OPERATION

The hours the proposed activity will be undertaken is between 7am-5pm Monday to Friday.

---

## 3.6 FILL DESIGN

The proposed methodology for remediation works is detailed in the Closed Landfill Capping Assessment (CLCA) included as Appendix B.

---

## 3.7 SITE CAPPING AND REHABILITATION

### 3.7.1 *EXISTING CAPPING*

When the landfill was closed the site was capped off with a variable thickness of clean soil, being a mix of silts and river alluvium. Engineering control over the capping operation appears to have been limited leaving some areas with relatively thin capping (< 300mm), while other areas have more than 1 metre.

### 3.7.2 *CAPPING REMEDIATION*

The applicant proposed to discharge shredded green waste as a mulch and topsoil base for spreading over the clean fill, as detailed in the Site Plan attached as Appendix A.

---

## 3.8 LANDSCAPING AND FUTURE LAND USE

### 3.8.1 *REHABILITATION PLAN*

During the 1990's approximately 7 ha of pine and gum tree planting was undertaken across the site. The intention at this time was that the closed landfill would be developed for forestry and / or

pastoral use. However, tree growth patterns were irregular and due to the shallow depth of capping there were tree stability issues. Many trees became uprooted and when this occurred historic waste was brought to the surface. The instability of the trees also posed a Health and Safety risk. The existing trees were felled in 2020 and chipped to increase ground cover.

GDC now propose planting of the site with native plants, transition of the site to recreational use and over the longer term linking of the site to the adjoining Hamilton Park and the existing riverside Waikaka walkway. A local community group has commenced a regeneration project at the site with the aim, of planting 13ha of the former landfill site in native bush. To date 1ha has been planted.

To enable successful native planting of the site further capping is required and a greater depth of topsoil. The site also needs to be recontoured and low areas built up to avoid ponding. GDC's intention is to add further capping material via discharge of clean fill and cover this with mulched green waste to enable remediation of the site via native plantings.

### *3.8.2 FUTURE LAND USE*

As noted in Section 1.6, the local community group alongside Gore District Council seeks to plant the site with native plants. Over the longer term the site will transition to recreational use, linking with adjoining Hamilton Park and Waikaka Riverside walkway. To date 1ha has been planted by the community group undertaking the regeneration project at the site. The aim is to undertake planting 13ha of the former landfill site in native bush.

---

## 3.9 METHODOLOGY

The proposed methodology for the remediation works is detailed in the Closed Landfill Capping Assessment (CLCA) included as Appendix B.

# 4 CONSENTS REQUIRED

## 4.1 GORE DISTRICT COUNCIL

The activity needs to be assessed under the Operative Gore District Plan (2006). The relevant rule of the plan is listed and discussed below.

*Rule 4.2.4 – Discretionary Activity Rule*

*Any land use activity that:*

- 1) Does not comply with Rule 4.2.1 or Rule 4.2.2 and*
- 2) Is not otherwise explicitly provided for as a permitted, controlled, discretionary, non-complying or prohibited activity by any other rule in this Plan is a discretionary activity.*

The proposal is not a permitted, controlled, discretionary, non-complying or prohibited activity and as such under Rule 4.2.4 is a discretionary activity.

The site is located within the Mataura River Floodway, and will alter the landscape due to the filling, Rule 4A.9.1 applies and the proposal is a restricted discretionary activity.

Bundling of the activity status is considered appropriate and as such overall, the cleanfill and green-waste landfilling is a discretionary activity.

## 4.2 NES FOR CONTAMINANTS IN SOIL

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (the NESCS) was made operative in January 2012. The site is listed on Environment Southland’s Selected Land Use Sites (SLUS) register, as a site that has a land use history of Hazardous Activities and Industries List (HAIL) activities as detailed in Table 1.

TABLE 1	
Reference ID	SLUS-00000142
Classification:	Partially Investigated
Address:	24 Toronto Street, Gore
Legal Description:	Section 18 Blk IV Waikaka SD
HAIL Categories:	G3. Landfill sites

Under the NESCS, there are four activities regulated.

1. Removing or replacing fuel storage system
2. Sampling soil
3. Disturbing soil
4. Subdividing or changing use.

The proposed activity is not for any of the categories covered under the NESCS, and therefore consent is not required. The applicant is aware that the site is a SLUS registered site for the closed landfill and will ensure that the closed landfill is not disturbed. The activity involves capping via placement of fill on the site and as such is not considered soil disturbance.

---

## 4.3 ENVIRONMENT SOUTHLAND

The applicant is concurrently applying to Environment Southland for discharge consent under the relevant rules of the Regional Water Plan and Proposed Southland Water and Land Plan. A separate resource consent for has been lodged with them.

# 5 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Section 88 of the Resource Management Act 1991 requires the applicant to make an assessment of any actual or potential effects that an activity may have on the environment and the ways in which any adverse effects of the activity may be mitigated.

The Assessment of Environmental Effects (AEE) detailed below focuses on the effects of the filling activity.

---

## 5.1 NATURE AND VOLUME OF FILL

### 5.1.1 *DISCHARGE OF CLEAN FILL*

The use of clean fill to enhance cap depth on closed landfills is common practice and if managed appropriately generally has positive effects. The applicant proposes implementation of a range of management measures as outlined in the CLCA (Appendix B). Approximately 67000m<sup>3</sup> of cleanfill material is required to successfully remediate the site.

The CLCA assesses the actual and potential effects of the discharge of clean fill on the site as part of remediation activity. It concludes that provided the activity is managed appropriately and avoidance and mitigation measures implemented and followed the activity will not result in any significant adverse environmental effects.

### 5.1.2 *DISCHARGE OF GREEN WASTE*

The discharge of green waste is common practice at landfill sites. In this instance it will enable future recreational use of the site post remediation. The applicant proposes implementation of a range of management measures as outlined in the CLCA (Appendix B). Approximately 6100m<sup>3</sup> of green waste is to be discharged at the site per year.

The CLCA assesses the actual and potential effects of the discharge of green waste on the site as part of remediation activity. It concludes that provided the activity is managed appropriately and avoidance and mitigation measures implemented and followed the activity will not result in any significant adverse environmental effects.

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## 5.2 ENVIRONMENTAL AND SOCIAL EFFECTS

The use of the existing site to dispose of cleanfill and green waste, in the long-term will have positive environmental and social effects. The purpose of undertaking this activity is to rectify the existing capping of the closed landfill. With appropriate remediation, it is expected the Council will incorporate the area with Hamilton Park. Along with remediation and planting, it would provide the wider Gore community an added space for recreation.

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## 5.3 AMENITY EFFECTS

The location of the filling is a closed landfill, and the access to the site forms part of the active transfer station for waste in the Gore District. The site has a history of waste disposal and was well established within the Gore district. The area of proposed landfilling activity is remote from residential land uses and is separated from them by the State highway and main truck railway line.

The visual amenity of the site and surrounding area can be characterised industrial in nature and appearance. The site is a closed municipal land fill with areas of hardstand, fill and stockpiles of various waste materials. Exotic grasses and exotic plantation trees are present across wide areas of the site.

The site is undulating reflecting previous area of capping over the close land fill. The site is not identified as being located within a Visual Amenity Landscape or within an area of Outstanding Natural Features and Landscapes under the District Plan.

The additional remediation of the closed land fill proposed in this application is not likely to result in any adverse effects on amenity. Over time the proposed activity will have positive effects on the amenity of the site and surrounding area.

Based on the material proposed for the filling, quantity, and location, it is considered there will be no more than minor effects on amenity.

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## 5.4 TRAFFIC GENERATION AND TRANSPORTATION

The proposed activity would not see an increase in traffic generation or affect the local transportation network. Vehicles access the site currently to access the services of the Transfer Station and to dispose of green waste. Disposal of cleanfill and green waste on the site will reduce the need for transportation of these wastes elsewhere in the district or outside it. The proposal will have no significant adverse effects of the transportation network.

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## 5.5 NOISE & ODOUR

Any dust or noise produced by the proposed activity would only be temporary in nature. It is deemed that there is sufficient distance between the site and the nearest residential areas that no noise or odour issues are likely to arise. The level of noise generated on the site will be associated with vehicles or machinery (such as excavators) used to remediate the site.

Green waste can create odour as the material breaks down, but this is a natural process and is not expected to be significant. Fresh green waste material when initially turned can have heated and as a result be odorous. Once the green waste is spread in a thin layer, the green waste will not heat or be a source of odour. Spreading of the green waste will be done within 7 days of shredding to minimise heating and any associated odour. The likelihood of adverse odour effects is mitigated by the isolated location of the closed land fill site and the distance to the nearest residential activities.

Any adverse odour effects are likely to be minor.

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## 5.6 DUST

Dust can be generated from discharging, compaction, stockpiling, and vehicles accessing the site.

Clean fill and green waste are generally relatively free of fine particulate. All practicable measures will be taken to minimise dust generation.

The consent holder would first look to manage any potential dust causing materials by discharging waste in sheltered areas, covering with soil, compressing soil and active planting of appropriate plant species.

Dust is unlikely to cause a nuisance problem beyond the property boundary as the site is remote and residential activities are not located close by.

In the unlikely event that dust issues arise, the consent holder could use spray trucks to apply water to problem areas.

Any adverse dust effects are likely to be minor.

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## 5.7 LIFE SUPPORTING CAPACITY OF SOIL

By increasing the level of capping on the site with cleanfill material and green waste, provides the ability to use the site for different purposes. At present, the existing cap is not sufficient for use in agriculture activities. While it is not the intention of the Gore District Council to return the site to pasture, the life-supporting capacity of soils on the site would be reinstated with this proposal.

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## 5.8 HISTORIC HERITAGE

There are no archaeological sites identified on the relevant District Plan Planning Maps as being located on the site. There are no Historic Places, Historic Areas, Wahi Tapu or Wahi Tapu areas on the site registered in the Historic Places Trust Register. Use of an accidental discovery protocol is promoted by way of the application in the event an accidental discovery is made during earthworks. The site is a closed municipal land fill and further capping of the site is proposed. It is unlikely that any items of historic heritage value will be located or disturbed.

The proposal is not likely to result in any significant adverse effects on historic heritage.

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## 5.9 CULTURAL EFFECTS

The relevant Iwi Management Plan is The Cry of the People Te Tangi a Tauira Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (Te Tangi). Section 3.5.3 of Te Tangi 'Solid Waste Management' identifies that solid waste disposal is a significant environmental management issue for Ngāi Tahu ki Murihiku. Please refer to Section 6.8 for an assessment of the abovementioned policies.

There are no known or identified cultural or archaeological sites within the site shown on the Gore District Plan maps. The remediation works will occur over an area that has already been filled and operated as a municipal landfill for many years.

The application proposes the discharge of clean fill and green waste and with no excavation taking place. Therefore, no new archaeological finds are expected because of the proposed remediation works.

The proposed capping of the closed landfill with clean fill and green waste will have positive effects in regards of mitigating the effects of municipal waste already present at the site. The proposed remediation will protect the receiving environment and ensuring the site is appropriately managed.

The site is in the Mataura River Catchment. The Mataura River is subject to a statutory acknowledgement under the Ngāi Tahu Claims Settlement Act 1998. The applicant is consulting with Hokonui Runanga and seeking written approval from them.

It is considered that the proposal if managed appropriately will have less than minor effects on cultural values.

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## 5.10 MATTERS OF DISCRETION

As the site is located within the Mataura River Floodway, an assessment against Rule 4A.9.1 is completed below, specific to the matters of discretion council is restricted to:

- 1) Reason for the proposed activity and alternative sites;
- 2) Nature of proposed activity and any effects on inundation of land
- 3) Record of consultation with Environment Southland
- 4) Description of measures proposed to be undertaken to avoid, remedy or mitigate adverse effects.

### 5.10.1 REASON FOR PROPOSED ACTIVITY AND ALTERNATIVE SITES

The proposed activity is necessary to remediate the existing cap of the closed Gore Municipal Landfill. Without the remediation there is a risk of exposing the existing cap and increasing any potential risks. There are no alternative sites given the proposal is focussed on an existing closed landfill.

### 5.10.2 NATURE OF PROPOSED ACTIVITY AND EFFECTS ON INUNDATION OF LAND

The proposed activity requires the partial filling of land at the closed Gore Municipal Landfill. The material used will be cleanfill and green waste. The material used will not cause significant effects on inundation of the land, as it will allow water to pass through and over the soils at the site. The proposal does not seek to build any structures on the site, rather it is to remediate the site to enable public (recreational) use.

### 5.10.3 CONSULTATION WITH ENVIRONMENT SOUTHLAND

As noted above an application for the proposed landfill remediation has been lodged with Environment Southland for the discharge of cleanfill and green waste. The applicant is consulting with Environment Southland via the processing of that application which seeks resource consent for the same activity. The proposed activity cannot be undertaken without the discharge consent from Environment Southland.

### 5.10.4 MEASURES TO AVOID, REMEDY OR MITIGATE ADVERSE EFFECTS

It is likely that the adverse effects of the filling will be less than minor. Given there are no structures proposed on the site and the activity is for remediation of the capping. By remediating the capping, it mitigates any potential adverse environmental effects associated with further exposure of the existing capping of the closed landfill. Appropriate planting will be undertaken to enable future recreational use. Conditions of consent are promoted to avoid, remedy, or mitigate actual and potential adverse effects.



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## 5.11 POSITIVE EFFECTS

The proposed activity will have positive effects in relation to the existing environment and the community of Gore. These positive effects are outlined below.

### 5.11.1 CLEANFILL WASTE DISPOSAL IN GORE DISTRICT

The proposed use of clean fill as a capping material on the closed land fill site is an efficient and effective means of waste disposal within Gore District. Clean fill by its nature poses limited environmental risk and is a waste product well suited for reuse as a fill material.

### 5.11.2 GREEN WASTE DISPOSAL IN GORE DISTRICT

The proposed use of green waste as a capping material on the closed land fill site is an efficient and effective means of waste disposal within Gore District. Green waste if processed and managed in an appropriate manner poses limited environmental risk and is a waste product well suited for reuse as a fill material.

### 5.11.3 WASTE MINIMISATION

Discharge of the clean fill at the closed landfill site avoids disposal of the product at the Southland Regional Landfill or at other authorised (consented) landfills elsewhere and a reduction of waste capacity at those landfills. Disposal of clean fill at the application site also avoids transportation related costs associated with disposal elsewhere given the presence of the existing Gore Transfer Station adjacent the site.

Green waste cannot be discharged at the Southland Regional Landfill under the respective permits held for that facility. Discharge of processed green waste at other authorised (consented) landfills elsewhere would likely contribute to reduction of waste capacity at those facilities. Disposal of green waste at the application site avoids transportation related costs associated with disposal elsewhere given the presence of the existing Gore Transfer Station.

### 5.11.4 FUTURE RECREATIONAL USE

The proposed activity over the longer term will enable recreational use of the closed land fill site. recreational use of the site is a positive environmental effect consistent with enabling people's social wellbeing.

### 5.11.5 BIODIVERSITY

As part of redevelopment of the site for recreational use GDC propose planting of parts of the site with native plants. A local community group has commenced a regeneration project at the site with the aim, of planting 13ha of the former landfill site in native bush. To date 1ha has been planted. Over time this planting activity will likely result in increased biodiversity values across the site.

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## 5.12 SUMMARY OF EFFECTS

Overall, it is considered that the proposed activity will have a less than minor effect on the environment. The proposal seeks to remedy the existing cap of the closed landfill which is beginning to become exposed in some areas. The chosen method for remediation via cleanfill and green waste

is deemed the most appropriate method. Overtime, it is the intention to rehabilitate the site as a recreational space and connect with Hamilton Park.

# 6 STATUTORY ASSESSMENT

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## 6.1 FOURTH SCHEDULE

Clause 2 of the Fourth Schedule of the Resource Management Act 1991 requires an assessment of the activity against any relevant provision of a document referred to in Section 104(1)(b).

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## 6.2 SECTION 104 OF THE RESOURCE MANAGEMENT ACT 1991

Section 104 of the Act sets out the matters to be considered when assessing an application for resource consent. Section 104(1) requires the consent authority to have regard to any actual or potential effects on the environment of allowing the activity, and relevant statutory provisions and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

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## 6.3 RESOURCE MANAGEMENT ACT 1991 – PURPOSE AND PRINCIPLES

### 6.3.1 SECTION 5 – PURPOSE OF THE RMA

Section 5 sets out that the purpose of the RMA is to promote the sustainable management of natural and physical resources. It requires activities to be managed so that adverse effects on the environment are avoided, remedied, or mitigated.

The proposal will sustain the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations (Section 5(2)(a)), will not give rise to any significant adverse effects on the environment (Section 5(2)(b)), and will safeguard the life-supporting capacity of air, water, soil and ecosystems (Section 5(2)(c)). The proposed discharge of cleanfill will provide of the sustainable management of the natural and physical resource.

### 6.3.2 SECTION 6 – MATTERS OF NATIONAL IMPORTANCE

Section 6 sets out the 'Matters of National Importance' which consent authorities shall recognise and provide for. There are no Section 6 matters of direct relevance to this application.

### 6.3.3 SECTION 7 – OTHER MATTERS

Section 7 lists other matters to provide for in relation to managing the use, development, and protection of natural and physical resources. Of relevance to this application are:

*Section 7(b) – The efficient use and development of natural and physical resources.*

*Section 7(c) – The maintenance and enhancement of amenity values.*

*Section 7(f) – Maintenance and enhancement of the quality of the environment.*

The proposal is an efficient use and development of the natural environment. The sites previous use as the Gore Landfill has highly modified the area. The proposal is to rectify and maintain the capping

that was used to close the landfill, which will provide for the protection and enhancement of the environment. The proposal would see the site remediated and eventually incorporated into Hamilton Park, improving the overall amenity values of the area for recreational use.

#### 6.3.4 SECTION 8 – TE TIRITI O WAITANGI/TREATY OF WAITANGI

Section 8 of the RMA requires all persons exercising the functions under the Act to take into account the principles of Te Tiriti o Waitangi / Treaty of Waitangi. Given the activity is relates to an existing activity and is for the continued remediation of closed landfill, it is considered that Hokonui Runanga are an affected party. The proposal has been assessed against Te Tangi a Taurira Natural Resource Management Plan (refer to Section 6.8). The proposal is considered to be consistent with Section 8 of the RMA.

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## 6.4 NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

The objectives and policies of the National Policy Statement for Freshwater Management 2020 (NPS-F) considered relevant to this application are listed below:

**Water Quality:** Objectives 1A and 1C, and Policies 2 and 3.

**Integrated Management and Takata Whenua Roles and Interests:** Objective 1C, and Policies 1, 2, and 3.

The proposed discharge will not have significant effects on the quality of surface water or ground water. It is considered that Te Mana o Te Wai will be maintained. The proposed discharge is considered consistent with the objectives and policies of the NPS-F.

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## 6.5 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2022 (NPS-HPL)

The National Policy Statement for Highly Product Land became effective as of the 17<sup>th</sup> of October 2022. It sets out how regional and territorial authorities protect highly productive land from inappropriate use and development. An assessment has been made against the Manaaki Whenua Landcare Research mapping tool for Land Use Capability. While the site has not been formally identified as containing highly productive soils, it is identified as containing Class 3 soils on the Manaaki Whenua website.

Under Clause 3.11 'Continuation of existing activities' (1) territorial authorities must include objectives, policies, and rules in their district plans to:

- a) Enable the maintenance, operation, or upgrade of any existing activities on highly productive land; and
- b) Ensure that any loss of highly productive land from those activities is minimised.

(2) In the clause, **existing activity** means an activity that, at the commencement date:

- a) is the consented activity, designated activity, or an activity covered by a notice of requirement; or

- b) has an existing use of land or activity protected or allowed by section 10 or section 20A of the Act.

As the activity is an existing activity and has an existing regional council consent for the discharge of leachate. So, while the site is identified as containing Class 3 soils, the site has an existing use.

Table 1: NPS-HPL Objectives and Policies

Objectives/Policies	Comment
Objective: <i>Highly productive land is protected for use in land-based primary production, both now and for future generations.</i>	The location of the activity has previously been artificially altered for landfill purposes. This was undertaken prior to the gazetting and enactment of the NPS-HPL. The site will eventually be remediated to be incorporated as for recreational purposes with Hamilton Park.
Policy 1: <i>Highly productive land is recognised as a resource with infinite characteristics and long-term values for land-based primary production.</i>	No change is proposed to the land use of the remainder of the site.
Policy 2: <i>The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.</i>	There is no urban development proposed, and the proposed activity is not likely to have an adverse effect on freshwater management.
Policy 3: <i>Highly productive land is mapped and included in regional policy statements and district plans.</i>	The site has been mapped as Class 3 soil based on the Manaaki Whenua mapping system but has yet to be identified in the relevant RPS.
Policy 4: <i>The use of highly productive land for land-based primary production is prioritised and supported.</i>	The activity has existed prior to the NPS-HPL, and some of the land still has the ability be retained and used as highly productive land.
Policy 5: <i>The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement</i>	Not applicable.
Policy 6: <i>The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.</i>	No rezoning or development of rural lifestyle is proposed as part of this application.
Policy 7: <i>The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.</i>	No subdivision is proposed as part of this application.

It is considered that the proposed activity is not a form of subdivision or change of land-use. It is considered that the activity will provide an efficient use of the land for the applicant's purpose. The proposed activity is in general accordance with the National Policy Statement for Highly Productive Land 2022.

## 6.6 SOUTHLAND REGIONAL POLICY STATEMENT 2017

Objectives/Policies	Comments
<p><b>Objective WQUAL1: Water quality in the region:</b></p> <ul style="list-style-type: none"> <li>a) Safeguards the life-supporting capacity of water and related ecosystems;</li> <li>b) Safeguards the health of people and communities</li> <li>c) ...</li> <li>d) Is managed to meet the reasonably foreseeable social, economic, and cultural needs of future generations.</li> </ul>	<p>The fill is to remediate the existing cap of the closed landfill. By remediating the cap, it will ensure water quality is maintained.</p>
<p><b>Policy WQUAL1 – Overall Management of Water Quality:</b></p> <ul style="list-style-type: none"> <li>a) ...</li> <li>b) Manage discharges and land use activities to maintain or improve water quality to ensure freshwater objectives in freshwater management unites are met.</li> </ul>	<p>The proposal is considered consistent with this policy.</p>
<p><b>Objective RURAL1 – Sustainable use of rural land resources:</b> Achieve sustainable use of Southland’s rural land resource, in respect of:</p> <ul style="list-style-type: none"> <li>d) The use of soil resources</li> </ul>	<p>The site of the proposed activity is at an existing landfill site and this policy is of limited relevance.</p>
<p><b>Objective RURAL2 – Life-supporting capacity of soils:</b> Safeguard the life-supporting capacity, mauri and health of soils in rural areas, and prevent or minimise soil erosion and sedimentation from land use soil disturbance.</p>	<p>The soils on the site may contain life-supporting capacity, however due to the previous history of the site, it is likely the soils are degraded.</p>
<p><b>Policy RURAL1 – Social, economic and cultural wellbeing:</b> Recognise that use and development of Southland’s rural land resource enable people and communities to provide for their social, economic and cultural wellbeing</p>	<p>The proposed activity is an efficient use for the Gore District Council to provide social wellbeing in the long term once the site is incorporated with Hamilton Park.</p>
<p><b>Policy RURAL2 – Land use change and land development activities:</b> Manage subdivision, land use change, and land development activities in rural areas of Southland, in a way that</p>	<p>The proposal would not seek to change the existing land use.</p>

<p>maintains or enhances rural amenity values and characters.</p>	
<p><b>Policy RURAL.5 – Effects of rural land development:</b> The effects of rural land development shall be sustainably managed and land management practices encouraged so that:</p> <ul style="list-style-type: none"> <li>a) Soil properties are safeguarded;</li> <li>b) Soil erosion is minimised;</li> <li>c) Soil compaction and nutrient and sediment loss is minimised;</li> <li>d) Soil disturbance is reduced;</li> <li>e) Water quality is maintained or enhanced;</li> <li>f) Indigenous biodiversity is maintained or enhanced;</li> <li>g) The mauri of water and soils is safeguarded.</li> </ul>	<p>The proposal is not for rural land development.</p>
<p><b>Objective WASTE.1 – Reduce solid waste:</b> - Reduce the generation of solid waste in Southland</p>	<p>The proposal does not seek to increase the generation of solid waste, rather it seeks to provide for disposal of cleanfill and green waste for a specific purpose.</p>
<p><b>Objective WASTE.2 – Avoid, mitigate, or where appropriate remedy adverse effects:</b> Avoid, mitigate, or where appropriate remedy the adverse environmental effects of solid waste storage, disposal, processing, handling and transportation.</p>	<p>The disposal of the cleanfill and green waste can be undertaken on the site in a manner consistent with this policy.</p>
<p><b>Policy WASTE.1 – Adverse environmental effects:</b> Avoid, mitigate or where appropriate remedy the adverse environmental effects of solid waste storage, disposal, processing, handling and transportation through the development and use of appropriate rules and/or methods in regional and district plans including, but not limited to rules and/or methods on:</p> <ul style="list-style-type: none"> <li>a) Location, such as proximity to sensitive receiving environments or historic heritage;</li> <li>b) operation, such as acceptable solid waste, leachate or dust management; and</li> </ul>	<p>The proposed activity would see the remediation of existing closed landfill in a manner consistent with the intent of this policy.</p>

<p>c) closing, such as site rehabilitation or monitoring.</p> <p><b>Policy WASTE.8 – Efficient use of landfills:</b> Encourage the efficient use of existing landfills over the establishment of new landfills.</p>	
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## 6.7 GORE DISTRICT PLAN 2006

Objectives/Policies	Comments
<p><b>Objective 3.3.1</b> – Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.</p>	<p>The proposal seeks to enhance the amenity of the site, and eventually link the site with Hamilton Park for recreational purposes.</p>
<p><b>Objective 3.3.2</b> – Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.</p>	<p>The proposed activity would not adversely affect the quality of the environment. The proposal would see improvement to the environmental quality of the site and improve the amenity value of the area in conjunction with Hamilton Park.</p>
<p><b>Objective 3.3.7</b> – Ensure that the effects of earthworks and other land disturbance are avoided, remedied, or mitigated.</p>	<p>Land disturbance is required in the form of filling, and this can be undertaken in a manner consistent with this policy.</p>
<p><b>Policy 3.4.2:</b> Control the adverse effects of .and use activities on the environment.</p>	<p>It is expected that the effects on the environment will be no more than minor.</p>
<p><b>Policy 3.4.10:</b> Recognise that earthworks and disturbance of the ground is a necessary part of undertaking many activities.</p>	<p>Land disturbance is required in the form of land filling, and this can be undertaken in a manner consistent with this policy</p>
<p><b>Policy 3.4.11:</b> Ensure that the effects of earthworks and other land disturbance are avoided, remedied, or mitigated.</p>	<p>The site is located within the Rural Zone and is a sufficient distance from residential and industrial activities. The site has a history of earthworks and land disturbances. Land disturbance is required in the form of filling, and this can be undertaken in a manner consistent with this policy</p>



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## 6.8 TE TANGI A TAUIRA – THE CRY OF THE PEOPLE

Te Tangi Au Tauira is the iwi management plan for Murihiku (Southland) and is a relevant consideration for Council when assessing this application.

Policy	Comments
Policy 3.5.3.7: Minimise the risk of adverse effects from waste disposal activities through promoting community awareness of good waste management practices and the environmental costs and benefits of waste disposal.	The proposed activity seeks to minimise any potential adverse effects from the existing capping of the closed Gore Landfill.
Policy 3.5.3.11: Require landowner responsibility for historical, closed or disused landfill sites. Contamination of waterways, offensive release of odours and effects on soil quality must be monitored (by the landowner) beyond the life of these sites to ensure minimal adverse environmental effects.	The Gore District Council is actively remediating the site, and the proposed method of capping with cleanfill and green waste is the most practical approach to minimise adverse effects.

# 7 NOTIFICATION ASSESSMENT

## Section 95A - Public Notification Analysis:

A consent authority must follow the steps set out in this section, in the order given, to determine whether to publicly notify an application for a resource consent.

<b>Step 1:</b> Mandatory Public Notification in certain circumstances:	YES	NO
Has the applicant requested public notification? [s95A(2)(b)]		X
Is Public Notification required under s95C?		X
The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.		X
<b>Step 2:</b> Public Notification precluded in certain circumstances:	YES	NO
Does a rule or NES preclude public notification of the application? [s95B(2)]		X
A controlled activity; and/or		X
Restricted-discretionary or discretionary activities for:		
- A subdivision of land		X
- A residential activity [s95A(6)]		X
- A boundary activity [87AAB]		X
<b>Step 3:</b> Public Notification required in certain circumstances:	YES	NO
Does a rule or NES require public notification of the application? [s95B(2)]		X
Are adverse effects on the environment more than minor? [s95A(2)(a)]		X
<b>Step 4:</b> Public notification required in special circumstances:	YES	NO
Do special circumstances apply that warrant public notification? [s95A(4)]		X

## Section 95B – Limited Notification Analysis:

The consent authority must follow the steps outlined under Section 95B, in order, to determine whether to publicly notify or limited notify an application for resource consent.

<b>Step 1:</b> Certain affected groups and affected persons must be notified:	YES	NO
Are there any affected protected customary rights groups? [s95F]		X
Is the activity on, adjacent to or likely to affect a statutory acknowledgement area? And; would you consider the person(s) for whom the statutory acknowledgement is made to be affected? [s95E(2)(c)]		X
<b>Step 2:</b> Limited Notification precluded in certain circumstances:	YES	NO
Does a rule or NES preclude limited notification of the application? [s95B(2)]		X
Is the land use consent a controlled activity?		X
<b>Step 3:</b> Certain other affected persons must be notified:	YES	NO

Are adverse effects on any person minor or more than minor?		X
<u>Step 4:</u> Limited notification required in special circumstances:	YES	NO
Do special circumstances apply? [s95A(4)]		X

The applicant requests that this application proceed on a non-notified basis.

# 8 CONSULTATION

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## 8.1 AFFECTED PARTIES

The following groups have been identified as potential affected parties.

- Hokonui Runanga

Written approval is being sought from them. It is considered that there are no other affected parties.

# 9 DRAFT CONSENT CONDITIONS

1. The term of this consent is 15 years from the date of granting.
2. This consent authorises the discharge of clean fill and green waste onto and into land, at the closed Gore Municipal Land fill (24 Toronto Street, East Gore, Legal Description: Section 18 Block IV Waikaka SD and part of Hamilton Park (Recreation Reserve [Hamilton Park] New Zealand Gazette 2012 p 210 Vests in the Gore District Council) as detailed on the Site Plan included as Appendix 1 of the resource consent application.).
3. For the purposes of this consent, clean fill is defined as material having no putrescible, pollutant, inflammable or hazardous components.
4. For the purposes of this consent, green waste is defined as any plant material, such as tree branches, hedge clippings, grass cuttings, and composted or partly composted material, but does not include any other type of waste.
5. The discharge and green waste shall not occur beyond the boundaries of the discharge area as shown in the Site Plan included as Appendix A of the resource consent application.
6. The consent holder shall ensure that:
  - a) the delivery of material at the site is supervised at all times; and
  - b) access to the discharge area is restricted, to prevent discharges of unauthorised materials.
7. That dust shall be managed on the site by use of a water spray tanker or other means so that it does not cause a nuisance off the site.
8. There shall be no dust beyond the boundary of the site as a result of the exercise of this consent that is offensive or objectionable to the extent that it causes an adverse effect in the opinion of an authorised officer of the Consent Authority.
9. There shall be no noxious, dangerous, offensive or objectionable odour to the extent that it causes an adverse effect at or beyond the boundary of the site in the opinion of an authorised officer of the Consent Authority.
10. Review condition.

# 10 ALTERNATIVE LOCATIONS AND METHODS

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## 10.1 DO NOTHING

As outlined above the intended end use for the close landfill was forestry activity but this has been proven to be unsuitable and an alternative land use needs to be found. The site currently has varying depths of land fill cover. Further remediation via capping and development of the site for recreational use will result in several positive effects. The proposal will also provide for efficient and effective clean fill and green waste disposal in the Gore District. These positive environmental effects will not be achieved via the 'do nothing' option.

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## 10.2 WASTE DISPOSAL ELSEWHERE

Discharge of the clean fill at the closed landfill site avoids disposal of the product at the Southland Regional Landfill or at other authorised (consented) landfills elsewhere and a reduction of waste capacity at those land fill sites.

Disposal of green waste at the application site avoids transportation related costs associated with disposal elsewhere given the presence of the existing Gore Transfer Station.

Green waste cannot be discharged at the Southland Regional Landfill under the respective permits held for that facility. Discharge of clean fill and green waste as a capping material on the close municipal land fill is an effective and efficient means of disposal for these waste streams.

Provision of cost-effective disposal of clean fill and green waste is likely to reduce the risk of unauthorised discharge of these waste materials at other sites within the Gore District and elsewhere in Southland.

These benefits cannot be achieved at the application site if the clean fill and green waste is discharge elsewhere in the Gore District or Southland Region.

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## 10.3 CLOSED LANDFILL REMEDIATION

The proposed use of clean fill and green waste as a capping material on the closed land fill site is an efficient and effective means of waste disposal within Gore District. Both forms of waste if processed and managed in an appropriate manner pose little environmental risk and are waste materials well suited for reuse as land fill capping materials. Further radiation of the close municipal land fill site via these means will enable development and use of the site for recreational purposes. This will be a positive environmental outcome and is considered the best option in comparison to the alternatives outlined above.

# 11 CONCLUSION

We believe it is appropriate for this application to be granted resource consent for the following reasons:

- The proposed activity will not give rise to any significant adverse environmental effects and can be undertaken in a manner that will avoid, mitigate, or remedy actual and potential adverse environmental effects.
- The proposed activity is consistent with the relevant RMA plan and policy documents.
- The proposal is consistent with the sustainable management purposes of the Resource Management Act 1991, in that it will provide for the sustainable management of the natural and physical resources.

The purpose of the Act will be better met by the approval of the application than its refusal.

## 12 LIMITATIONS

This report ('Report') has been prepared by WSP New Zealand Limited ('WSP') exclusively for Gore District Council ('Client') in relation to Resource Consent Application for Landfill ('Purpose') and in accordance with the Short Form Agreement with the Client dated 3 August 2023] ('Agreement'). The findings in this Report are based on and are subject to the assumptions specified in the Report. WSP accepts no liability whatsoever for any use or reliance on this Report, in whole or in part, for any purpose other than the Purpose or for any use or reliance on this Report by any third party.



# APPENDIX A – SITE PLAN

UAV Survey undertaken August 2023

SURVEY IN TERMS OF:  
LINZ Mark BR2T








Control using GPS R12 and R12i

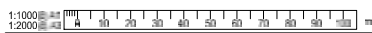
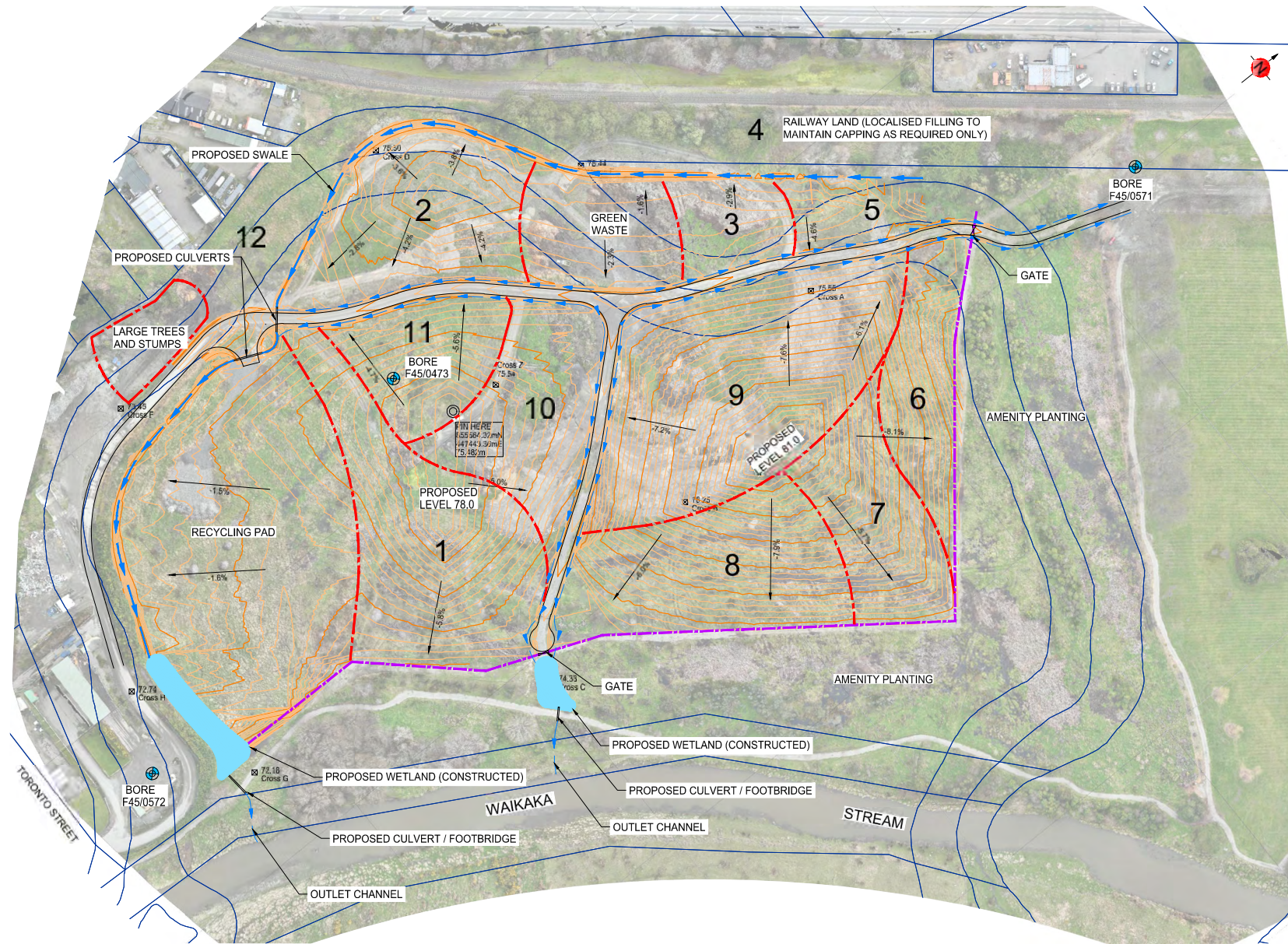
BLUFF 2000 GEODETIC DATUM  
False Origin: 800,000mN 400,000mE

HEIGHT DATUM  
NZVD 2016

Coordinate Schedule			
Northing	Easting	Level	Description
855531.40	447085.79	74.96	BM BR2T
855301.73	447145.97	71.54	BM C78G
855735.24	447506.89	75.55	Cross A
855623.74	447547.92	76.25	Cross B
855519.42	447574.60	74.33	Cross C
855614.70	447321.94	75.50	Cross D
855687.02	447390.04	75.44	Cross E
855440.44	447341.35	73.45	Cross F
855379.99	447518.61	72.16	Cross G
855358.51	447450.84	72.74	Cross H
855588.52	447446.33	75.54	Cross Z
855564.32	447443.36	75.48	PIN HERE
855301.73	447145.96	71.53	SH
855531.40	447085.79	74.96	SH

LEGEND

-  LEGAL BOUNDARIES
-  GROUNDWATER MONITORING BORE
-  PROPOSED SWALE
-  PROPOSED CULVERT
-  PROPOSED CONTOURS
-  EXTENT OF FILL
-  FILL AREA BOUNDARY



REVISION	AMENDMENT	APPROVED	DATE
A	DRAFT PLAN ISSUED TO CLIENT		26-09-2023
P1	PLAN ISSUED FOR CONSENT		17-10-2023
P1	CULVERTS AND PLANTING AMENDED		24-10-2023



**wsp**  
Invercargill Office  
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PO Box 647  
Invercargill 9840  
New Zealand

PLANNING

SCALES		ORIGINAL SIZE	
1:1000 @ A1	1:2000 @ A3	<b>A1</b>	
DRAWN	DESIGNED	APPROVED	
J.L. BOYDE	J. L. BOYDE	C. FEELY	
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE	
L. MCSORILEY	P. ASKEY	2023-09-26	
FOR CONSENT			

PROJECT  
GORE DISTRICT COUNCIL  
GORE TRANSFER STATION 24 TORONTO ST, EAST GORE  
CLOSED LANDFILL REMEDIATION

TITLE  
PLAN

WSP PROJECT NO. (SUB-PROJECT)  
6-VG126.00

SHEET NO.  
01

REVISION  
G

# APPENDIX B – CLOSED LANDFILL CAPPING ASSESSMENT





# Closed Landfill Capping Assessment

Date	24 October 2023
File/Ref	6-VG126.00
Subject	Gore Closed Landfill: Closed Landfill Capping Assessment

## 1. Background

The Gore landfill operated filling an area of some 14 ha between the railway line and the Waikaka stream between 1985 and 2006 when a refuse transfer station was established adjacent to the site. The site closed to general waste acceptance in 2006 with some limited waste types able to be accepted post closure. At that time the site was capped off with a variable thickness of clean soil, being a mix of silts and river alluvium. Engineering control over the capping operation appears to have been limited leaving some areas with relatively thin capping (i.e. < 300mm), while other areas have more than 1 metre.

The Waikaka stream was diverted in 1982 leaving the old course in the landfill area. The area occupied by the closed landfill is not thought to have been excavated as a gravel pit. The landfill operation is reported to have been undertaken in a trench style. Pits were excavated into the ground, filled with waste, and then covered (see also Section 6.2 below).

The surface is undulating, with several vehicle tracks, flatter areas and spoil dumps. Overall, this gives less than ideal stormwater control.

The original site was unlined. Leachate would be generated by rainwater percolating into the fill material. The bottom level of the waste is unknown in relation to water table. An earlier assessment of groundwater flow at the time of closure (Golder 2005) estimated the discharge of leachate contaminated groundwater from the site to be around 30 m<sup>3</sup>/day discharging along a 200m reach of the diverted Waikaka stream. Available dilutions were assessed to be large at around 4,200 – 7,200 x. (Golder 2005).

Currently there are three monitoring bores on site, however only two are used for monitoring. Well F45/0473 is no longer sampled and may have been destroyed. Wells F45/0571 (Upgradient) and F45/0572 (downgradient) are monitored every five years (Conditions 20-24 refer). The Five yearly monitoring includes for metals and ammoniacal nitrogen. Pesticides and herbicides are also monitored. The Waikaka stream is also monitored upstream and downstream for indicator chemical parameters including ammoniacal nitrogen.

As the waste is now 25 + years old, and most is much older than that, then most organic matter will have decomposed. Leachate would be expected to be characterised by elevated iron and manganese, elevated levels of dissolved salts, probably still elevated ammoniacal nitrogen but very low levels of dissolved heavy metals. SemiVOC organic compounds including solvents, oils, pesticides etc would be expected to be at trace levels or below detection.

Since the landfill site was closed in 2006, the site has been used for deposition of cleanfill and for stockpiling and shredding of green waste.

## 2. Use of closed landfills

### a) General limitations on the use of closed landfills

Closed landfill sites are used for a wide range of activities. Common in the past was playing fields, now more likely uses are passive recreation such as open space, dog exercise or mountain biking. Some have specific recreational facilities built such as BMX and Pump tracks. Retiring and planting is common, albeit with restrictions around what is planted with large trees that would have roots through the capping not appropriate (prone to windthrow). This was in fact experienced at the Gore site. It was planted with eucalypts shortly after closure, but these grew irregularly due to varying soil depths and there were a number of windthrows that exposed refuse. The trees have recently been removed. In rural areas grazing is common. Sheep or young cattle are preferable to avoid pugging damage to the capping soil.

Revegetation with low growing native species is viable when there is suitable depth of subsoil (i.e., 1m plus).

Where suitably located, closed landfills are excellent locations for resource recovery of bulky materials such as tree stumps and concrete. With placement of hardfill a closed landfill site provides a good pad for processing of green waste. In the case of the Gore closed landfill, having the Waste Transfer Station immediately adjacent makes the closed landfill property a logical location for resource recovery activities, minimising the need to transport materials elsewhere.

Closed landfills are generally unsuitable for buildings due to the risk of ground settlement, soil contamination and landfill gas discharge. Where buildings are constructed specific investigation and design is required to ensure these factors are safely addressed.

All these uses do require a good depth of capping. At least 1 meter of capping layer (compacted engineered cap, subsoil plus topsoil is best). Shallow caps in the long term are more vulnerable to erosion, leachate and gas breakout, refuse coming through the cap and general loss of function.

In this context using cleanfill to increase capping depth is a positive action that, when done properly, will enhance the potential of the site for beneficial uses and reduce environmental effects.

### b) Proposed Use of the Gore Closed Landfill Site

The Gore closed landfill site is proposed to be used for several resource recovery and once remediated over the long-term recreation and amenity planting purposes. These land uses are shown on Figure 1. In summary the intended uses are:

- (i) A metallised hardstand pad adjacent to the transfer station of area 1.4 ha approximately. This would be used as a laydown area for storage of bulky but inert materials including concrete and timber. Bulk glass bunkers could be placed here.
- (ii) A smaller pad of 2,000 m<sup>2</sup> immediately to the north of the Refuse Transfer Station (RTS). This would be used to hold large tree trunk sections and stumps awaiting chipping.
- (iii) A hardstand pad of 3,500m<sup>2</sup> for green waste processing. Here green waste that has been received through the RTS is placed on the hardstand and held awaiting periodic shredding. Shredded material is held in windrows pending incorporation into the topsoil mix on rehabilitated areas (Section 8 (b) below). The green waste processing area is well located in terms of adjoining land use. It is in an industrial area some 140m from the nearest commercial premise to the southwest. Commercial premises and residences approximately 100m away to the northwest are on the other side of the railway line and State Highway 1 corridor. This

separation provides a good buffer for any noise, odour and dust arising from the shredding operation.

- (iv) Areas for placement of cleanfill. These will be brought sequentially to design level and then topsoiled. Final use will be grassed areas or native plantings.
- (v) Two main access roads will be retained as shown. Water control from these is as shown.
- (vi) The area (4.2 ha) outside of the deer fence (currently under construction) is already being restored and planted.
- (vii) A foot/cycle path is maintained alongside the riverbank.
- (viii) A drainage swale to the west and south of the site.
- (ix) The land on the Railways property requires some localised tidy up of exposed refuse and capping improvement but will not be used for large scale clean fill placement.
- (x) Two constructed wetlands to treat stormwater runoff prior to ground soakage or discharge to the stream in large events.

### 3. Increasing Cap Depth

It is proposed to use cleanfill to increase the cap depth at the Gore closed landfill. The following measures will be implemented to appropriately manage this activity:

- Exercise effective control over incoming soil to ensure it is genuinely cleanfill (i.e., clean soil with < 10% of inert rubble). No soil from contaminated sites that may contain asbestos fragments, hydrocarbons or metals will be accepted.
- Filling to a contour plan design that will create a surface that will shed water (Section 4 below and Figure 1 Appended). The surface will be contoured to avoid creating depressions where water could pool and soak into the underlying waste to increase leachate generation. This would apply during the placement/filling phase and at completion.
- Having appropriate sediment controls in place during fill operations (silt fences, sediment ponds, treatment swales etc (Section 7 below).
- Filling to a vertical layered design, coarser/rubbly materials deeper transitioning to silt soils closer to the surface that will form a subsoil zone for moisture retention. If lower permeability soil is available this could be used to enhance the barrier to downward water infiltration.
- Final surface design and drainage appropriate to proposed end use of the site. Depending upon the cleanfill soil type, some subsoil drainage could be required above the waste.
- If the site is to be planted, then a landscape and topsoil specification needs to be part of the initial design. The depth of subsoil will be important to ensuring the long-term success of plantings.
- Being confident that the existing waste material is sufficiently stabilised to be able to remain in place in perpetuity. If there is a prospect that waste may have to be re-excavated, or the site remediated in some manner due to some other factor such as leachate generation or erosion then it would not be appropriate to add more soil on top until such issues were resolved. The Gore site has been reviewed and is assessed to be a low risk for erosion damage from the stream. The Waikaka Stream has been in its current course for 40 years. Any erosion would be obvious and readily remedied by

rock protection should it ever occur. Excavation of the waste is a very unlikely scenario. A more realistic, but still unlikely, contingency scenario would be a need identified to intercept leachate with wells or a curtain drain. Placement of additional fill in the areas proposed would not compromise any such options.

#### 4. Design Profile and Filling Plan

Figure 1 shows the proposed final landform. 8.3ha of the site is occupied by the clean fill operation. The maximum elevation proposed is at RL 81m with most at around RL 78m. Generally, this is 1-2 m above the existing surface. The total fill volume required to reach the design surface (exclusive of the topsoil) is approximately 67,000 m<sup>3</sup>.

Figure 1 shows the proposed sequencing of the filling operations. The Recycling pad and hardstand area will be completed first. Then Area 1 will be filled. This area is known to be wetter and may be contributing to percolation into the landfill. The roadways and green waste area are close to design level and only need minor regrading for stormwater control as indicated. Filling will then proceed in a clockwise direction through areas 2-11.

#### 5. Existing Capping Thickness

From review of the previous investigation reports (Golder 2005, and subsequent correspondence) it appears that there were areas of the site that were not capped to the consent specification of a minimum 500mm of soil capping. There are notes that these areas were subsequently reworked, but we have no record confirming this.

The thickness of the cap is an important consideration to the long-term functioning of the site (Section 3 above). Once the clean fill operation is complete then all cleanfill areas will have 1 m or more of capping. Rather than carry out a detailed assessment of the existing capping at this stage it is proposed to do this progressively as the various areas are remediated.

#### 6. Environmental Monitoring and Groundwater

##### a) Groundwater Quality Data

There are two groundwater bores on the site that are monitored for leachate parameters on a 5 yearly basis as per Consent 94463. These are shown on Figure 1:

- Bore F45/0572 is located at the refuse transfer station.
- Bore F45/0571. This is located close to the railway at the south end of Hamilton park/north end of the clean fill site.

The following are noted from the monitoring results from 2015 and 2020:

- (i) Bore F45/0572 is high quality water and appears to be background groundwater. Ammoniacal nitrogen is low at 0.11 mg/l. Chloride and conductivity are relatively low and appear at background. Heavy metals (Arsenic, Cadmium, lead and zinc) are all low, way below NZ Drinking water standard and below 90% species protection for freshwater. A comprehensive screen of pesticides returned all below detection. This latter result is expected, and the pesticide screen is a waste of money and should be discontinued.
- (ii) Bore F45/0571 shows the presence of several key leachate indicators:
  - Ammoniacal nitrogen is elevated at 54 mg/l. Interestingly this has increased from 9.2 mg/l in 2015.
  - Iron is elevated at 72 mg/l (cf 1.6 mg/l in 0572)
  - Chloride and conductivity are elevated compared to 0572 by factors of 7x and 13x respectively.

- Arsenic, lead and zinc are all higher than 0572.
- Again, all the pesticides are below detection, except for a trace result of the acid herbicide MCP (Mecoprop). Mecoprop is a common general use herbicide found in many household weed killers and "weed-and-feed" type lawn fertilizers. It is primarily used to control broadleaf weeds. As acid herbicides are relatively short lived in the ground, I would say the result is almost certainly from a relatively recent use of weed spray on Hamilton Park rather than any leachate constituent.

Overall, I would say the Hamilton Park bore 0571 shows a typical signature of an old (i.e., tens of years) landfill leachate, i.e., high iron, elevated ammoniacal nitrogen and elevated levels of dissolved salts but low levels of heavy metals.

#### b) Groundwater Hydrology

The records of groundwater logs, flow direction are very sparse and limited to some comment from a Golder report back in 2005 shortly after the landfill was closed. Reviewing this and a cursory examination of historic aerial photography on Retrolens sheds some light on what is happening at the site:

- Filling took place in the Hamilton Park area from at least the early 1960's (possibly earlier) up until around 1982. A lot of this activity appears to have been at the north end of the park.
- Around 1982-84 the stream was diverted and straightened past both Hamilton Park and the clean fill area (generally referred to as the "Gore landfill", although landfilling also took place on what is now Hamilton Park).
- The swale area alongside the railway and immediately north of the RTS is roughly the old stream course.
- Bore 0572 is in the old stream course or possibly on the south bank of what would have been the stream.
- Unfortunately, there is a large gap in the Retrolens record from 1984 to around 1997, so it is hard to say where filling took place over this time.
- By 1997 filling activity is apparent some 200m north of the RTS roughly due west of the SH1 bridge over the Mataura river. The site was closed to landfilling several years after this photo.
- The Golder report hypothesises a flow of groundwater east to the Waikaka stream from under the site. A very low transmissivity of 1mm/day is suggested for flow through the silt layers under the site.

From the above records and the observed water quality we suggest the groundwater travel is more likely to be a general south-westerly flow direction towards the Mataura river. This would place the RTS bore 0572 in a zone of clean water fed largely from the stream and explains why this water is high quality. Bore 0571 would then be generally downstream of the Hamilton Park old landfill cells. This would explain the leachate indicators in this bore. The increase in indicator parameters from 2015-2020 could be rainfall related. Alternatively, if the groundwater flow is very slow as postulated by Golder 2005 then possibly the leachate plume is still developing at this location (i.e., Bore 0571).

It is reasonable to conclude (as did Golder in 2005) that the impacts of the closed landfill(s) on the Waikaka Stream are minimal. While there is some uncertainty over the groundwater flow direction, we don't consider that further investigation to refine the groundwater model is warranted.

Placing additional fill over the southern portion (Gore closed landfill) as proposed will divert stormwater away from the historic fill areas.



## 7. Erosion and Sediment Control

The Erosion and Sediment Control Plan ESCP is shown generally on Figure 1. Sediment control measures will be put in place at the commencement of the consent. This will provide the structure to the stormwater management and minimise ponding areas until the full recontouring is completed.

The key ESCP measures are:

- (i) The drainage swale around the west and south of the site. This will soak water to ground outside of the refuse footprint.
- (ii) A constructed treatment wetland at the downstream end of the swale. This will treat water prior to any discharge in high flows to the stream.
- (iii) A constructed treatment wetland at the end of the access road to treat track runoff before it discharges to the stream.
- (iv) Silt fencing at the deer fence to filter sediment from runoff from areas being filled prior to it running into the planted areas. The silt fencing will be established progressively only for those areas being actively worked.
- (v) Soakage and filtration of general stormwater into the revegetated areas.

A detailed ESCP will be developed on a stage-by-stage basis. This is proposed to be done as a condition of consent. It is anticipated that the sequence and rate of the filling plan could change as the project progresses so fully defining the ESCP in advance is not required.

## 8. Use of Green Waste

### a) Application of Shredded Green Waste

Shredded green waste makes an excellent mulch for spreading over the completed clean fill. The mulch serves two purposes:

- Erosion protection to the exposed soil surface
- Breaks down to add organic matter to the soil. This allows lower organic content soils such as river silt to be used and saves the emissions and cost of importing topsoil from another location.

Typically, the process used to complete the capped area and apply the green waste would be:

- Trim compacted surface to grade.
- Spread 100-200mm of lesser quality topsoil or river silts as available.
- Spread 100-200mm of shredded green waste and rotary hoe into the soil base.
- Check fertiliser requirements (nutrients and soil pH) and then grass or plant as intended for the area.
- Where native plantings are used these can be usefully mulched with wood chippings from the stump grinding

Using green waste in this manner for site restoration is a common practice at landfill sites. I recall we had excellent success with shredded green waste mulch at the Whakatane landfill when it was capped in 2011. The site had batters of 3h:1v with a 600mm compacted clay/ash capping layer. A 150mm layer of old coarse shredded green waste that had been matured in informal windrows on site for several years was spread as the topsoil layer (Photo 1). Pretty much the day the job was finished we had a 90mm in one hour rainfall. I anticipated all the mulch to be in the stormwater pond but was very pleased to see it had remained in place. The

water had just soaked up and the mulch had protected the newly placed soil cap with no rilling. (Photo 2). Within a year the green waste had reduced to a rich black soil.



**Photo 1:** Spreading green waste mulch on the clay capping at Burma Road landfill 2011. Batter on front face is 3;1.



**Photo 2:** Close up of mulch following intense rainfall. Some localised patches where mulch had moved but overall, the site was in excellent condition considering the rainfall and the underlying capping soil was undamaged.

b) Storage and Processing of Green Waste:

Shredding green waste does need care in the management of operations to avoid nuisance effects and to manage the quality of water runoff. The proposed operation at Gore does not involve composting of the green waste and does not involve processing of food waste.

Green waste will be received from the public, contractors (including for Environment Southland) and Council's Parks and Reserves. The material will be placed on the hardstand area (Figure 1). Approximately once per month a contractor will come to site and shred the material. The shredded material will be stockpiled awaiting spreading on the current completed clean fill area. Once spread in a relatively thin layer the green waste will not heat or be a source of odour. Spreading will be done within 7 days of shredding to minimise heating and any associated odour.

Runoff from the green waste hardstand will flow west to the drainage swale (Figure 1). A low bund in the swale will be built to form a constructed wetland. This will filter runoff. The runoff from shredded green waste that is left to heat in a pile can be tannin stained and elevated in nitrogen. Land spreading the shredded material within 7 days and incorporating it into the soil as a mulch will avoid this and ensure the nutrients in the green waste are used to build up the soil fertility on the revegetation areas.



Peter Askey

**Principal Environmental Engineer**

# APPENDIX C - SITE PHOTOGRAPHS



















# APPENDIX D – DISCHARGE PERMIT 94463



**environment  
SOUTHLAND**

**Application No: G028-015  
Consent No: 94463**

Cnr North Road and Price Street  
(Private Bag 90116)  
Invercargill

Telephone (03) 211 5115  
Fax No. (03) 211 5252  
Southland Freephone No. 0800 76 88 45

## **Discharge Permit**

Pursuant to **Section 105(1)** of the Resource Management Act 1991, a resource consent is hereby granted by the Southland Regional Council to **Gore District Council** (the “consent holder”) of **P O Box 8, Gore 9740** from 29 April 1998.

**Please read this Consent carefully, and ensure that any staff or contractors carrying out activities under this Consent on your behalf are aware of all the conditions of the Consent.**

### **Details of Permit**

Purpose for which permit is granted: To discharge leachate to land from a closed landfill

Location - site locality - Toronto Street, Gore  
- map reference - F45:973-489  
- receiving environment - Land  
- catchment - Mataura

Legal description of land at the site: Section 18 Block IV Waikaka Survey District

Expiry date: 29 April 2033

### **Consent Amended**

Conditions amended on 26 June 2000 and again on 17 February 2010, as follows:

### **Schedule of Conditions**

#### **Term of Consent**

1. This consent shall expire on 29 April 2033.

**Restricted Activities**

2. No hazardous substances\*, liquid wastes nor sludges are to be disposed of in the Gore Landfill except with the specific written approval of the Director of Environmental Management and the Medical Officer of Health.
3. This consent does not authorise the burning of refuse at the Gore landfill.
4. No refuse is to be discharged into groundwater.

\* As defined in the Regional Solid Waste Management Plan, but not including asbestos, the disposal of which is covered in section 4 of this consent.

**Hazardous Substances**

5. Hazardous substances shall be stored in a separate facility that is secure from unauthorised access, and able to contain such wastes without threat to the environment.
6. The consent holder shall maintain a register of hazardous substances stored on-site.
7. The register of hazardous substances shall contain the following information:
  - the description of the substance
  - the volume and weight of the substance
  - the date the substance was received
  - the date the substance was removed off-site
  - where the substance was removed to and by whom.
8. The register of hazardous substances shall be made available, for inspection, on request of the Director of Environmental Management, or delegate.

**Asbestos**

9. The disposal of asbestos into the ground at two sites at the Gore landfill is authorised under this consent.
10. The asbestos is to be wrapped before burial in impermeable material, sufficient to prevent loss of particle matter.
11. The asbestos is to be covered to a minimum depth of 500 mm immediately after disposal in the Gore landfill.
12. The surveyed locations of the buried asbestos shall be recorded on a Land Information Memorandum for the Gore landfill.

**Fencing**

13. The consent holder shall maintain fences or screens sufficient to control windblown litter from the site.

**Operation**

14. Discharges of solid waste into the Gore landfill, pursuant to the exercise of this consent, shall cease by 31 December 2006.
15. The Gore landfill shall be operated in accordance with the "Gore Landfill Management Plan" dated October 1997, as attached to the application for this resource consent.
16. The consent holder shall ensure that access to the Gore landfill is restricted to those periods when an attendant is present to supervise tipping.
17. The operation of the Gore landfill shall not be inconsistent with the conditions of this resource consent.

**Stormwater**

18. The consent holder shall ensure that:
  - (a) Clean stormwater is diverted away from the Gore refuse disposal area.
  - (b) Stormwater is diverted away from the tipping face.
  - (c) Stockpiles of cover material and areas with final cover are contoured to prevent ponding of water.

**Rehabilitation**

19. The consent holder shall ensure that:
  - (a) All areas within the Gore landfill that are not worked within a six month period shall be revegetated.
  - (b) The final cover shall not be less than 500 mm in depth.
  - (c) All stock shall be excluded from the site until it is fully revegetated.

**Monitoring**

20. The consent holder shall monitor, once every five years from January 2010, the groundwater at the two sites by taking representative samples from Bore F45/0571 and Bore F45/0572 (at approximate map references F45:973-492 and F45:973-487), and analysing for:
  - pH
  - Electrical Conductivity
  - Ammoniacal Nitrogen
  - Chloride.

21. If the pH of a groundwater sample is less than 5.9 or greater than 6.5, or the electrical conductivity of a groundwater sample exceeds 1000  $\mu\text{S}/\text{cm}$ , then the consent holder shall, within one week of receipt of the pH and conductivity results, take additional representative samples, from both monitoring sites, and shall analyse those samples for:
- Nitrate Nitrogen
  - Carbonaceous BOD<sub>5</sub>
  - Boron.
22. Once every five years from January 2010, the consent holder shall also analyse the groundwater samples for:
- Lead
  - Arsenic
  - Cadmium
  - Iron
  - Zinc.
23. Once every two years, until the date specified in condition 14, and in conjunction with a sample taken in accordance with condition 20, the consent holder shall also analyse the groundwater samples for:
- Organochlorines
  - Acid herbicides
  - Organophosphates.
24. The consent holder shall monitor the Waikaka River, once every five years from January 2010 by taking representative samples from the river, upstream and downstream of where it passes the known historic and current landfill area, and having the samples analysed for:
- pH
  - Electrical Conductivity
  - Ammoniacal Nitrogen.
25. The results of the monitoring shall be forwarded to Southland Regional Council within one month after the results have been received by the consent holder. The methods of analysis are to be listed with the results.
26. The sample preservation and analyses for the monitoring conducted in accordance with the conditions of this resource consent shall be those specified in the most recent edition of the APHA "Standard Methods for the Examination of Water and Wastewater" or by methods approved by Southland Regional Council's Director of Environmental Management, or delegate.
27. A representative sample means:
- (a) a grab sample when taken from a surface water body; or

- (b) a grab sample from a groundwater monitoring bore after the bore has been purged until a constant electrical conductivity has been reached.

NB: *For the purposes of this condition monitoring of conductivity does not have to be in accordance with condition 26.*

#### Records

28. The consent holder shall record the amount of material disposed of in the Gore landfill on an annual basis.
29. The consent holder shall prepare and forward, an annual operating and monitoring report, to the Southland Regional Council, detailing:
- compliance with the Gore Landfill Management Plan
  - the results of all monitoring carried out in the previous 12 months
  - an analysis of the monitoring results
  - an analysis/interpretation of all monitoring carried out at the Gore landfill.
30. The annual operating and monitoring reports shall be lodged with Southland Regional Council by 31 July of each year the Gore landfill is operated.

#### Post Closure Management

31. The consent holder shall supply a Post Closure Management Plan for the Gore landfill to the Council's Director of Environmental Management by 31 December 2005.

The Post Closure Management Plan shall be to the satisfaction of the Director of Environmental Management and shall include, but is not limited to:

- site rehabilitation
  - stormwater control
  - monitoring schedule
  - site responsibility
  - removal of hazardous substances, referred to in condition 7, off-site.
32. The final level of the land-fill is to be at least 600mm lower than the current stopbank level, or as agreed by the Council's Director of Environmental Management.

#### Review of Monitoring

33. The consent holder may, under Section 127 of the Act, apply for a review of the monitoring conditions of this consent at two yearly intervals from the date of commencement of this consent.

**Review**

34. Southland Regional Council may, in accordance with the conditions of this resource consent, and in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice of its intention to review the conditions of this consent annually, for the purposes of:
- (i) dealing with any adverse effects on the environment which may arise from the exercise of this consent;
  - (ii) changing the frequency of monitoring;
  - (iii) changing the constituents which are the subject of the monitoring; or
  - (iv) complying with the requirements of a regional plan.

**Resource Management Charges**

35. The consent holder shall pay Southland Regional Council the following user charges which are fixed under Section 36 of the Resource Management Act 1991:
- (a) an administration charge; and
  - (b) a compliance monitoring charge.

The user charges are payable, on invoice, on the first day of July each year.

for the **Southland Regional Council**

W J Tuckey  
**Director of Environmental Management**

**From:** [Lynda Murchison](mailto:Lynda.Murchison@goredc.govt.nz)  
**To:** [proposeddistrictplan@goredc.govt.nz](mailto:proposeddistrictplan@goredc.govt.nz)  
**Cc:** [Mollie Lyders](#); [Louise Dennison](#)  
**Subject:** Submission Hokonui Runanga Inc  
**Date:** Tuesday, 28 November 2023 1:30:38 am  
**Attachments:** [Outlook-jlrpxd20.png](#)  
[Form 5 Gore District Plan submission HR Inc.pdf](#)  
[HR Inc Submission.pdf](#)  
[HR Inc Submission Schedule 2.pdf](#)  
[Hokonui taonga species list.pdf](#)

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Tena koe

Please find attached the submissions from Hokonui Runanga Inc on the proposed Gore District Plan. There are 4 attachments:

Form 5

2 x submission tables by provision

1 x schedule of taonga species.

Nga mihi



Lynda Murchison  
Chief Advisor

140 Charlton Road, Gore 9774

Waea pūkoro: [REDACTED]

Website - [Taiao – Hokonui Rūnanga Kaupapa \(hokonuitaiao.org.nz\)](http://hokonuitaiao.org.nz)

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Form 5 Submission on notified proposal for policy statement or plan, change or variation

[Clause 6](#) of Schedule 1, Resource Management Act 1991

**To:** Gore District Council

**Name of submitter:** Hokonui Rūnanga Inc

Hokonui Rūnanga Inc is the modern mandated representative of those who are mana whenua within the Hokonui Region of the Ngāi Tahu takiwā and is one of 18 papātipu rūnanga who collectively form Te Rūnanga o Ngāi Tahu. Te Rūnanga o Ngāi Tahu is recognised as the iwi authority over most of Te Wai Pounamu/South Island under Te Rūnanga o Ngāi Tahu Act 1996.

The takiwā of Hokonui Rūnanga Inc is centred on the Murawai, the floodplains of the Mataura River and includes the township and district of Gore. The takiwā is described in the Ngāi Tahu (Declaration of Membership) Order 2001 as “centred on the Hokonui Region with shared interests in the lakes and mountains between Whakatipu-Waitai (near Martins Bay) and Tawhitarere with other Murihiku Rūnanga and those located from Waihemo south.”

For Hokonui Rūnanga Inc, active kaitiakitanga is embodied in the use and development of natural resources within its takiwā, provided such activities occur within an environmental and cultural ethic, underpinned by mātauranga and tikanga.

**This is a submission on the following proposed plan:** Proposed Gore District Plan Full Review

**We could not\*** gain an advantage in trade competition through this submission.

**The specific provisions of the proposal that our submission relates to are:**

- i. The entire proposed plan and planning maps.

**Our submission is:**

Hokonui Rūnanga Inc supports all the provisions in the proposed plan as notified except for the amendments requested to the above provisions, which are set out in the submission tables and schedule which are attached to and form part of this submission.

**Our reason is:**

The requested amendments to the proposed plan in this submission:

- Achieve the purpose of the Resource Management Act 1991;
- Are the most appropriate option under s32 of the RMA;

- Give effect to relevant national planning documents including the National Policy Statement for Freshwater Management 2020; and the National Policy Statement for Indigenous Biodiversity 2023;
- Give effect to the Regional Policy Statement for Southland;
- Are consistent with the relevant regional plan on matters which are primarily the control of the regional council;
- Take into account relevant planning documents recognised by the iwi authority;
- Have regard to strategies and plans prepared by the Council under other legislation; and
- In the case of requested amendments to policies or methods, including rules, the amendments achieve the objectives of the proposed plan or implement the policies in accordance with s75(1) of the RMA.

**We seek the following decisions from the local authority:**

To amend the provisions for Parts 2 and 3 of the Proposed Gore District Plan, as set out in the submission tables attached to and forming part of this submission.

**\*I wish to be heard in support of my submission.**



Signature of submitter (or person authorised to sign on behalf of submitter)

Dr Lynda Murchison

**Chief Advisor**

**Hokonui Rūnanga Kaupapa Taiao**

On behalf of Hokonui Rūnanga Inc

Date: 27<sup>th</sup> November 2023

Electronic address for service of submitter: [murchisonplanning@outlook.com](mailto:murchisonplanning@outlook.com)

Telephone: 027 2238 070

Postal address: 140 Charlton Rd, Gore 9710

Contact person: Dr Lynda Murchison

Provision	Support/Oppose	Decision Sought	Reason
<p>Overview and purpose</p> <p><b>Māori Purpose Zone</b></p>	<p>Support in part</p>	<p>Amend the first paragraph of introduction to read:  <i>“Māori Purpose Zones recognise mana whenua whakapapa (connection to place) and rangatiratanga; and enables the use and development of land in these zones to provide for a variety of social, economic, cultural and environmental activities of benefit to whānau Māori and the wider community, in accordance with tikanga. The plan provides for some activities as permitted activities across all Māori Purpose Zones, while other activities require resource consents and development plans to enable provision of appropriate infrastructure and management of effects.”</i></p>	<p>The purpose of the Act requires recognition and provision for the relationship of Māori and their customs and traditions with all their ancestral lands, waters, sites, wāhi tapu and other taonga in the entire takiwā, not just in Māori Purpose Zones.</p> <p>Rather, the MPZ is an enabler of Māori land use development in recognition of the absence of provisions to enable mana whenua to use and develop their land in accordance with tikanga, through successive generations of planning legislation.</p>
<p>MPZ-O1</p>	<p>Support in part.</p>	<p>Amend MPZ-O1 to read:  <i>“A range of social, economic, environmental and cultural activities are enabled within Māori Purpose Zones in recognition of rangatiratanga; and in accordance with mātauranga and tikanga.”</i></p> <p>Renumber as MPZ-O2.</p>	<p>The objectives need tweaking to make it clear that MPZs are not the only place to recognise rangatiratanga and enable kaitiakitanga. Those rights are recognised in the Treaty, the principles of which must be taken into account in the development of the entire district plan; and lay the foundations for mana whenua input into the management of land uses and associated activities across the entire District, not solely in the MPZ. Under National Planning Standards a MPZ can apply to any whenua which is at least 50% owned by a Māori organisation; not only land held by mana whenua. However rangatiratanga and the associated duty of kaitiakitanga is held by mana whenua.</p>

Provision	Support/Oppose	Decision Sought	Reason
MPZ-O2 and MPZ-O3	Oppose in part	<p>Delete these two objectives and replace with an objective that reads:</p> <p><i>“The Māori Purpose Zones enable whānau Māori connections with place, and to undertake a variety of land uses and development opportunities to provide for their economic, social and cultural well-being.”</i></p> <p>Reorder as MPZ-O1.</p>	<p>The objectives need tweaking to make it clear that MPZs are not the only place to recognise rangatiratanga and enable kaitiakitanga. Those rights are recognised in the Treaty, the principles of which must be taken into account in the development of the entire district plan; and lay the foundations for mana whenua input into the management of land uses and associated activities across the entire District, not solely in the MPZ. Under National Planning Standards a MPZ can apply to any whenua which is at least 50% owned by a Māori organisation; not only land held by mana whenua, However rangatiratanga and the associated duty of kaitiakitanga is held by mana whenua.</p> <p>MPZ-O3 is a policy not an objective.</p>
MPZ-P2	Support in part.	<p>Amend the policy to create two policies which read:</p> <p>“Enable a range of activities in the Māori Purpose Zone which enable whānau Māori to provide for their economic social, and cultural well-being, including but not limited to:</p> <ol style="list-style-type: none"> <li>1. Residential development, including papakāinga/kāinga nohoanga;</li> <li>2. Marae and other cultural facilities and activities;</li> <li>3. Mahinga kai and primary production;</li> <li>4. Environmental restoration and enhancement activities;</li> <li>5. Employment and business opportunities;</li> <li>6. Community, educational, recreational and health facilities and activities; and</li> <li>7. Uruupā.”</li> </ol>	<p>The activities listed in MPZ-P2 are narrower than those provided for in the rules. It is not clear why employment opportunities would be limited to environmental areas only in a MPZ. The amended policy better provides for a range of activities appropriate for MPZ, while ensuring key potential environmental effects are managed.</p>

		<p>“Ensure activities within the Māori Purpose Zone:</p> <ol style="list-style-type: none"> <li>1. Do not create or exacerbate natural hazard risk;</li> <li>2. Have appropriate standards of access and infrastructure; and</li> <li>3. Do not have adverse effects such as noise or night-lighting which are incompatible with the amenity values of the area.”</li> </ol>		
MPZ-P3	Oppose	<p>Amend policy to read:  “Ensure activities on land adjoining the MPZ have effects which are compatible with the activities in the MPZ to minimise the potential for both sensitivity and reverse-sensitivity effects.”</p> <p>Amend the rule to read: “Community and cultural facilities, activities and events.”</p> <p>Amend the rule to read: “Commercial activities and facilities.”</p> <p>After MPZ-R10 add new rules MPZ-R11 and MPZ-R12 which read:  “MPZ-R11 educational facilities and activities  MPZ-R12 – health facilities.”</p>	<p>It isn't clear which activities this policy is intended to apply to. We suggest the issue is effects from incompatible and uses adjoining the MPZ and suggest rewording the policy to make this clear.</p> <p>The rules should provide for activities allowed by MPZ-P2.</p> <p>The rules should provide for activities allowed by MPZ-P2.</p> <p>The rules should provide for activities allowed by MPZ-P2.</p>	
MPZ-R8	Support in part			
MPZ-R9	Support in part			
New rules				
<b>Ecosystems &amp; Indigenous Vegetation</b>				
Overview & Purpose	Support in part.	<p>Add a new second paragraph after the first paragraph that reads:  “All indigenous vegetation is a taonga to mana whenua. Many species are highly valued for mahinga kai (as food, fibre or medicine). Healthy, robust indigenous ecosystems are important to maintain the mauri of the whenua (land), wai (water) and te taiao (environment).</p> <p>Recognising and providing for the relationship of Māori and their customs and traditions with their ancestral lands,</p>	<p>The relationship of mana whenua with indigenous vegetation is recognised in ECO-O4 but is not discussed in the overview and purpose.</p>	

ECO-01-ECO-04	Oppose	<p>waters, sites wāhi tapu and other taonga is a Matter of National Importance under s6(c) of the RMA.</p> <p>For mana whenua the issue does not turn on the protection of specific sites which are identified as 'significant'. The takiwā is home so mana whenua have a relationship with all whenua, wai and ecosystems within the takiwā. Therefore, the focus is on enhancing the quality and quantity of indigenous biodiversity within the District: maintaining the ecological function, integrity and value of established indigenous ecosystems and the habitats that support them; and encouraging areas of regeneration and new planting. As such, mana whenua support an approach which encourages landholders to both retain and enhance indigenous biodiversity and ecosystems on-site.</p>	
		<p>Delete the objectives and replace with the following:</p> <p>“ECO-01 The quantum, quality and health of indigenous ecosystems and habitats is enhanced within Gore District.</p> <p>ECO-02 Sites of significant indigenous vegetation and habitats of indigenous fauna are recognised and protected from inappropriate subdivision, use or development.</p> <p>ECO-03 Indigenous biodiversity is recognised as a taonga to mana whenua and the relationship of mana whenua and their customs and traditions with indigenous vegetation and ecosystems is recognised and provided for including:</p> <ul style="list-style-type: none"> <li>- Enabling the exercise of kaitiakitanga;</li> <li>- Enabling mahinga kai; and</li> <li>- Maintaining or where degraded restoring the mauri of indigenous ecosystems.</li> </ul>	<p>The narrow focus of the objectives on SNAs alone fails to give effect to the purpose of the Act, the NPS for Indigenous Biodiversity or the Regional Policy Statement for Southland. It is also inconsistent with ECO-P8 &amp; ECO-P10 which apply more broadly than SNAs. The objectives and policies should align under s75(1) of the RMA.</p> <p>Objectives should be written as outcomes not actions. ECO-02, ECO-03 and part of ECO-04 are policies rather than objectives.</p>

ECO-P1	Support in part	<p>Amend to read:  “ 1. To identify as SNAs:  (a) Areas identified as SNA-1 (Waterfall Range) and SNA-2 (Pukerau Red Tussock Reserve) on the planning maps; and  (b) Areas that meet the criteria set out in Appendix 4 once they are assessed and shown on the planning maps.”</p>	<p>The policy as written doesn't quite make sense and it is not clear if it is intended to apply to sites that meet the criteria in Appendix 4 now or only once they are mapped and listed in the plan.</p> <p>To achieve the purpose of the Act and give effect to higher order planning documents, the plan needs to manage effects of activities on indigenous ecosystems per se not just SNAs.</p>
New Policy		<p>Add a new policy that reads:  “To prevent the clearance or destruction of established indigenous vegetation or habitats or changes in surrounding land conditions which will effect the destruction of established indigenous vegetation or habitats; and  Provide for the removal of individual plants or modification of small areas of indigenous vegetation which is ancillary to undertaking other land uses on the site, provide these activities do not adversely affect the ability of the indigenous vegetation to regenerate or compromise the ecological integrity of the site.”</p>	<p>The plan needs some policy guidance around the ability to remove small areas of indigenous vegetation as part of day to day farming and other land use activities in rural areas, where such activities do not compromise the ecological integrity of indigenous ecosystems on-site; while preventing the wholesale clearance or destruction of tussock grasslands, and regenerating scrubland. Allowing small scale removal or modification is vital if we are to encourage landholders to plant and enhance areas and sites.</p> <p>This type of policy is needed to anchor general indigenous vegetation clearance rules.</p>
ECO-P2, P3, P4 & P7	Oppose	<p>Delete these policies and replace with the following:  “Allow subdivision, use or development of land or other activities in or adjoining Significant Natural Areas provided:  (i) Any adverse effects of the activity on the ecological values, functioning or integrity of the</p>	<p>These policies all direct the management of activities in SNAs and appear to contradict each other.</p>

		<p>site, its mauri or value as mahinga kai is minor; or</p> <p>(ii) The activity has a functional or operational need to occur in that area and any adverse effects on the matters listed in (i) above are avoided or offset in accordance with ECO-P11; or</p> <p>(iii) The activity is provided for and undertaken in accordance with an approved biodiversity management plan for the site.</p> <p>Add a definition to the plan that reads: “approved biodiversity management plan means a management plan approved by the council as appropriate for the management of the biodiversity values of a site and includes a QEII Trust management plan for the site or a mana whenua endorsed site plan.”</p>	<p>We appreciate these may be directions from NPSIB and cannot be altered but if they can be, we request the amendments in this submission.</p> <p>We also submit that there needs to be some encouragement for landholders to have sites assessed and manage their activities in accordance with them.</p>
ECO-P5	Support in part	<p>Add a new subclause 3 which reads: “maintains the long-term population and health of all taonga species listed in schedule XX.”</p>	<p>There are indigenous plant species that are important taonga species found in SNAs, but which are not included in subclause 2.</p>
ECO-P6	Support in part	<p>Amend the policy to read: “Promote the restoration, maintenance and enhancement of indigenous biodiversity across the District, including but not limited to: 1. sites and areas with degraded ecological integrity or mauri; 2. threatened and rare ecosystems representative of naturally occurring and formerly present ecosystems; 3. areas that provide important connectivity, seed sources or buffering functions; 4. areas advanced by mana whenua anywhere in the District; 5. areas identified by landholders in farm or site management plans;</p>	<p>Restoration and enhancement of indigenous biodiversity is important, but Hokonui Rūnanga Inc does not agree that areas should be prioritised based solely on their current state of ecological degradation as measured using western ecological criteria.</p> <p>Subclause 4 has been removed as wetlands are managed by the regional council under the direction in the Southland Regional Policy Statement, Statement of Local Authority Responsibilities (p.7)</p>



		<p>6. any other priorities specified in regional biodiversity strategies, iwi planning documents or any national priorities for indigenous biodiversity restoration;</p>	<p>Subclause 5 should not be limited to Māori land; areas advanced by mana whenua anywhere in their takiwā for restoration should be a priority considering the duties local authorities have under s8 of the RMA &amp; s.81 of the Local Government Act 2002.</p>
<p>ECO-P7</p>	<p>Support in part</p>	<p>Amend this policy to apply to all indigenous ecosystems not just significant sites and combine with ECO-P10, so it reads:</p> <p>“Maintain, enhance and restore indigenous biodiversity by:</p> <ol style="list-style-type: none"> <li>1. Minimising the loss, fragmentation and reduction of: <ol style="list-style-type: none"> <li>(a) Significant Natural Areas</li> <li>(b) connections between Significant Natural Areas;</li> <li>(c) threatened or at risk and indigenous species populations;</li> <li>(d) the mauri of indigenous ecosystems; and</li> </ol> </li> <li>2. Enhancing mahinga kai;</li> <li>3. Promoting the creation of connections and ecological corridors between areas of indigenous vegetation and habitats of indigenous fauna;</li> <li>4. Maintaining viable populations of specified highly mobile fauna across their natural range;</li> <li>5. Promoting the use of eco-sourced species from the relevant ecological district;</li> <li>6. Enabling opportunities for mana whenua to exercise their customary rights and responsibilities as kaitiaki in encouraging the restoration, protection or enhancement of areas of indigenous biodiversity and habitats;</li> <li>7. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of indigenous biodiversity and habitats;</li> </ol>	<p>The focus in the chapter on SNAs only does not achieve the purpose of the Act or give effect to the NPSIB or the Southland RPS.</p> <p>Maintenance , restoration and enhancement of indigenous biodiversity generally should be encouraged and can be achieved by working with willing landholders and others in the community.</p> <p>Combining ECO-P7 and ECO-p10 to create one policy is clearer and more concise.</p> <p>Promoting protected wildlife is a function of the Department of Conservation under the Wildlife Act 1953, not a district council RMA function.</p>

		<p>8. Applying the effects management hierarchy to address any adverse effects of subdivision, use or development;</p> <p>9. Recognising the benefits of farm management practices and active management of indigenous biodiversity, including voluntary animal and plant pest control, livestock grazing management and legal protection; and</p> <p>10. Developing a Biodiversity Strategy to encourage non-regulatory assistance and landowner engagement.”</p> <p>Delete ECO-P10.</p>		
ECO-P8	Support in part	<p>Amend subclause 4 to read:  “Prevent or restrict mana whenua access to or use of mahinga kai.”</p>	<p>Policies should be explicit about the cultural values activities may affect, to provide clarity and certainty. Mahinga kai is guaranteed under Article 2 of the Treaty and loss of mahinga kai or access to mahinga kai is one of the major and ongoing effects of the subdivision and sale of land since colonisation.</p>	
ECO-P9	Support in part	<p>Amed subclause 3 to read:  “The extent to which the proposed activity will affect the mauri of the area or its values as mahinga kai.”  Delete subclause 6.</p>	<p>Policies should be explicit about the cultural values activities may affect.  Subclause 6 is repetitive re effects on mahinga kai.</p>	
ECO-P10	Oppose	<p>Delete and combine material with new ECO-P8 above.</p>	<p>ECO-P10 appears to cover the same activity as in ECO-P8</p>	
ECO-P11	Support in part.	<p>Amend subclause 4 to read:  “Any off-setting and compensation packages are appropriate considering the whakapapa, mauri and any mahinga kai values of both sites or areas.”</p>	<p>Policies should be explicit about the cultural values activities may affect.</p>	
ECO-P12	Oppose	<p>Delete this policy.</p>	<p>The planting of plant pests or the farming of animal pests is managed under the Biosecurity Act 1993.</p>	

<p>ECO – R1</p>	<p>Support in part</p>	<p>Amend Rule ECO-R1 by:</p> <ul style="list-style-type: none"> <li>• Including provision for clearing indigenous vegetation and land disturbance associated with the erection of new fences, firebreaks of water crossings under clause 1(a);</li> <li>• Amending the maximum width of clearance allowed under clause (1)(a) to 2.5m either side of the structure;</li> <li>• Removing subclauses (i) to (iii) from clause 3 and replacing with a subclause that reads: “(i) Provided the clearance does not involve the burning, spraying, intensive grazing or other actions intended to permanently remove tussock lands or regenerating scrubland;”</li> <li>• Delete clause (f);</li> <li>• Increase the distance from buildings in clause (g) to 5m and apply to new buildings as well;</li> <li>• Add to clause (k) a new subclause (iii) &amp; (iv) which reads: “or for landscaping or amenity purposes; or as part of indigenous plant propagation or nursery activities.”</li> <li>• Add a new clause (l) which reads: “The indigenous vegetation clearance or land disturbance is provided in and carried out in accordance with the conditions of an approved biodiversity management plan for the site.”</li> </ul>	<p>A general indigenous vegetation clearance rule is needed to achieve the purpose of the Act and to give effect to the NPS for Indigenous Biodiversity and the Regional Policy Statement for Southland. However the rule as written seems unduly restrictive for day to day farming and other activities which involve extensive grazing of unimproved pasture or the incidental removal of a small quantities of indigenous vegetation, where those activities do not affect ecological function or integrity of site or the ability of the indigenous species to regenerate.</p> <p>S 9 of the RMA does not apply to Indigenous vegetation clearance provide for in reserve or conservation management plan as set out subclause (f) (see s4 of the RMA).</p> <p>The matters of discussion for noncompliance with ECO-R1(a)(i) and (vi) are too broad, especially matter of discretion 2 which refers back to a number of policies.</p> <p>The status of discretionary activity if the activity occurs outside an SNA and non-complying within an SNA seems overly restrictive alongside the low thresholds for permitted activities but may be appropriate if the thresholds are adjusted.</p>
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ECO-R2 & ECO-R3	Oppose	<ul style="list-style-type: none"> <li>• Make non-compliance with any of the minimum setback distances for any activity in subclause (i)(a) a restricted discretionary activity.</li> <li>• Amend the Matters of Discretion by: <ul style="list-style-type: none"> <li>- Deleting matter (2); and</li> <li>- Adding a new matter of discretion which reads ‘The whakapapa of the site and effects on its mauri, mahinga kai values and taonga species;</li> </ul> </li> </ul> Delete these two rules.	
			The propagation or planting of plant pests or farming animals declared as pests is managed through regional pest strategies under the Biosecurity Act 1993.

Provision	Support/Oppose	Decision Sought	Additional Reason
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## GDC Full Proposed Plan Submissions: Part 2

Provision	Support/Oppose	Decision Sought	Additional Reason
The entire plan	Oppose in part	<p>Delete all references to ‘sites of cultural significance’ and replace with the words “or significant adverse effects on the values mana whenua associate with the area.”</p> <p>Work with Hokonui Rūnanga Inc on a variation to the plan to provide more guidance on the relationship between appropriate areas and activities from a mana whenua perspective.</p>	<p>Mana whenua elected not to identify ‘sites of cultural significance’ in the plan because mana whenua have an enduring relationship with all of the District. All whenua and wai has whakapapa, history, mauri and meaning for mana whenua. Identifying sites as culturally significant implies other areas are not.</p> <p>Mana whenua determine which land uses may be appropriate in any situation considering matters such as whakapapa, natural capital, relationship with other areas in a broader cultural landscape, past and current land uses, mauri of the area and effects of the proposed activity on mauri. However, there are some policies in the plan that refer to the effects of activities on ‘Sites of Cultural Significance.’</p>
The entire plan	Oppose in part	<p>Amend references to ‘Ngāi Tahu values’ with a more detailed description of particular effects to be avoided, remedied or mitigated</p>	<p>Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p>
Urban Form and Development (UFD): UFD-01	Support in part	<p>Amend clauses 2 and 3 to read:  “2. minimises adverse effects on natural, historic heritage values and on Ngāi Tahu cultural values including but not limited to whakapapa, mauri, mahinga kai, wāhi tapu, the retention of mātauranga associated with knowing the landscape, and the ability to exercise kaitiakitanga; and</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p>

<p>Energy: ENRG-O3 &amp; ENRG S1, S2</p>	<p>Support in part</p>	<p>3. recognises and provides for the relationship of mana whenua with whenua (land), wai (Water), and mahinga kai.”</p> <p>Amend clause 3 to read:</p> <p>“ Effects from electricity generation activities on people and communities, and the environment, are managed, while recognising practical constraints (eg, technical, locational, operational) from the use and development of renewable energy; and</p> <p>The whakapapa relationship of mana whenua with the whenua (land) and wai (water) is recognised and potential effects on mauri, wāhi tapu, mahinga kai and the ability to offer manaakitanga, mātauranga associated with the current landscape, and the exercise of kaitiakitanga are avoided, remedied or mitigated; including any adverse visual or amenity effects.</p> <p>Make consequential amendments to ENRG S1 &amp; S2.</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p>
<p>Infrastructure - INFR-P7 &amp; INFR-S2 - S6</p>	<p>Support in part.</p>	<p>Amend INFR-P7 to read:</p> <p>“Manage the development of infrastructure to avoid, remedy or mitigate any adverse effects on:</p> <ul style="list-style-type: none"> <li>- adjoining activities, sites or ecosystem health, and</li> <li>- any actual or potential effects on mana whenua and the values they associate with the area including whakapapa, the mauri of natural resources, wāhi tapu, mahinga kai, the ability to exercise manaakitanga, mātauranga associated with the current landscape, and the exercise of kaitiakitanga.</li> </ul> <p>Make consequential amendments to INFR S2-S6 .</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p>

Provision	Support/Oppose	Decision Sought	Additional Reason
Transport - TRANS-P11	Support in part.	<p>Amend to read:            “Manage actual or potential effects from the design, location and operation of the transport network on the natural environment including effects on mana whenua and the values they associate with the area including whakapapa, the mauri of whenua and wai, access to mahinga kai, disturbance or exposure of wāhi tapu or other taonga;            and            Encourage the design of streetscapes associated with land transport infrastructure, such as street furniture and artwork, which recognise and reflect the unique Ngāi Tahu identify associated with the district.”</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p>
Hazardous Substances HAZS-O1	Support in part:	<p>Amend FAZS-O1 to read:            “Significant hazardous facilities are designed and located to prevent significant adverse effects on the health of people, the values of sensitive environments, the mauri of whenua and wai, wāhi tapu, access to and use of mahinga kai, and other values associated with the natural environment.</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p> <p>The operation of hazardous facilities is managed under the Hazardous Substances and New Organisms Act 1996.</p>
Contaminated Land - CL-P3	Support in part	<p>Amend clause 3 to read:            “ The values of site – including, heritage, archaeological and biodiversity values, whakapapa, mauri and effects on any wāhi tapu, mahinga kai or other customary uses.</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p>

Provision	Support/Oppose	Decision Sought	Additional Reason
Natural Hazards - NH-P6 & NH-R2	Support in part	<p>Amend to read:            “Avoid the placement of critical infrastructure in areas at risk from natural hazards, unless:...</p> <p>3. any significant adverse effects on people and property will be avoided and effects on mauri, any wāhi tapu, and access to and use of mahinga kai can be avoided, remedied or off-set.”</p> <p>Make consequential amendments to NH-R2</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p>
Historic Heritage - HH-P4	Support in part	<p>Amend clause 5 to read:            “Will enable the continued use of a heritage item in line with its recorded cultural heritage values or provide for ongoing mahinga kai access along the Mataura River and tributaries”</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p>
Notable Trees - TREE-P1	Support in part	<p>Amend the reference to ‘Māori cultural expert’ to read ‘mana whenua representative.’</p>	<p>Mana whenua re the experts in their mātauranga and tikanga.</p>
Natural Features and Landscapes NFL-P1	Support in part	<p>Amend to read:            “Avoid adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by:...</p> <p>5. Ensuring values mana whenua associate with areas classified as outstanding natural features or landscapes are recognised and provided for in both classifying these areas and assessing the effects of activities in these areas.”</p>	<p>While ONFs and ONLs are identified under s6(b) of the RMA, the values mana whenua associate with these areas are a matter considered in identifying them; and effects of proposed activities on those matters ought to be considered when assessing resource consent applications, not just visual effects using a ‘western landscape lens.</p>



Provision	Support/Oppose	Decision Sought	Additional Reason
Public Access – PA-O1	Support in part	Amend PA-O1 to read: “Public access is provided to and along waterbodies with high recreational, scenic or amenity values or which are valued for mahinga kai; provided public access is appropriate considering any cultural value associated with the area such as silent files or other wāhi tapu.”	It is not always appropriate to have public access to and along waterbodies that are culturally sensitive areas.
PA-P3 Subdivision – SUB-04	Support Support in part	Retain PA-P3. Amend SUB-O4 to read: “Subdivisions are designed and developed in a way that:… 2. works with the natural contours of the land and drainage patterns, maintains or enhances wetlands, indigenous vegetation and other taonga on-site, maintains or enhances mahinga kai values, and protects wāhi tapu from inappropriate access or disturbance.	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
Activities on the Surface of Water – ASW-O2	Support in part	Amend to read: “Activities and structures on the surface of water bodies do not impede access to and exercise of mahinga kai or degrade the mauri of the water body; and Enable mana whenua to express their cultural relationships with the waterways and continue to practice customary uses.”	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
Earthworks - EW-O1	Support in part	Amend to read: “Earthworks and land disturbance for subdivision, land use and development are facilitated and undertaken in ways that: i. protect the natural environment including the mauri of whenua or wai; ii. recognise and protect silent files and other wāhi tapu;”	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.

EW-P5		<p>iii. avoid adverse effects on mahinga kai and other customary uses; and</p> <p>iv. minimise adverse effects on the surrounding environment.</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p>
	Support in part	<p>Amend to read:</p> <p>“Manage earthworks that are of a nature, scale or in a location where there may be adverse effects to ensure that:...</p> <p>2. the natural character of rivers and their margins are preserved and water quality, stream health, the intrinsic values of ecosystems, mauri and mahinga kai values, and any public access, are maintained or enhanced;</p> <p>3. the design, location and undertaking of earthworks recognise Ngāi Tahu cultural values associated with the area, including whakapapa and cultural landscapes; protects archaeological sites and any silent files or other wāhi tapu; and mitigates any other adverse effects on mana whenua;”</p>	
Temporary Activities – TEMP O1		<p>Amend to read:</p> <p>“Temporary activities are planned, located and managed to minimise adverse effects on amenity values, people and their activities, the natural environment, and the relationship of mana whenua with the Whenua (land), Wai (Water), wāhi tapu and mahinga kai.</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p>

Provision	Support/Oppose	Decision Sought	Additional Reason
TEMP-P1	Support in part	Amend to read: "Enable temporary activities provided their effects are compatible with the level of amenity anticipated for the site and surrounding environment, and any adverse effects on mauri, wāhi tapu, mahinga kai or other cultural values or avoided or are within a range that can be tolerated given their short-term nature."	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.

## GDC Full Proposed Plan Suggested Changes: Part 3

Provision	Support/Oppose	Decision Sought	Additional Reasons
Large Lot Residential Zone: LLRZ-P3	Oppose in part	Amend to read: “Require development to be of a height and bulk, and have sufficient setbacks and open space to: ... 4. maintain greenspace, natural drainage patterns and riparian margins...”	Clause 4 as currently written is ambiguous.
General Rural Zone: GRUZ-P2	Support in part	Amend to read: “Enable rural industry activities whilst preserving rural character, rural amenity, the mauri of whenua, wai and ecosystems, and productive capacity of the rural zone; by limiting the nature, scale, and location of such activities.”	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
General Rural Zone: GRUZ-P6	Support in part	Amend to read: “Manage quarrying and mining activities to: i. In the first instance avoid adverse effects on the environment; and ii. Where it is not possible to avoid adverse effects from quarrying or mining, require these effects to be mitigated or offset.”	Current wording needs clarifying.
General Rural Zone: GRUZ-P13	Oppose	Amend to read: “Provide for Regionally Significant Infrastructure in the General Rural Zone, except where: i. The activity would be inappropriate in an area of Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area; ii. There is an unacceptable natural hazard risk; or iii. The site is wāhi tapu or the activity has a significant effect on cultural values that cannot be avoided or mitigated to an appropriate level.”	There are no specific “sites of cultural significance” identified in the plan. S6(b) requires ONFs and ONLs to be protected from <i>inappropriate</i> subdivision, use or development, not all subdivision, use or development.

Provision	Support/Oppose	Decision Sought	Additional Reason
Rural Lifestyle Zone: RLZ-P5	Support in part	Amend to read: “Enable buildings and structures for permitted activities that maintain the character & qualities of the RLZ, by requiring:…  4. appropriate setbacks to waterways to maintain and enhance amenity values and ecological values; maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai and natural character.”	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
Settlement Zone: SETZ-P2	Oppose	Amend to read: “Require development to be of a height and bulk, and have sufficient setbacks and open space to:… 2. maintain greenspace, natural drainage patterns and riparian margins…”	Clause 2 as currently written is ambiguous.
Local Centre Zone: LCZ-P2	Oppose	Amend to read: “Provide for built development in the Local Centre that:… 6. recognises and incorporates Ngāi Tahu history and association with Mātara and the Gore area in building layout and design and maintenance of greenspace.”	Clause 6 as currently written is ambiguous. Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
Mixed Use Zone: MUZ-04	Oppose	Amend to read: “Potential sensitivity effects or reverse-sensitivity effects on people their values and activities resulting from activities within the MUZ are managed, particularly at the zone interfaces.”	This objective is unclear.
Mixed Use Zone: MUZ-P4	Support in part	Amend to read: “Require activities and development to maintain a level of on-site amenity, particularly at zone interfaces, consistent with the purpose of the zone by:… 4. requiring appropriate setbacks to waterways which are appropriate to maintain and enhance amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai and natural character.”	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.

Provision	Support/Oppose	Decision Sought	Additional Reason
Neighbourhood Centres Zone: NCZ-P3	Support in part	<p>Amend to read:            “Provide for built development in the neighbourhood centre that:...</p> <p>3. has appropriate setbacks to waterways to maintain and enhance their amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai and natural character...”</p> <p>Delete clause 6.</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p> <p>Clause 6 is ambiguous.</p>
Town Centre Zone: TCZ-P3	Support in part	<p>Amend to read:            “Provide for built development in the town centre that:...</p> <p>5. has appropriate setbacks to waterways to maintain and enhance their amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai and natural character...”</p> <p>Delete clause 6.</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p> <p>Clause 6 is ambiguous.</p>
Light Industrial Zone: LIZ-O5	Oppose	<p>Amend to read:            “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.”</p>	<p>This objective is unclear.</p>
Light Industrial Zone: LIZ-P4	Support in part	<p>Amend to read:            “Require activities and development to maintain a level of on-site amenity, particularly at zone interfaces, consistent with the purpose of the zone by:...</p> <p>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 natural character...”</p> <p>Delete clause 5.</p>	<p>Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.</p> <p>Clause 5 is ambiguous.</p>

Provision	Support/Oppose	Decision Sought	Additional Reason
General Industrial Zone: GIZ-O4	Oppose	Amend to read: “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.”	This objective is unclear.
General Industrial Zone: GIZ-P5	Support in part	Amend to read: “Require a level of on-site amenity, particularly at zone interfaces, consistent with the purpose of the zone by:  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 natural character...”	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
Natural Open Space Zone: NOSZ-O1	Support in part	Amend to read: “Natural character, biodiversity and amenity values are retained and the values mana whenua hold in relation to the mauri of whenua, wai and ecosystems, mahinga kai, the whakapapa of place and the ethic of ki uta ki tai are recognised and provided for.”	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
Natural Open Space Zone: NOSZ-P3	Support in part	Amend to read: “Manage education activities that are potentially compatible with the role, function, and predominant character of the NOSZ, and ensure it is appropriate for such activities to establish in the NOSZ, having regard to whether:...  3. the scale, design and layout of the activity and any associated built form is compatible with the character and amenity of the natural open space area the activity is proposing to locate in, including any values mana whenua associate with the whakapapa or mauri	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.

		of the land and any sites of wāhi tapu or mahinga kai values;  4. any adverse effects on natural, indigenous biodiversity, ecological, landscape, cultural or historic heritage values, can be appropriately avoided, remedied or mitigated.”	
Sport and Active Recreation Zone: SARZ-P2	Support in part	Amend to read: “Enable activities and facilities that: 2. contribute to the overall health and well-being of the community, including the well-being of tangata whenua...”	Tangata whenua is a more appropriate reference here than Māori communities, and the policy should enable activities that contribute to their health and overall well-being, which includes cultural well-being.
Sport and Active Recreation Zone: SARZ-P4	Support in part	Amend to read: “Retain an open space character within the site by managing the level of development and activities, so that they are generally compatible with the amenity of the surrounding area, having regard to:...	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
Sport and Active Recreation Zone: SARZ-P6	Support in part	5. values mana whenua associate with the whakapapa or mauri of the zone and any sites of wāhi tapu or mahinga kai and other values listed in MW2.3”  Amend to read: “Avoid activities that are incompatible with the purpose and character of the SARZ or activities that will result in:..  (b) adverse effects on cultural, spiritual or historic values or associations mana whenua have with place.”	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
Airport Zone: AIRZ-O2	Support in part	Amend to read: “New or expanded activities within the Airport Zone are managed to minimise adverse effects on the amenity of adjacent land or on the mauri of natural resources, sites of wāhi tapu, mahinga kai or other values mana whenua associate with the area.”	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.



Provision	Support/Oppose	Decision Sought	Additional Reason
Airport Zone: AIRPZ-O2	Oppose	Delete clause 4.	The clause is ambiguous and the matters addressed in AIRPZ-O2 appear to repeat AIRPZ-O1.
Field Days Zone: FDZ-P5	Support in part	<p>Amend to read:            “Enable development that retains the open, rural character as viewed from public places and adjacent properties;            Recognises ki uta ki tai; and            Minimises effects on the mauri of the land, and protects sites of wāhi tapu, and mahinga kai.”</p> <p>Amend to read:            “Require buildings to be set back a minimum distance from zone boundaries, stream boundaries and road boundaries to:            Mitigate potential adverse effects on open space, ecological values, visual amenity, and outlook from neighbouring properties; and            Reduce the impact on the mauri, mahinga kai and other cultural values associated with waterbodies.”</p>	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
Field Days Zone: FDZ-P6	Support in part	Delete clause 4	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
Gore South Industrial Development Area: DEV1-O1	Oppose	Delete clause 4	Clause 4 is ambiguous.
Gore South Industrial Development Area: DEV1-P2	Support in part	<p>Amend to read:            “Ensure any subdivision, development and activities are designed and located in accordance with the Outline Development Plan which recognises and addresses:....            2. any potential impacts on the mauri of natural resources, sites of wāhi tapu, mahinga kai or other values mana whenua associate with the area.</p>	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.
All rules		<p>Make consequential amendments to rules that refer to ‘Ngai Tahu cultural values’ by adding the words:            “as identified in the objectives and policies for this zone and listed in MW2.3”</p>	Wherever possible the plan provisions should specify the particular effects or values of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.



Endangered/protected		
Species Name	Common Name	Threat Status
<i>Olearia hectorii</i>	Hectors tree daisy	Nationally endangered
<i>Olearia fragrantissima</i>	fragrant tree daisy	At risk: declining
<i>Olearia lineata</i>	n/a	At risk: declining
<i>Pittosporum obcordatum</i>	heart-leaved kohuhu	Nationally vulnerable
<i>Tupeia antarctica</i>	taapia, pirita, white mistletoe	At risk: declining
<i>Coprosma wallii</i>	n/a	At risk: declining
<i>Coprosma obconica</i>	n/a	At risk: declining
<i>Coprosma pedicellata</i>	n/a	At risk: declining
<i>Coprosma virescens</i>	n/a	Not threatened – uncommon in Southland
<i>Coprosma rubra</i>	n/a	Not threatened – uncommon in Southland
<i>Pseudopanax ferox</i>	fierce lancewood	Naturally uncommon
<i>Raukawa edgerleyi</i>	n/a	Not threatened – uncommon in Southland
<i>Australina pusilla</i>	n/a	Not threatened – uncommon in Southland
<i>Streblus heterophyllus</i>	turepo, milk tree	Not threatened – uncommon in Southland

Taonga found in Hokonui		
Name in Maori	Name in English	Present in Hokonui?
Aruhe	Fernroot (bracken)	yes
Harakeke	Flax	yes
Horoeka	Lancewood	yes
Kahikatea	Kahikatea	yes
Kāmahi	Kāmahi	yes
Kānuka	Kānuka <i>Kunzia ericoides</i>	Yes but changed names <i>Kunzea robusta</i> or <i>K. serotina</i>
Kāpuka	Broadleaf	yes
Karaeopirita	Supplejack	yes

Taonga found in Hokonui		
Name in Maori	Name in English	Present in Hokonui?
Karamu	Coprosma Coprosma robusta, coprosma lucida, coprosma foetidissima	Yes, but not C. robusta
Katote	Tree fern Cyathea smithii	yes
Korokio	Korokio Wire-netting bush	yes
Koromiko/Kokomuka	Koromiko	yes
Kōtukutuku	Tree fuchsia	yes
Kowahi Kohai	Kōwhai	yes
Mania	Sedge Carex flagellifera	Yes
Mānuka Kahikatoa	Tea-tree Leptospermum scoparium	yes
Māpou	Red Matipo Myrsine australis	yes
Mataī	Mataī/Black pine Prumnopitys taxifolia	yes
Miro	Miro/Brown pine Podocarpus ferrugineus	yes
Panako	(Species of fern) Botrychium australe and B. biforme	possible
Patotara	Dwarf mingimingi Leucopogon fraseri	yes
Pōkākā	Pōkākā	yes
Rātā	Southern rātā	yes
Raupō	Bulrush Typha angustifolia	Yes
Rautawhiri/Kōhūhū	Black matipo/Māpou Pittosporum tenuifolium	yes
Rimu	Rimu/Red pine Dacrydium cypressinum	yes
Rimurapa	Bull kelp Durvillaea antarctica	yes

Taonga found in Hokonui		
Name in Maori	Name in English	Present in Hokonui?
Taramea	Speargrass, spaniard <i>Aciphylla</i> spp.	yes
Tarata	Lemonwood <i>Pittosporum eugenioides</i>	yes
Tawai	Beech <i>Nothofagus</i> spp.	Yes. Genus name change
Ti rakau/Ti Kouka	Cabbage tree <i>Cordyline australis</i>	yes
Tikumū	Mountain daisy <i>Celmisia spectabilis</i> and <i>C. semicordata</i>	yes
Toatoa	Mountain Toatoa, Celery pine	yes
Toetoe	Toetoe <i>Cortaderia richardii</i>	yes
Tōtara	Tōtara	yes
Tutu	Tutu <i>Coriaria</i> spp.	yes
Wharariki	Mountain flax <i>Phormium cookianum</i>	yes
Wi	Silver tussock <i>Poa cita</i>	yes
Wiwi	Rushes <i>Juncus</i> all indigenous <i>Juncus</i> spp. and <i>J. maritimus</i>	yes

**From:** [Riki Parata](#)  
**To:** [Matt Bayliss](#)  
**Cc:** [Mollie Lyders](#); [Lynda Murchison](#)  
**Subject:** FW: Gore 3 Waters Long Term Plan  
**Date:** Wednesday, 6 December 2023 6:10:44 pm  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[Gore Addendum - 25Oct23.pptx](#)

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It would help if I included them

Rik

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**From:** Riki Parata [REDACTED]  
**Sent:** Wednesday, December 6, 2023 6:09 PM  
**To:** Matt Bayliss [REDACTED] >  
**Subject:** RE: Gore 3 Waters Long Term Plan

Thanks Matt,

Including our planning team in the conversation

Rik

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**From:** Matt Bayliss [REDACTED]  
**Sent:** Wednesday, December 6, 2023 2:59 PM  
**To:** Riki Parata [REDACTED]  
**Subject:** Gore 3 Waters Long Term Plan

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Riki,

As discussed at our meeting a couple of weeks ago please see attached a draft copy of the “3 Waters addendum” that we have prepared for the Council’s Long Term Plan.

This is still a work in progress and in particular the Level of Service and Financial sections still need further work – we will be working through these sections over the next couple of months with the aim of having final draft ready for Council approval in late January or early February next year – given the tight timeframe I was keen to get this to you now so that you can provide any comments you might have now.

I would be keen to hear your thoughts on section 2.1 which describes our relationship with Mana Whenua – do you think this is an accurate reflection of our relationship or do you have any suggested changes for this.

Feel free to give me a call if you would like to discuss.

Thanks

---

**Matt Bayliss** | 3 Waters Asset Manager

T: [REDACTED] | DDI: 03 209 0382 | M: [REDACTED]

E: [REDACTED] | W: [www.goredc.govt.nz](http://www.goredc.govt.nz)

Gore District Council, 29 Bowler Avenue, PO Box 8, Gore, 9740



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# 1. Introduction

## 1.1 Council Overview

The Gore District is centrally located in Southland between the two neighbouring districts of Southland to the west and Clutha District to the east. The two main towns are Gore and Mataura with the smaller settlements of Pukerau, Waikaka and Mandeville. The Mataura River runs through the district with the Gore and Mataura townships situated on its banks.

The district has a strong agricultural led economy with complementary industries established. Within the district are meat and milk processing plants as well as a particle board manufacturing plant. One milk and two meat processing plants send tradewaste to the Councils wastewater treatment plant. The Council also provide untreated water to the milk processing plant.

## 1.2 Community Outcomes

The Gore District Council (GDC) community outcomes are:

- Social – aligned, supported, active community**
  - Our communities are healthy, safe, inclusive and resilient.
  - Our communities have access to a range of quality social and built infrastructure facilities and services.

### Economic – balanced, sustainable, diverse economy

- Our district is supported by an innovative and diversified economy.
- Our communities will support, connect and leverage comparative advantages to develop local opportunities.

### Environmental – valued, sustainable, flourishing environment

- Our unique natural environment is healthy and protected for intergenerational benefit.
- Our urban and rural environments are people friendly, well planned and sustainably managed.

### Cultural – connected, respected, inclusive community

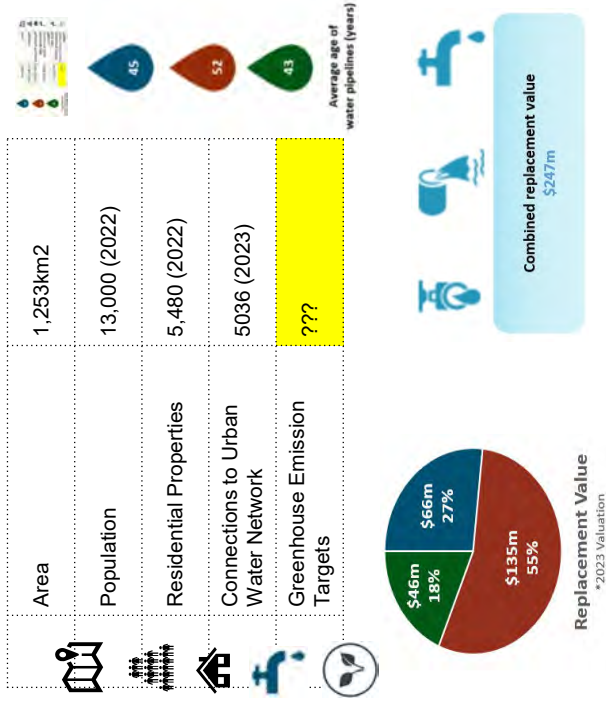
- Our communities have opportunities to celebrate and explore their heritage, identity and creativity.
- Our district supports shared values, customs and promotes diversity for all to thrive in an inclusive environment.

## 1.3 Challenges

GDC face the following challenges related to 3W services;

- Accuracy of Asset Data:** There has been significant improvements in the Asset Data of the Council's 3 Waters Assets over the past 10 - 15 years. However there is still a number of gaps and inaccuracies in this data.
- Failure of Critical Trunk Mains:** The condition of some of the Council's Critical Trunk Mains is not well understood. Due to this there is a risk that these mains could begin regularly failing causing widespread disruption to consumers
- Climate Change:** Climate Change has the potential to result in increased droughts/water shortages and/or increased flood damage to key infrastructure
- WS - Meeting the monitoring and compliance requirements of the new water regulator
- WS – Reducing leakage from both the public and private water supply network
- WW – Wastewater Treatment Plant Compliance and upgrades associated with new resource consent conditions and legislative requirements
- WW – Stormwater Separation/ infiltration and Inflow into Wastewater Network
- SW - Stormwater: Secondary Flow paths

## 1.4 Key Facts and Figures



## 1.5 Data Confidence and Reliability

Dataset	Asset Register	Asset Valuations	Asset Condition	Asset Criticality	LOS	Performance measures	Resource Consents	Demand Projections	Risk and Resilience	CAPEX Forecast	OPEX Forecast	Renewals
WS	C	C	D	B	B	C	B	C	C	D	C	D
WW	C	C	D	B	B	C	B	C	C	D	C	D
SW	C	C	D	B	B	C	B	C	C	D	C	D

Legend: A - Very High, B - High, C - Medium, D - Low, E - Very Low

Overall, the confidence and reliability of data for the Councils 3 Waters department is considered to be medium and is continually improving. One of the key enablers to improved data confidence and reliability is embracing advancements in technology such as mobile data capture.

One of the key focus area's for improvement is Asset Condition. In 2022 the Council completed a significant CCTV inspection programme to improve its understanding of the condition of is piped wastewater network. Since 2017 the Council has also been regularly collection condition data on its piped water supply network. Over the next 3 years the focus will be on developing a formal condition assessment process for above ground assets.

As the reliability of Asset Condition data improves with will also improve the accuracy of Capex and Renewal forecasting.



## 2. Stakeholders

### 2.1 Mana Whenua Relationship

The Hokonui Rūnanga (Hokonui) is one of 18 Papatipu Rūnanga of members of Te Rūnanga o Ngāi Tahu and represents those who hold mana whenua within the Hokonui takiwā. Hokonui provide representation in eastern Southland, west and south Otago in collaboration with other papatipu rūnanga.

The territorial boundaries of the GDC sit within the takiwā of Hokonui. Hokonui is identified in the Te Rūnanga o Ngāi Tahu Declaration of Membership Order 2001 as the entity with responsibility for resources and protection of tribal interests within the Hokonui region. Descendants of Hokonui tipuna have resided in the area for many generations and have a rich history underpinned by spiritual and whakapapa connections, occupation, land, resource use and management. The Primary focus of Hokonui is to advocate for its collective interests as rangatira (leaders) and kaitiaki (guardians) of resources in its takiwā.

In 2021 a Charter of Understanding was signed between the GDC and Hokonui. The Charter notes that both parties are driven by a desire and intention to advance the wellbeing of people and to promote the sustainable management of resources within their respective takiwā. The Charter is based on the following general principles:

- a) An acknowledgment of one another's mana in relation to their respective mandates, including the concept of tino rangatiratanga but also of ahi ka and manaakitanga;
- b) A mutual understanding that the basis on which they will work together will recognize and give effect to the principles of the Treaty of Waitangi, and particularly the partnership between iwi and the Crown;
- c) That their relationship will be mutually beneficial and based on good faith, co-operation and the principle of no surprises;
- d) A commitment to work towards solutions with reasonableness and honesty of purpose reflecting a kotahitanga and mana taurite approach;
- e) A commitment to accommodate different cultural values and ways of working, taking into account values associated with kaitiakitanga and whanaugatanga, and an acknowledgment that Hokonui is working to restore a tribal environmental management system.

The GDC and Hokonui have also recently agreed to establish a combined working group which would meet monthly to advance issues of mutual interest and significance and further develop the relationship between the two entities.

In June 2021 a working group consisting of technical staff from both the GDC and Hokonui Rūnanga Taiao was established to work together on a project to renew the Gore and Mataura wastewater discharge consents. To date this working group has been very successful in ensuring a collaborative working relationship between the two organisations. Given the success of this working group it is anticipated that a similar arrangement will be established to cover all aspects of the Council's 3 Waters activity.

### 2.2 Key Customers and Stakeholders

Customer / Stakeholders	Relationship
Taumata Arowai	National Water Services Regulator
Environment Southland	Monitoring of resource consent compliance, protection of the environment
Public Health South	Response of a water borne disease outbreak, resource consent compliance (resulting in an increased public health risk)
Emergency Management Southland (EMS)	Planning for, response and recovery to a significant disaster
Power Net	Provision of electricity for all treatment plants and pump stations
Mataura Valley Milk (MVM)	Significant Tradewaste and Water user
Silver Fern Farms (SFF)	Significant Tradewaste user, Occasional Water Supply user
Black Origin	Moderate Tradewaste and Water user
Gore Saleyards	Moderate Tradewaste user
Hokonui Rural Transport (HRT)	Moderate Tradewaste and Water user
Balance	Moderate Tradewaste user
Tulloch Transport	Moderate Tradewaste and Water user
Dongwha Pattina MDF factory – located south of Mataura	Discharges amenity wastewater to the Council System
Alliance	Discharges amenity wastewater and uses water supply for amenity purposes only
Fulton Hogan Quarry	Operates a quarry in close vicinity to the Jacobstown Bore Field
Sharp Dairy Farm	Operates a dairy farm on the land surrounding the Coopers Well Field

## 3. Our services and assets we manage

### 3.1.1 Water Supply

Reticulated water supply services are provided for the townships of Gore and Mataura. For both of the Councils water supply schemes, the raw water is treated/ chlorinated prior to distribution throughout the distribution networks. The treatment of water is also closely monitored to ensure appropriate treatment standards are in place to protect public health. The majority of the consumers are fed by gravity; however, some areas at higher levels receive water which requires boosting pumps.

- 7 water supply assets include;
- 3 treatment plants, 4 pump stations, 5 reservoirs
- approximately 171 kilometres of water supply pipelines (126 km of mains and 45 km of laterals).

#### Water Treatment

In 2021 the Council commissioned a new membrane filtration plant for the Gore Water Supply (The East Gore Water Treatment Plant). Currently this supplies approximately 65 % of Gore's drinking water, however over the next two years it is planned to install a new pipeline which will allow all of Gore's drinking water to be supplied from this new plant (allowing the existing Hilbre Avenue Water Treatment Plant to be decommissioned). In 2023 the Council also completed a significant upgrade of the clarification and filtration water plant that supplies Mataura. Disinfection for both of the Council's water supplies is via chlorination.

### 3.1.2 Wastewater

Wastewater services are provided for the townships of Gore, Mataura and Waikaka. The wastewater network collects untreated wastewater from private households and business across the three townships. This wastewater is both pumped and gravity fed to three treatment plants for treatment prior to being discharged to the environment. The disposal of wastewater is closely monitored and controlled by discharge consents that are managed by Environment Southland.

The GDC wastewater assets includes:

- 3 treatment plant
- 13 pump stations,
- approximately 148 kilometres of pipeline (108 km of mains and 46 km of laterals)

#### Wastewater Treatment

The main Gore Wastewater Treatment Plant consists of an inlet screen, primary and secondary oxidation pond followed by Actiflo Treatment Plant that provides tertiary treatment during low river flows. Additionally in 2018 the Council constructed an activated sludge treatment plant specifically to treat tradewaste from a new milk processing plant. Both the Mataura and Waikaka Wastewater Treatment Plants consists of a primary oxidation pond followed by a wetland.

### 3.1.3 Stormwater

Stormwater services are provided for the townships of Gore, Mataura, Waikaka, Pukerau and Mandeville. The stormwater network collects stormwater runoff from private households, businesses and roads across the townships. This stormwater is both pumped and gravity fed to discharges into the environment. The quality of discharge is monitored and controlled by discharge consents that are managed by Environment Southland.

The GDC's stormwater assets include;

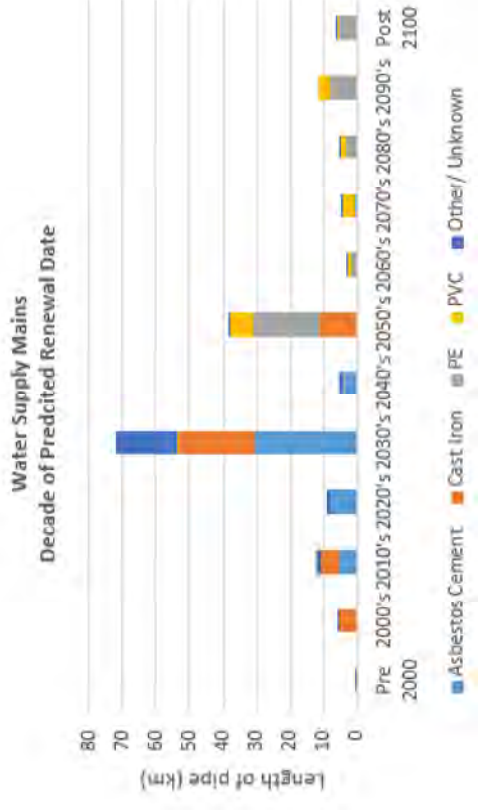
- Approximately 81 kms of pipeline (62 kms of mains and 19 kms of laterals)
- 4 pump stations
- 2 storm water treatment sites (retention and infiltration basins).



### 3.2 State of the assets – Water Supply - Page 1

Asset Quantity and Values							
Supply (Population)	Type of Supply Source	Treatment	Treated Storage (m3)	Pump Stations	Reticulation Mains (km)	Valves Hydrants	Optimised Replacement Value (2023) (\$ million)
Gore (8216)	Type = Urban Source = Bore/Surface	East Gore = Membrane, Hilibre = Pressure Filters	5,500	4	88.5	457 566	49.4
Mataura (1717)	Type = Urban Source = Surface	Coagulation, Sedimentation, Filtration and UV	1,845	2	38.1	140	16.5
<b>Total (9,933)</b>			<b>7,345</b>	<b>6</b>	<b>126.6</b>	<b>597 736</b>	<b>65.9</b>

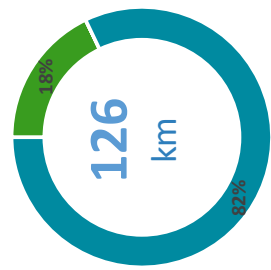
### Renewal Date Profile



- 25 km's or 21 % of the network has a predicted renewal date prior to 2030. Of these pipes 54 % are Asbestos and 42 % are Cast Iron.
- 73 km's or 59 % of the network has a predicted renewal date between 2030 and 2060. Of these pipes 42 % are Asbestos and 46 % Cast Iron.
- 24 km's or 20 % of the network has a predicted renewal date after 2060. Of these pipes 17 % are Asbestos Cement, 35 % PE and 43 % PVC.

### Piped Network Condition

A formal condition assessment has not been completed on 82 % of the Council's Watermains however in 2017, the Council introduced a procedure to record and report each water supply's mains failure in the network. The Council staff are also looking for opportunities to take Asbestos Pipe Samples to be sent away for analysis.



- Excellent
- Good
- Average
- Poor
- Very Poor
- Not assessed

Since 2017, a total of 22 watermains failures have been recorded, eight of these were on Cast Iron Mains, thirteen on Asbestos Cement Pipes and one on PVC. The assessments completed on these have indicated that these failures have resulted from several reasons, including poor pipe condition, localised damage and or poor installation. Since 2012, the Council has completed 11 detailed condition assessments on selected Asbestos Cement pipes. Four of these pipes have been deemed to be in moderate (Grade 3) moderate condition, four in poor condition (Grade 4) and three in very poor condition (Grade 5).

While there may have only been an average of 3.7 watermain failures per year, on average, approximately 370 faults and leaks are reported every year. These leaks are predominantly associated with service lines (the section of pipe between the main and the property boundary), valves and hydrants. These "minor" assets have a much shorter useful life (i.e. 20 – 30 years) compared to mains which can have a useful life of 100 plus years. Based on the leak detection work that the Council has been completed, it is also believed that these "minor" assets are the predominate cause of high leakage rates in the Council network.

## 3.2 State of the assets – Water Supply - Page 2

### Above Ground Critical Assets

Asset	Condition	Comments
East Gore WTP	Excellent	New Treatment Plant Constructed in 2022
East Gore Reservoir	Good	Concrete reservoir constructed in circa. 1976. Structural Assessment completed by Opus in 2016 and an internal inspection completed in 2020 – no significant issues or concerns noted
Hilbre Avenue WTP	Poor	Treatment Plant is in poor condition however is expected to be decommissioned in 2025 once Mataura River Crossing Pipeline has been installed
Hilbre Avenue Reservoir	Poor	A structural assessment completed by Opus in 2016 found the reservoir to be in poor condition. Replacement of the reservoir is programmed for 2026.
Coopers Wells and River Pump	Moderate	Above ground assets currently in moderate condition – formal condition assessment to be completed in the next 3 years
Jacobstown Wells and River Pump	Moderate	Improvement project recently completed to lift equipment above flood level, above ground assets currently in moderate condition- formal condition assessment to be completed in the next 3 years
Mataura WTP	Excellent	Major upgrade of treatment plant completed in 2023
Mataura Reservoir	Good	Two reservoirs (one square and one circular) - internal inspection completed in 2020 with no major issues noted – formal condition assessment to be completed in the next 3 years
Pleura Dam	Moderate	Concrete weir/dam constructed in the 1920's, structural assessment completed by WSP in 2021 – no significant issues noted.

### Critical Pipelines

#### Highly Critical Pipelines

- 22 km or 18 % of the Councils watermains are classified as highly critical. 73 % of these pipelines are gravity mains and 27 % are rising mains.
- 65 % of highly critical pipes Asbestos Cement , 28 % are Cast Iron and 5 % are PVC
- 14.5 km or 65 % of highly critical pipes have an estimated renewal date prior to 2030 and 6.5 km or 29 % have an estimated renewal date of between 2030 and 2060
- The condition of a large portion of the Highly Critical pipelines is relatively unknown due to this a project to determine the condition and remaining life of these pipeline is proposed for the 2024/25 financial year.

The Council has six significant water supply pipelines and several smaller sections of pipe that have been identified as highly critical. Please refer to the Waugh Infrastructure 2018 Criticality Assessment for further details. A summary of the significant critical pipelines is provided in the table below.

Pipe Line	Assessment
Coopers Raw Water Main	This is a 3.1 km long DN300 Asbestos trunk main that runs between the Coopers well field and the East Gore Water Treatment Plant. The project to combine the Coopers and Jacobstown raw water supplies will reduce the criticality of this pipeline. Replacement of this pipeline has been programmed for the 2035/36FY.
Jacobstown Raw Water Main	This is an 850 m long DN200 duplicate main, one of the pipelines is Asbestos Cement and the other is Cast Iron. A condition assessment was completed on this pipeline in 2011, which indicated the main could be at risk of failure after 2040. As this is a duplicate pipeline one of the pipes can be taken out of service. Due to this, the replacement of this main is not seen as a priority at this stage. It is recommended that the condition of this main is monitored, and further consideration to the timing of a renewal of this pipeline is given prior to 2030.
East Gore WTP to SH1 Bridge	This is a 2.2 km long DN300 Asbestos Cement pipeline that runs from the East Gore Water Treatment Plant to the SH1 Bridge and supplies water to the Gore CBD and West Gore. The project to centralise the Gore water treatment plants will greatly reduce the criticality of this pipeline. Budget has been included in 2030/31 financial year to replace this pipeline.
Pleura Dam Raw Watermain	This is a 7.3 km duplicate pipeline that runs between the Pleura Dam and Mataura Water Treatment Plant. One of the pipes is a DN100 Cast Iron pipe and the other pipes is a DN200 Asbestos Cement pipe. The DN100 pipe does not have sufficient capacity to keep up with demand, however if the DN200 pipeline failed water can be supplied directly from the Mataura River to the treatment plant. A sample of the AC pipeline was assessed in 2023 which found the pipe to be in moderate condition with a recommended renewal date of 2045. It is planned to investigate alternative water supply sources for Mataura which could make this pipeline redundant – if an alternative water source is not found this pipeline will need to be replaced. Budget has been included in the 2039/40 Financial year to replace this pipeline.
Treated Line from Mataura WTP to Bridge St.	This is an approximately 1000 m duplicate pipeline that supplies treated water from the Mataura Water Treatment Plant into the Mataura Township. Once of these pipeline is a DN200 AC pipeline and the other half DN150 Cast Iron. A recent upgrade has been completed to allow the two existing pipeline to operate independently, significantly reducing the criticality of these pipelines. Undertaking a condition assessment of this pipeline should be a high priority over the next three years. Budget has been included in the 29/30 Financial year to replace approximately half of this pipeline (from the bottom of Doctors Road, across the bridge and under the railway tracks).

#### Medium Critical Pipelines

- 14 km or 11 % of the Councils watermains are classified as medium critical.
- 27% of medium critical pipes are Asbestos Cement , 43 % are Cast Iron and 27 % are either PVC or PE
- 5.2 km or 37% of medium critical pipes have an estimated renewal date prior to 2030 and 5.9 km or 42% have an estimated renewal date of between 2030 and 2060



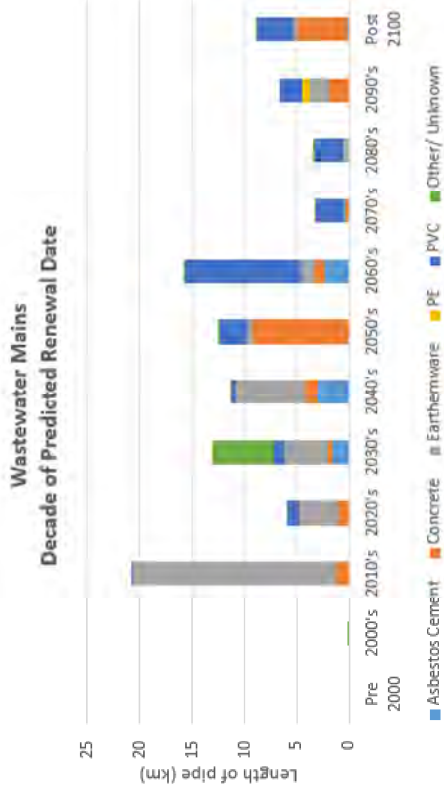
## 3.2 State of the assets – Wastewater - Page 1

### Asset Quantity and Values

Supply	Population (WINZ)	Reticulation Mains (km)	Manholes	Pump Stations	Treatment Facilities	Optimised Replacement Value (2023) (\$ million)
Gore	8216	84.7	765	6	Primary and Secondary Oxidation Ponds & Actifo System (Activated Sludge Plant for tradewaste)	113.3
Mataura	1717	20.5	158	8	Primary Oxidation Pond and Wetland	20.9
Waikaka	135*	3.0	22	-	Primary Oxidation Pond and Wetland	2.3
Total		108.2	945	14		136.6

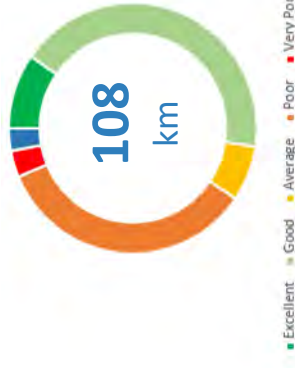
\*Estimated

### Asset Age Profile



- Predicted renewal date based on the 2022 Project Max Wastewater Pipe Renewal Planning Report
- 27 km's or 26 % of the network has a predicted renewal date prior to 2030. Of these pipes 87 % are Earthenware, 9 % Concrete and 4 % PVC pipes.
- 37 km's or 36 % of the network has a predicted renewal date between 2030 and 2060. Of these pipes 31 % are Earthenware, 29 % Concrete, 13 % Asbestos Cement, 11 % PVC and 16 % Unknown pipes.
- 38 km's or 37 % of the network has a predicted renewal date after 2060. Of these pipes 59 % are PVC, 21 % Concrete, and 11 % Earthenware

### Piped Network Condition



A detailed CCTV condition assessment of approximately 29 % of the Councils reticulated wastewater network has been completed (32 % of the Mataura Network and 3 % of the Waikaka Network. IN 2022 the Council engaged Project Max to assess this data and develop a Wastewater Pipe Renewal Plan. Project Max found that the observed pipe condition was reasonably aligned with expected condition based on pipe age and material.

Some PVC pipe in Mataura was identified to be in poor condition which was unexpected for its age, this is believed to be associated with poor installation methodology. Almost 50 % of the mains assess in Gore were earthenware, while some earthenware pipes were assessed to be in good or moderate condition approximately 60 % of earthenware pipes were in either poor or very poor condition. Over 85 % of the concrete cast-in situ observed in Gore was in very poor condition. Refer to the May 2022 Project Max Wastewater Pipe Renewal Planning Report for further details regarding the condition of the Councils Wastewater Piped network.

## 3.2 State of the assets – Wastewater – Page 2

### Above Ground Critical Assets

Asset	Condition	Comments
<b>Gore Wastewater Treatment Plant</b>	Moderate	The oxidation ponds and main pump station were constructed in the 1970's. The electrical controls at the treatment plant were replaced in 2018 (as part of the industrial hub construction), and a project to replace the inlet screen was completed in 2019. A project to desludge Pond 1 was completed in 2023 significantly extending the remaining life of the ponds. The oxidation ponds are considered to be in moderate condition. The Council are currently going through the process of renewing its discharge consent – upgrades to the oxidation ponds or an entirely new treatment plant are being considered as part of this.
<b>Actiflo Treatment Plant</b>	Moderate	The Actiflo Plant was installed in 2009. The plant was upgraded to include UV treatment and pH correction in 2019. A project to replace the electrical controls was completed in 2021. Annual inspections and the necessary repairs are completed for this plant.
<b>Industrial Hub</b>	Excellent	This treatment plant was constructed in 2018 and is still in very good condition.
<b>Mataura Treatment Plant</b>	Moderate	The oxidation pond is believed to have been constructed in the early 1980's with the Wetlands being installed in 2009. A sludge survey completed in 2018 found that the sludge volume was approximately 17% of the total volume.  The Council are currently going through the process of renewing its discharge consent for this treatment plant with significant upgrades potentially being required as part of this.
<b>South Bridge Pump Station</b>	Moderate	Electrical equipment in good condition. Condition of mechanical and civil components believed to be in moderate condition however a formal condition assessment has not been completed
<b>Ajax Pump Station</b>	Excellent	Complete replacement of this pumpstation was completed in 2020.
<b>East Gore Pump Station</b>		Valves and discharge pipework currently being replaced as part of project to renew the rising main from this PS. Internal wet well pipework inspected and decided that replacement is not required. Electrical equipment in good condition.

**Note – A detailed formal condition of all of the Council's Pump Stations has been included in the Asset Management Improvement plan.**

### Critical Pipes

#### Highly Critical Pipelines

- 15 km or 14 % of the Councils wastewater mains are classified as highly critical, 80 % of these pipelines are gravity mains and 20 % are rising mains.
- 60 % of highly critical wastewater pipes are Concrete, 13 % PVC, 10 % PE, and 10 % PE.
- 5.6 km or 37 % of highly critical pipes have an estimated renewal date prior to 2030 and 4.8 km or 32 % have an estimated renewal date of between 2030 and 2060

The Council has five significant wastewater pipelines and several smaller sections of pipe that have been identified as highly critical. Refer below for a summary of the five significant pipelines.

Pipe Line	Assessment
<b>Ajax Rising Main</b>	1320 m of DN400 and DN450 rising main. This was replaced in 2019 and is in excellent condition.
<b>Wigan/ Ardwick St Gravity Main</b>	1700 m of DN900 Concrete gravity Main. 1240 m of the pipeline has been replaced since 2020, the remaining 460 m along Ardwick St has been assessed to be in very poor condition and is programmed for renewal in the 26/27 financial year.
<b>Main St/ Hokonui Drive Gravity Main</b>	1150 m of DN525 to DN450 Earthenware and Concrete gravity main. Condition of sections of pipe varies between poor and good. Budget included in the 28/29 financial year to renew the worst sections of this pipeline
<b>Broughton Street Gravity Main</b>	1840 m of DN750 Concrete gravity main. Condition of piped assessed to be good with a predicted renewal date of approximately 2050.
<b>River Gravity Main</b>	2050 m of DN450 to DN600 Concrete gravity main, which has been assessed to be in good condition, renewal not expected to be required in the next 30 years.
<b>Salford St to Grasslands Road WW Main</b>	750 m of DN750 to DN900 Concrete gravity main, which has been assessed to be in good condition, renewal not expected to be required in the next 30 years.
<b>Oakland Street Gravity Main</b>	900 m of DN450 Concrete gravity main Condition of piped assessed to be good with a predicted renewal date of approximately 2050.
<b>South Rising Main</b>	2430 m of DN375 Asbestos rising main. Two pipe samples analysed by WSP in 2022 found the pipe condition to vary between moderate and poor with a recommended renewal date of between 2037 and 2065. Further assessment and consideration of renewal timing is recommended in approximately 5 years. Note pipeline has been classified as medium criticality however it is recommended this classification is reconsidered.

#### Medium Critical Pipelines

- 29.5 km or 27 % of the Councils stormwater mains are classified as medium critical.
- 34% of medium critical pipes are Earthenware, 31 % PVC, 22 % Concrete and 11 % Asbestos Cement
- 8.3 km or 28 % of medium critical pipes have an estimated renewal date prior to 2030 and 8.8 km or 42% have an estimated renewal date of between 2030 and 2060

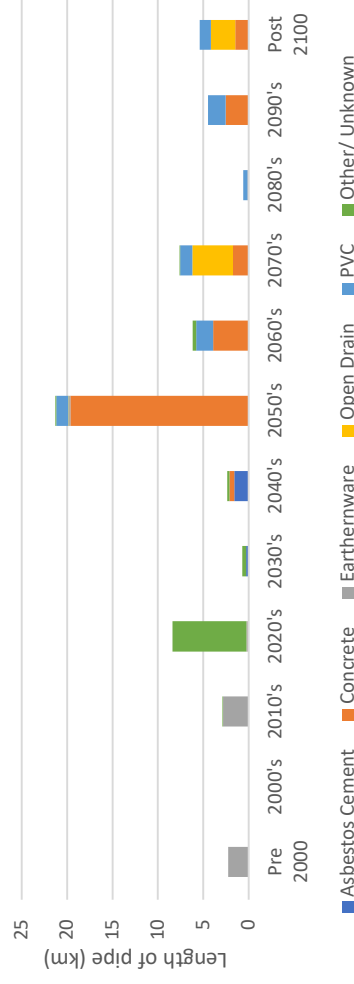
## 3.2 State of the assets – Stormwater – Page 1

### Asset Quantity and Values

Supply	Population (WINZ)	Reticulation (km)	Manholes	Pump Stations	Optimised Replacement Value (2023) (\$ million)
Gore	8216	48.6	380	4	38.0
Mataura	1717	9.3	75	-	5.9
Waikaka	135*	-	-	-	-
Pukerau	75*	3.8	10	-	0.9
Mandeville	25*	0.3	2	-	0.1
Total	10,168	62	467	4	44.9
*Estimated					

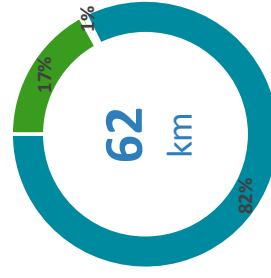
### Asset Age Profile

#### Stormwater Mains Decade of Predicted Renewal Date



- 13.5 km's or 22 % of the network has a predicted renewal date prior to 2030. Of these pipes 38 % are Earthenware and 61 % are Other or Unknown.
- 24 km's or 39 % of the network has a predicted renewal date between 2030 and 2060. Of these pipes 83 % are Concrete, 7 % Asbestos Cement and 6 % PVC.
- 24 km's or 39 % of the network has a predicted renewal date after 2060. Of these pipes 40 % are Concrete, 30 % Open Drain and 29 % PVC.

### Piped Network Condition



- Excellent
- Good
- Average
- Poor
- Very Poor
- Not assessed

Condition assessment of reticulated assets is completed when a potential issues are identified with the asset. It should be remembered that stormwater mains are only used during a stormwater event with deterioration rates quite different than that of water or wastewater pipes. Council engineers consider the condition and performance of the piped assets to be moderate to good.

As the assets are currently performing as expected, the Council's priority is undertaking Stormwater separation in area's where there is currently no reticulated Stormwater network and or resolving capacity issues in the SW network. Due to this any Stormwater Renewals will be triggered by a failure or rapid decline in service performance or where there is a need to increase the capacity of the existing network.

Council engineers consider the condition and performance of the piped assets to be moderate to good.

## 3.2 State of the assets – Stormwater – Page 2

### Above Ground Critical Assets

Asset	Condition	Comments
<b>Richmond Street Pump Station</b>	Moderate	Electrical equipment in poor condition requiring upgrade – budget to complete this has been included in the 2024/25 financial year. Condition of mechanical and civil components believed to be in moderate condition however a formal condition assessment has not been completed
<b>Ardwick Street Pump Station</b>	Good	Electrical equipment in good condition. Condition of mechanical and civil components believed to be in moderate condition however a formal condition assessment has not been completed
<b>Oxford Street Pump Station</b>	Poor	Electrical equipment in poor condition requiring upgrade – budget to complete this has been included in the 2024/25 financial year. Condition of mechanical and civil components believed to be in poor to moderate condition however a formal condition assessment has not been completed
<b>Cobham St Pump Station</b>	Poor	All components of this pump station are in poor condition. This catchment is a high priority for stormwater separation which may require a major upgrade to the pumpstation in the next 3 – 5 years. Due to this minor upgrades are currently being undertaken to ensure the pumpstation remains operational in the short term.

**Note –**  
A detailed formal condition of all of the Council's Pump Stations has been included in the Asset Management Improvement plan.

### Critical Pipelines

#### Highly Critical Pipelines

- 6.3 km or 10 % of the Councils stormwater mains are classified as highly critical, 93 % of these pipelines are gravity mains, 5 % culverts and open drains and 2 % are rising mains.
- 76 % of highly critical stormwater pipes are Concrete, 15 % PVC, 7 % Unknown and 2 % Open Drains.
- 0.4 km or 6 % of highly critical pipes have an estimated renewal date prior to 2030 and 2.6 km or 42 % have an estimated renewal date of between 2030 and 2060

The Council has six significant stormwater pipelines and several smaller sections of pipe that have been identified as highly critical. Refer below for a summary of the six significant pipelines.

Pipe Line	School	Assessment
St Peters Gravity Main	School	910 m of DN750 Concrete gravity main that passes from Coutts Road through St Peters School and discharges to an open drain 180 m to the south of Pukaki St. Condition of the pipe is average, historically there has been some issues with root intrusions.
Ardwick Incoming Mains	PS Gravity	1000 m of DN675 and DN750 Concrete gravity main that convey stormwater to the Ardwick St Pumpstation from the Eccles St and Fairfield St. Currently no CCTV inspection records for this pipeline so this should be a high priority for future inspection
Ardwick Rising/Falling Main	PS	75 m of triplicate DN300 PVC Rising main which runs across the State Highway and Rail Corridor and then discharges into a 550 m long DN675 Concrete falling main which runs along Hyde Street before discharging into the river. CCTV inspection completed on selected sections of this pipeline have found it to be in average condition, some issues with leaking joints and root intrusions.
Irwell/ Norfolk Gravity Main	St	700 m of DN750 Concrete gravity main that conveys stormwater along Irwell St and Norfolk St to the Richmond St Pump Station, the 280 m section along Norfolk St is a duplicate DN750 main. Condition of the pipe is average, historically there has been some issues with root intrusions Note some sections of this pipeline has been classified as medium criticality however it is recommended this classification is reconsidered.
Wentworth St to Maitland St Gravity Main	St to Gravity	750 m of DN600 to DN900 Concrete gravity main that conveys stormwater from Wentworth St through to an open drain on Maitland Street. A large proportion of this pipeline passes through private property. Currently no CCTV inspection records for this pipeline so this should be a high priority for future inspection
Albion St Gravity Main	St Gravity	300 m of Dn750 Concrete gravity main that conveys stormwater from SH1 along Albion St to the river. Currently no CCTV inspection records for this pipeline so this should be a high priority for future inspection

#### Medium Critical Pipelines

- 18.6 km or 30 % of the Councils stormwater mains are classified as medium critical.
- 78% of medium critical pipes are Concrete, 8 % Other or Unknown, 6 % open Drain and 4 % PVC
- 0.4 km or 2 % of medium critical pipes have an estimated renewal date prior to 2030 and 9.6 km or 52% have an estimated renewal date of between 2030 and 2060



# 4. Current Level of Service and Performance (Water Supply - Page 1)

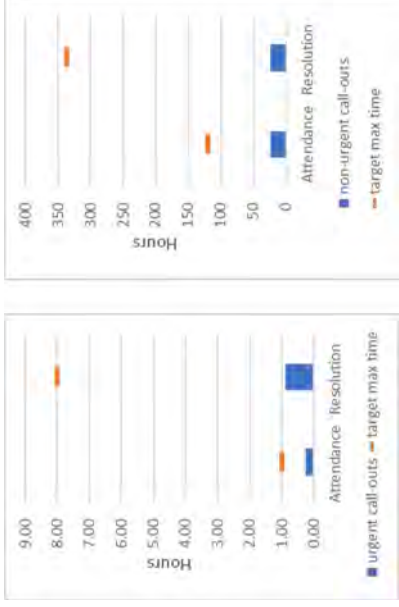
## Water Supply (1a) & (1b) - Safety of drinking water

The extent to which the local authority's drinking water supply complies with:  
**(a) part 4 of the drinking-water standards (bacteria compliance criteria),**  
**and**  
**(b) part 5 of the drinking-water standards (protozoal compliance criteria).**



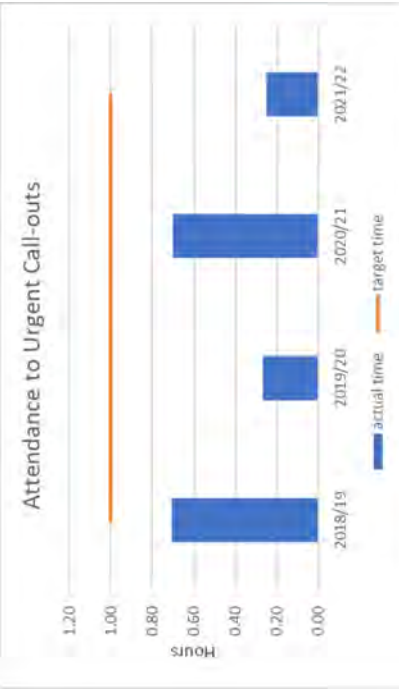
## Water Supply (3) - Fault Response Times

Median times to attend and resolve call-out in response to a fault or unplanned interruption to its networked reticulation system (2021-2022):



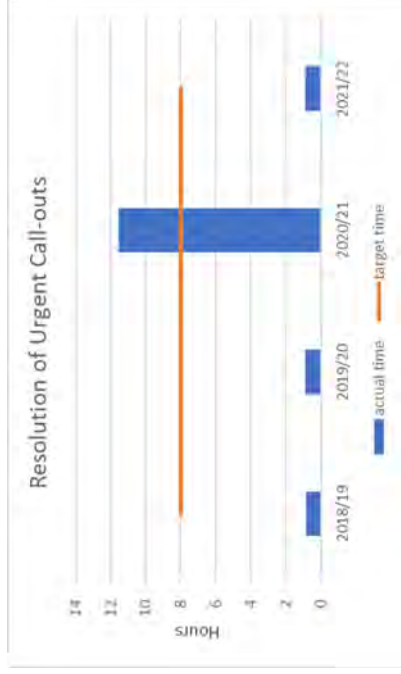
## Water Supply (3) - Fault Response Time History

History of response times for urgent call-outs (attendance)



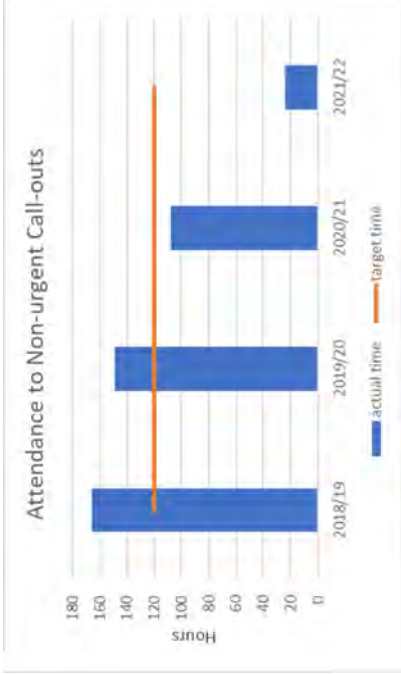
## Water Supply (3) - Fault Response Time History

History of response times for urgent call-outs (resolution)



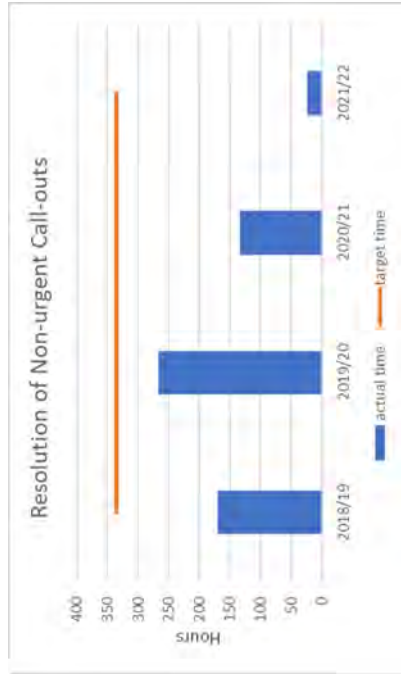
## Water Supply (3) - Fault Response Time History

History of response times for non-urgent call-outs (attendance)



## Water Supply (3) - Fault Response Time History

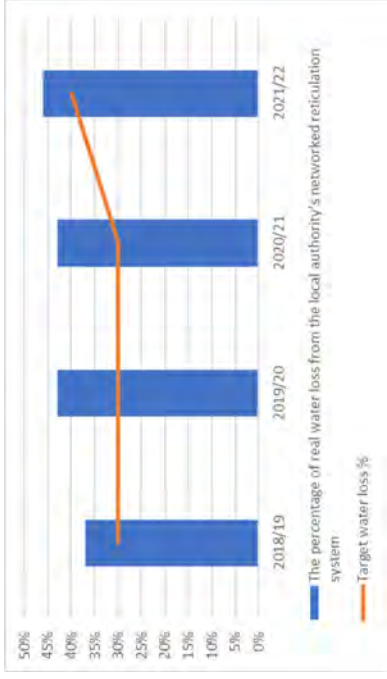
History of response times for non-urgent call-outs (resolution)



## 4. Current Level of Service and Performance (Water Supply - Page 2)

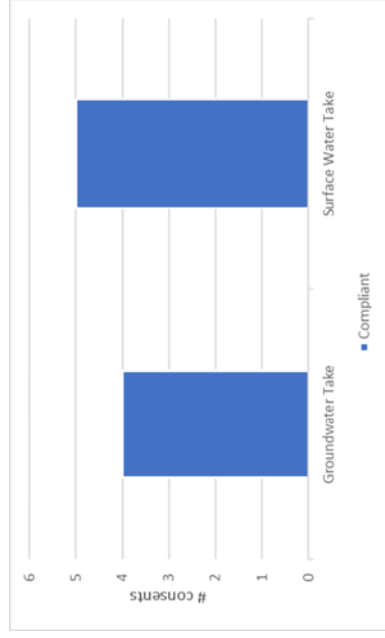
### Water Supply (2) - Maintenance of the reticulation network

The percentage of real water loss from the local authority's networked reticulation system (based on the 2022-23 National Environmental Performance Measures calculations of Current Annual Real Loss (CARL)).



### Water Supply – Resource Consent Compliance

Resource consent compliance status (April 2023)



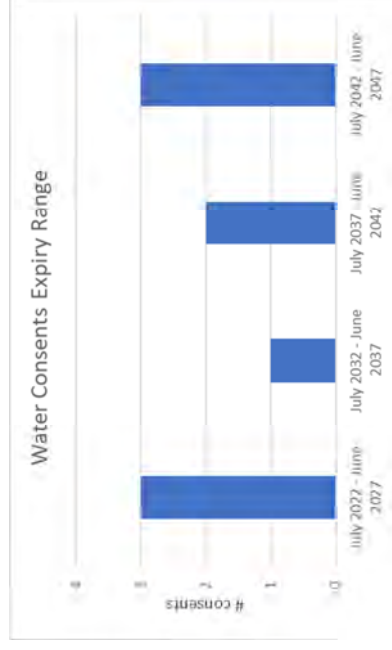
### Water Supply (4) – Customer Satisfaction

The total number of water quality complaints received (per 1000 connections)



### Water Supply – Date range of consents expiry

Three consents expire before June 2027

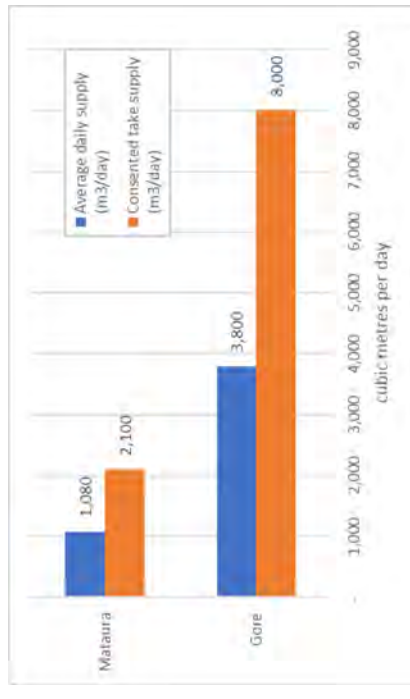


### Water Supply (5) – Demand Management

The average consumption of drinking water per day per resident within the Gore District Councils reticulated water supplies.



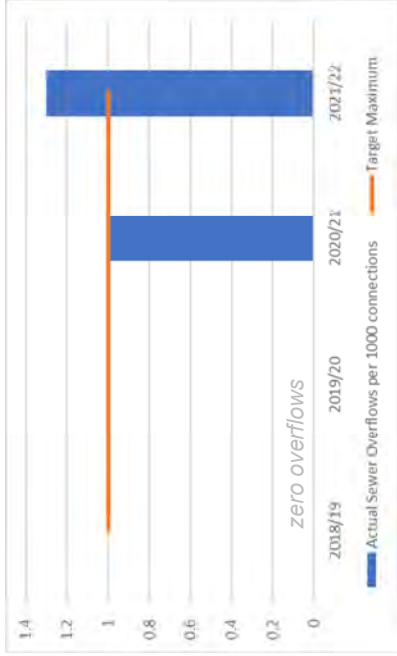
### Water Supply – Volume of water abstracted



## 4. Current Level of Service and Performance (Dashboard – Wastewater Page 1)


### Wastewater (1) – System and Adequacy

The number of dry weather sewerage overflows from the territorial authority's sewerage system, expressed per 1000 sewerage connections to that sewerage system.



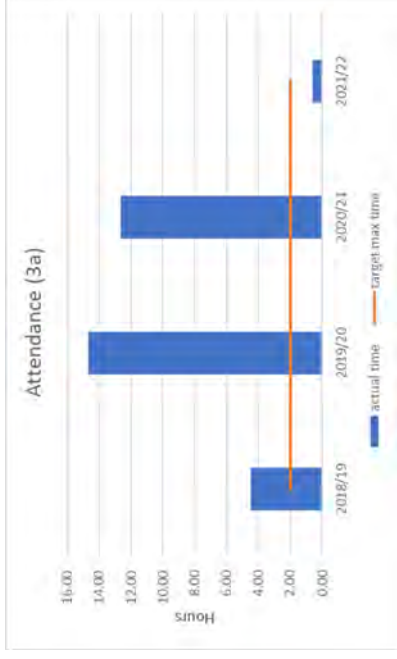
### Wastewater (2) – Discharge Compliance

Compliance with TA's Resource Consent conditions measured by number of abatement notices, infringement notices, enforcement orders, and convictions


 abatement notices,  
 infringement notices,  
 enforcement orders, and  
 convictions  
 for Wastewater

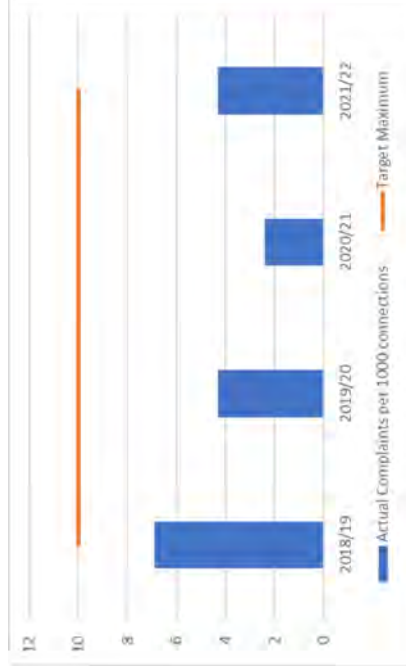
### Wastewater(3a) - Fault Response Times

Median response times to attend to sewerage overflows resulting from a blockage or other fault in the territorial authority's sewerage system, (a) attendance time and (b) resolution time



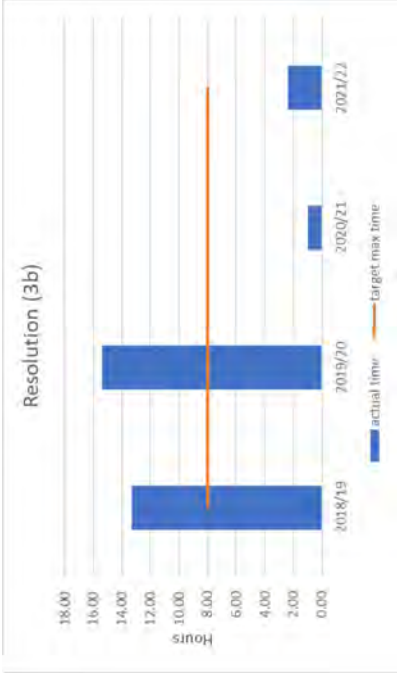
### Wastewater (4) – Customer Satisfaction

The total number of complaints received by the territorial authority about any of the following: (a) sewage odour (b) sewerage system faults (c) sewerage system blockages, and (d) the territorial authority's response to issues with its sewerage system, expressed per 1000 connections to the territorial authority's sewerage system.



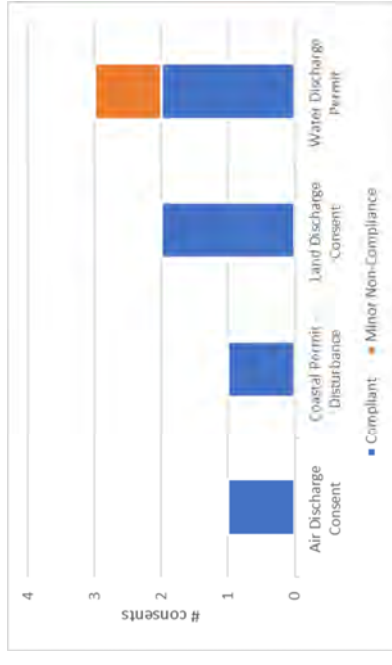
### Wastewater(3b) - Fault Resolution Times

Median response times to attend to sewerage overflows resulting from a blockage or other fault in the territorial authority's sewerage system, (a) attendance time and (b) resolution time



### Wastewater – Resource Consent Compliance

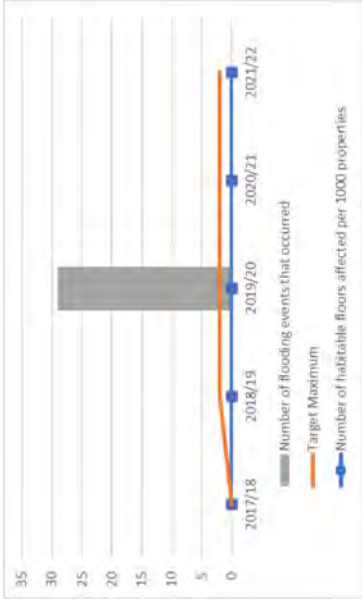
Resource Consent Compliance Status



## 4. Current Level of Service and Performance (Dashboard – Stormwater Page 1)

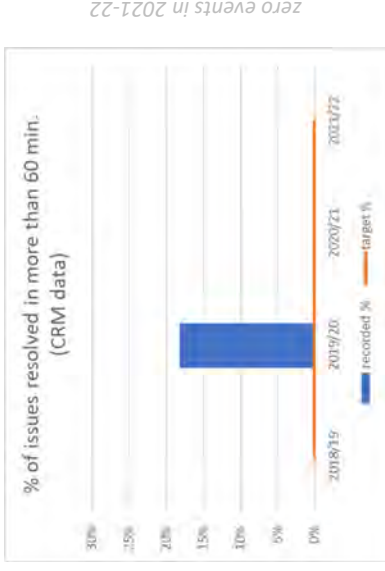
### Stormwater (1) – System and Adequacy

- (a) The number of flooding events that occur in a territorial authority district.
- (b) For each flooding event, the number of habitable floors affected. (Expressed per 1000 properties connected to the territorial authority's stormwater system.)



### Stormwater(3) - Response Times

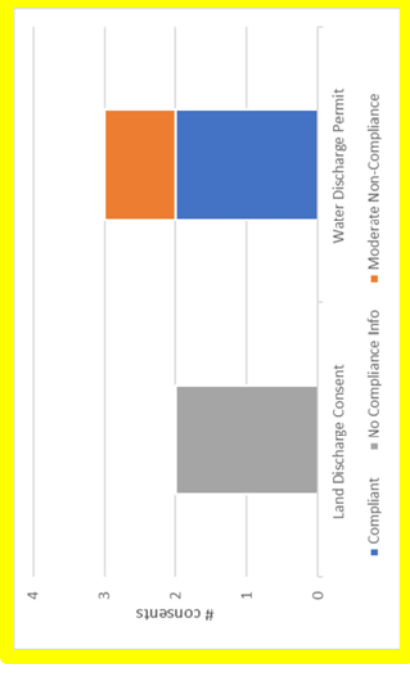
The response time to attend a flooding event, measured from the time that the territorial authority receives notification to the time that service personnel reach the site.



zero events in 2021-22

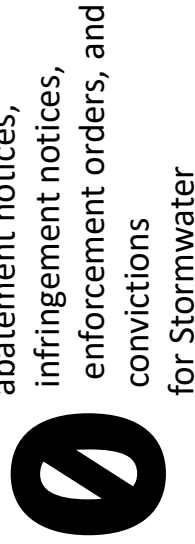
### Stormwater – Resource Consent Compliance

Moderate non-compliance: lists an abatement notice in April data, since resolved? Does council have compliance status for land discharge?



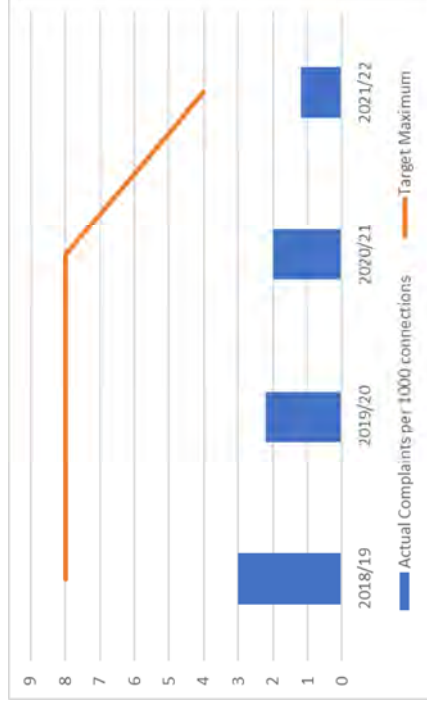
### Stormwater (2) – Discharge Compliance

Compliance with TA's Resource Consents for discharge from its stormwater system, measured by number of a) abatement notices, b) infringement notices, c) enforcement orders, and d) convictions received by the territorial authority in relation to those resource consents.



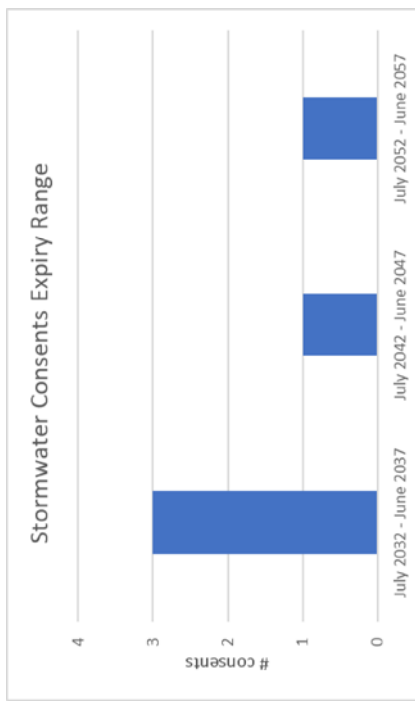
### Stormwater (4) – Customer Satisfaction

The number of complaints received by a territorial authority about the performance of its stormwater system, expressed per 1000 properties connected to the territorial authority's stormwater system.



### Stormwater – Date range of consents expiry

Three consents expire before June 2037





## 4. Current Level of Service and Performance

### Areas of concern and mitigation options

#### Water

- The Council has recently completed significant projects to upgrade the East Gore and Mataura Water Treatment plants to ensure they meet the requirements of the NZ Drinking Water Standards.
- Currently approximately 65 % of Gore's Water is treated at the recently upgraded East Gore Water Treatment Plant, the remaining 35 % of Gore's water is treated at the Hilbre Avenue Water Treatment Plant.
- Over the next two years the Council plans to spend approximately \$ 4 million installing a pipe across the Mataura River that will allow 100 % of Gore drinking water to be treated at the East Gore Water Treatment Plant. The Hilbre Avenue treatment plant will be decommissioned once this pipe has been installed.
- Other Level of service investments planned in the next 10 years include \$950,000 on improving firefighting capacity in specific areas of the Gore and Mataura network, \$430,000 on investigating alternative raw water sources to increase resilience and \$120,000 on the installation of zone flow meters so that water loss can be more accurately tracked.

#### Wastewater

- The Council is currently in the process of applying to renew its discharge consents for the Gore and Mataura Wastewater Treatment Plants. Significant upgrades to improve the performance and minimise cultural impacts are expected as part of this consent renewal process.
- While details of the required upgrade including costs and timing are currently unknown, it is expected the Council will have more certainty regarding this by April 2024 when a consent application will be submitted to Environment Southland.
- The Waikaka discharge consent also expires in September 2027. It is planned to start work on preparing an application to renew this consent in 2024.

#### Stormwater

- Approximately 40 % of Gore and 25 % of Mataura's wastewater and stormwater networks are combined. During heavy rain events this results in overflows of untreated wastewater to both private properties and waterways and puts increased pressure on the Council's wastewater treatment plants.
- A study completed in 2018 estimated that it would cost \$175 million to achieve full separation of the Gore network.
- In addition to the issues with the Council's combined system, there are capacity issues in the Council's existing stormwater reticulation which results in surface flooding during heavy rain events.
- It is proposed to spend approximately \$32 million over the next 10 years to resolve some of these issues. Investigation and scoping work is currently being completed to determine priority areas and scope of specific projects for this funding.
- Additionally, in recent years the Council has had compliance issues with its Stormwater discharge consent conditions, including receiving an abatement notice. received an abatement notice and notification of other compliance issues and quality of stormwater. Where possible improvements to stormwater quality will be considered as part of the planned \$32 million investment discussed above.
- New developments are being required to provide appropriate treatment of their stormwater discharge.

## 5. Planning for the future

### 5.1 Relevant Strategic Documents

- **Regional Policy Statement (RPS)** - summarises the community's expectations regarding future resource management in Southland and has been developed in conjunction with other local authorities including Gore District Council.
- **Southland Regional Water and Land Plan (SWRLP)** - seeks to address activities that are known to have a significant effect on water quality, such as land use intensification, urban discharges, wintering and stock access to waterways. The SWRLP is intended to provide direction and guidance regarding the sustainable use, development and protection of water and land resources in the Southland region. The SWRLP fits within, and is influenced by an RMA framework of national, regional and local policy documents
- **Southland Otago Regional Development Strategy and Great South (SORDS)** - the aim of SORDS is to unify the regional development effort, and in so doing, get a better grip on regional levers for economic and social development.

### 5.2 Demand Drivers

#### All 3 Waters Services

- Growth – Expansion of reticulated areas, new industrial and commercial developments
- Changes in land use – i.e. infill development, increases in permeable areas of existing sites already serviced by the network
- Technology changes/ Changes in water usage efficiency;
- Tourism and events
- Legislative changes - Changes in environmental standards may affect
- Changes in customer expectations – Customer expectations are increasingly tending towards higher Levels of Service, both the extent and frequency of stormwater flooding and ponding on property and roads during and after storms, as well as enhanced stormwater quality
- Climatic changes – In recent years, there has been an increase in the incidence of extreme weather events around the world. Although future projections have not been made specifically within the Gore district, it is likely that there will be even more frequent and intense rainfall over the next 50 years
- Stormwater / Wastewater interconnection – Reducing the stormwater entry into the wastewater system will divert stormwater to the stormwater system and increase volume. This may result in capacity issues not previously identified. There are also known interconnections with wastewater going to the stormwater system. Eliminating this may result in additional capacity
- Reduction of water leakage from the Water Supply network

### 5.3 Demand Projections

**Water Supply** - The average daily water consumption in Gore in 2022 was 4107 m<sup>3</sup>/day (0.97 m<sup>3</sup>/connection/day). During the summer, the peak daily demand can reach over 4600 m<sup>3</sup>/day (1.1 m<sup>3</sup>/connection/day). The average daily water consumption for Mataura in 2022 was 1062 m<sup>3</sup>/day (1.36 m<sup>3</sup>/connection/day). During the summer, the peak daily demand can reach 1300 m<sup>3</sup>/day (2.25 m<sup>3</sup>/connection/day). Analysis of historical water usage for both Gore and Mataura has shown demand to remain relatively static over recent years. A moderate increase in demand for both the Gore and Mataura supplies is forecast over the next 30 years. By 2050 Gore's peak demand is forecast to be 6,622 m<sup>3</sup>/day and Mataura's is forecast to be 1,629 m<sup>3</sup>/day. Both of the Council's treatment plants have sufficient capacity to treat forecast peak demand, however an increase in consented water take volumes may be required for Mataura. Refer to the 2023 Gore and Mataura Water Demand Management Strategy for further details.

**Wastewater** - The Council's wastewater network and treatment plants regularly experiences capacity issues, however this is predominantly associated with the combined nature of large parts of the network. It is planned to reduce these issues over time through an ongoing stormwater separation programme. The average discharge from the Gore Wastewater Treatment Plant is 6,679 m<sup>3</sup>/day, this is forecast to increase to 10,068 m<sup>3</sup>/day by 2050. The average discharge from the Mataura Wastewater Treatment Plant 1,340 m<sup>3</sup>/day, this is forecast to increase to 1,880 m<sup>3</sup>/day by 2050. The Council is currently going through the process of renewing the discharge consents for both of these treatment plants. The future required capacity of these treatment plants is being considered as part of the current project to renew their respective discharge consents. The Waikaka treatment plant currently discharges an average of 8.2 m<sup>3</sup>/day. While a significant demand on this plant is not anticipated at this stage, the required future capacity of this plant will be considered as part of a project to renew the discharge consent which is due in 2027.

**Stormwater** - Approximately 40 % of the Gore and 25 % of the Mataura Wastewater and Stormwater networks are a combined system. This creates capacity issues which results in flooding in the network, overflows of untreated wastewater to the environment and increased pressure on the Councils Wastewater Treatment Plants. More frequent and intense rain events as a result of climate change are expected to exacerbate these issues. An ongoing stormwater separation programme is aimed at reducing these issues. However due to an estimated cost of over \$300 million, it is expected to take at least 30 years to achieve full separation of the Councils Stormwater and Wastewater networks. Any increased demand on the Councils stormwater network from new developments is assessed as part of the resource consent process and where appropriate developers are required to appropriately mitigate these impacts.

## 5.4 Managing Demand (Mitigation Measures)

Water Supply	Wastewater	Stormwater
<p>The ability to supply consented flows during sustained dry periods is the main issue for both the Council's Water Supplies. Limitations in water takes during low river flows often result in water restrictions for consumers needing to be implemented.</p> <p>It is currently estimated that 38% of Gore's water and 56% of Mataura water is lost through leakage. Since 2016 the GDC has engaged an expert contractor to conduct regular leak detection surveys. While this has identified a number of "hidden" leaks unfortunately it has not resulted in a notable decrease in water demand. Refer to the 2023 Gore and Mataura Water Demand Strategy for further details.</p> <p>Other mitigation measures currently being implemented by the Council are:</p> <ul style="list-style-type: none"> <li>• Water metering or non-residential connections</li> <li>• Education</li> <li>• Water restrictions</li> <li>• Mandatory rainwater storage for all new urban houses</li> </ul>	<p>While the Council's wastewater network regularly experiences capacity issues this is predominantly associated with the combined nature of large parts of the network. Work undertaken as part of the Gore stormwater master plan in 2018 determined that once the Council has completed full stormwater and wastewater separation of its network the existing wastewater network would have sufficient capacity to meet demand. Due to this, in general wastewater mains renewals will be completed on a "like for like" basis.</p> <p>While a detailed assessment of Mataura has not yet been completed, the same principles are expected to apply for Mataura.</p> <p>The Gore wastewater treatment plant is currently operating near its maximum capacity and at times is struggling to meet resource consent limits. The Mataura and Waikaka treatment plants are generally compliant with their existing discharge consents.</p>	<p>The Gore District Council have an on-going long term storm water separation project which will see the combined wastewater and stormwater assets separated. As this project progresses, the increased demand on the stormwater network will need to be managed to ensure new issues are not created.</p> <p>Although there is not currently significant population growth in the district there is possibility of population growth from industry developments. Supporting industries may create demands on the network from increased hardstand areas and also increased risk of discharge quality contamination.</p> <p>Additionally, an ongoing trend of increased intensification of both residential and commercial developments and a preference for larger buildings and more impervious surfaces on brownfield sites is putting more pressure on the existing stormwater network. Any increased demand on the Council's stormwater network from new developments is assessed as part of the resource consent process and where appropriate developers are required to appropriately mitigate these impacts. As a minimum all new urban houses are also now required to install a 3000 L rainwater storage tank.</p> <p>There has also recently been a number of potential compliance issues associated with the Council's stormwater discharge consents</p>
<p>Key challenges that the Gore District Council must take steps to address in relation to the water supply activity over the next ten years are as follows:</p> <ul style="list-style-type: none"> <li>• Meeting the monitoring and compliance requirements of the newly created water regulator</li> <li>• Understanding the condition and replacement of critical trunk mains that are at the end of their useful lives</li> <li>• Optimising the use of the Councils existing raw water supplies through reduction in leakage rates</li> <li>• Developing a strategy to ensure the Council water supply is resilient against the potential impacts of climate change.</li> <li>• Improvements in the accuracy of its asset data ensuring long-term sustainable decisions can be made for the activity.</li> </ul>	<p>Key challenges that the Gore District Council must take steps to address in relation to the wastewater activity over the next ten years are as follows:</p> <ul style="list-style-type: none"> <li>• Renewal of the discharge consents and implementation of associated upgrades for all three of the Council's Wastewater Treatment Plants</li> <li>• Reduction in inflow and infiltration into the wastewater network to minimise overflows and optimise the performance of its treatment plants</li> <li>• Managing the performance of an aging piped network through a combination of full replacement and spot repairs.</li> <li>• Meeting new legislative, monitoring and compliance requirements</li> </ul>	<p>Key challenges that the Gore District Council must take steps to address in relation to the stormwater activity over the next ten years are as follows:</p> <ul style="list-style-type: none"> <li>• Replacement/ upgrading of the existing combined stormwater and wastewater system to achieve separation</li> <li>• Identification and resolution of historical wastewater cross-connections in the SW network</li> <li>• Identification and management of secondary overflows paths</li> <li>• Ensuring compliance with the Council's existing stormwater discharge consent conditions.</li> <li>• Meeting new legislative, monitoring and compliance requirements – in particular there is an emerging expectation of improved treatment of stormwater before it is discharged</li> <li>• Improvements in the accuracy of its asset data ensuring long-term sustainable decisions can be made for the activity.</li> </ul>

Meeting Existing Demands

Meeting Future Demands

# 6 Risk Management

## 6.1 Risk Management Approach and Key Risks

Risk management involves the establishment of a risk framework that can be used to develop a risk aware culture across and organisation that applies a logical and systematic way of determining risks, their likely consequences and the most effective way of managing and monitoring risks to minimise potential losses and ensure optimal operation of services. This is the risk management process used by Gore to assess risks for the operation of the 3 waters networks. The process is loosely based around the Australian/New Zealand Risk standard 4360:2004 and has been developed for use across all of Council's Activities by key senior staff. Key considerations of the Council's risk management process are;

- Key issues and improvements required to manage, monitor and mitigate risks
- Council's Risk Management Framework (RMF)
- A summary of the most significant risks
- Future review and improvements required.

## 6.2 Building Resilience

Adverse events/natural disasters/climate change and the related impacts cannot be avoided and as a result Council have to factor this into long term planning, civil defence planning and determining the infrastructure requirements moving forward to ensure the community's expectations are met with regard to safe and reliable services and general wellbeing. In order to improve resilience Council approach will be to:

- Actively participate in CDEM planning and activities, at both regional and local levels
- Develop and maintain Business Continuity Plans and Operational Risk Registers
- Investigate options for alternative service provision and system redundancy
- Identify critical assets and ensure mitigation methods are developed
- Obtain insurance where this is deemed to be the most cost effective approach

High Level Risk/Issue	Caused by	Impacts	Current Controls and Mitigation	Proposed further response
Contamination of the water supply	Contamination of raw water sources Inadequate treatment Contamination of the treated water supply	Widespread outbreak of waterborne disease in the community	<ul style="list-style-type: none"> <li>• Ensure an approved Water Safety Plan is in place for all water supplies</li> <li>• Monitoring and manage raw water sources including designation catchments</li> <li>• Ensure treatment systems are in accordance with the New Zealand Drinking Water Supplies</li> <li>• Policies and procedures to reduce the risk of contamination of the reticulated water supply.</li> </ul>	<p>Installation of the Mataura River Pipeline which will ensure all residents in Gore receive drinking water treated in accordance with the NZ Drinking Water Standards</p> <p>Replacement of the Hilbre Avenue Reservoir – which has been identified as a potentially vulnerable to contamination</p>
Extreme Natural Events	Extreme events such as an earthquake or flood leading to widespread damage of 3 Waters Assets Climate Change	Sustained loss of service, contamination of water supply, failure of treatment plants, damage to property	<ul style="list-style-type: none"> <li>• Allow for redundancy in the system e.g. duplication of critical pipes, maintaining spares for pumps and power generation, wells etc</li> <li>• Ongoing renewal of ageing assets</li> <li>• Hold up-to-date business continuity and Civil Defence Emergency Plans</li> <li>• Liaise with Regional authorities to ensure response plans are agreed and in place</li> <li>• Ensure staff are trained and aware of what to do in an emergency</li> </ul>	<ul style="list-style-type: none"> <li>• Ongoing replacement and upgrading of ageing assets with a particular focus on highly critical assets</li> <li>• Ensuring resilience is considered as part of any upgrade projects</li> <li>• Regular review of business continuity and Civil Defence Emergency Plans</li> <li>• Investigation into alternative drinking water sources.</li> </ul>
Inadequate investment	Miss understanding of condition of assets and risk associated with underinvestment	Regular loss of service, failure of critical assets, contamination of water supply, non-compliance with resource consents, damage to property and environment, inefficient operation of services	<ul style="list-style-type: none"> <li>• Ensure that operations and capital funding projections are transparent and relevant</li> <li>• Educate decision makers regarding the likely impacts of funding reductions and likely consequences long term</li> <li>• Identify cost efficiencies where possible</li> </ul>	<p>The Government is currently proposing to reform of the 3 Waters service delivery to drive efficiencies and ensure the investment required to replace ageing assets and meet new legislative requirements is affordable</p>



## 7 Asset Operations and Maintenance

### 7.1 Operations and Maintenance Requirements (WHY)

Council is obliged to provide efficient and effective utility services to its communities where public systems are in place. The operations and maintenance expenditure for assets is a significant proportion of the total lifecycle cost. Therefore, efficiencies in these day-to-day activities must be identified and implemented to lower the overall lifecycle cost. The Council is committed to optimising the operation, maintenance and management of these assets.

#### Operations

Operations are defined as activities designed to ensure efficient utilisation of the assets, and therefore that the assets achieve their service potential. Operational strategies cover activities such as energy usage, control of mechanical and electrical plant, inspections and service management. Facilities have documented operation and maintenance manuals, designed to enable a trained but unfamiliar operator to operate the facility.

#### Maintenance

There are three types of maintenance:

- **Programmed** - A base level of maintenance carried out to a predetermined schedule. Its objective is to maintain the service potential of the asset system
- **Condition** - Maintenance actioned as a result of condition or performance evaluations of components of the system. Its objective is to avoid primary system failure
- **Reactive** - Maintenance carried out in response to reported problems or system defects. Its objective is to maintain day-to-day levels of service

The objective of the Council's operational and maintenance strategies is to maintain existing assets economically to:

- Achieve their service potential through efficient operation
- Achieve customer levels of service
- Meet the requirements of the NZ Drinking Water Standards and the Councils relevant discharge consents
- Achieve health and safety standards
- Reduce Council's exposure to risk due to unforeseen failure of assets
- Optimise the efficiency of existing assets

### 7.2 Key Operational Processes and Asset Maintenance (WHAT)

*Some of the key Operational and Maintenance Activities that the Council undertakes on its assets are as follows:*

#### Operations

- Routine control and monitoring of processes and performance of treatment plants and pump stations
- Ensuring sufficient stocks of chemicals and other consumables are maintained
- Monitoring and reporting of compliance under the Drinking Water Standards and the Councils Resource Consents
- Monitoring of trade waste discharges
- Water meter reading
- Collection and analysis of asset data
- Identifying the need for maintenance and repair work to ensure continuity of process
- Inspection and testing of hydrants
- Opening and shutting of flood gates

#### Maintenance

- Fixing breaks, leakage and blockages in pipes
- Responding to customer enquiries
- Repairing and/or replacement of equipment i.e. pumps, sensors valves etc
- CCTV inspection and condition assessment of pipes and facilities
- Routine cleaning and inspection of tanks, instruments and other equipment as required

### 7.3 Operations and Maintenance Plan (HOW)

The majority of the day-to-day management, operation and maintenance of Council's 3 Waters assets is carried out by the Council's in house team. This team currently consists of four technical staff and ten field staff.

Specialist services, where the Council does not have the inhouse capacity or capability are contracted out to external suppliers. Some examples of these area:

- Laboratory Testing for Drinking Water and Resource Consent Compliance
- Electrical and Telemetry systems operation and maintenance
- Power Supply
- Hydrant testing and leak detection
- Other external contractors, on a case by case basis for specialist activities such as conditions assessments, engineering design and large capital works.

For the reticulated network the large majority of operation and maintenance work is on a reactive basis where issues and faults become apparent i.e. leaks and blockages.

All treatment plants are visited regularly, often daily, to perform routine checks and maintenance. Duty, standby systems have been installed for critical equipment at treatment plants and pumpstation to allow for failures. While proactive maintenance is undertaken this is largely done on an ad-hoc basis relying on staff knowledge and experience. The development of a formal planned maintenance programme is an area for potential improvement.

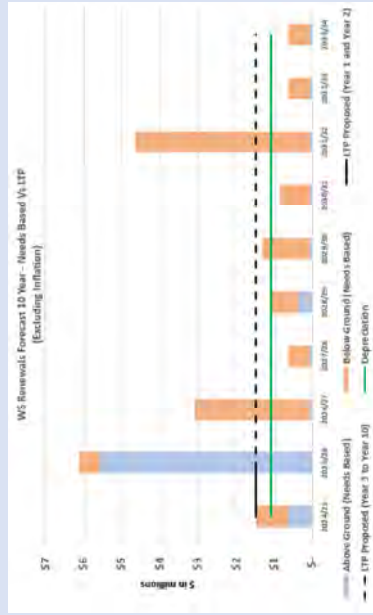
# 8. Asset Renewals (option 2 – Page 1)

## 8.1 Water Supply

A combination of condition assessment, criticality and staff knowledge of the network are used to prioritise renewals projects. Additionally, if there is efficiencies to be gained water renewal projects may be bought forward where other projects i.e. stormwater separation works or roading upgrade projects are being completed.

Currently the Council's has a limited understanding of the condition and remaining life of its water supply network however it is working to improve this over time.

One of the key constraints is the Council's ability to fund enough renewals while also meeting other obligations such as changes in legislation and level of service.



Historically there has been under investment in replacement of water supply assets, due to this over the next 30 years significant investment is required to catch-up on the backlog of renewals. It is currently forecast that \$20.3 million will need to be spent on renewing water supply assets over the next 10 years with a particular focus on replacement of highly critical assets such as reservoirs and trunk mains. A further \$26.7 million is forecast to be required for renewals in years 11 to 30 with a focus on medium and low criticality assets

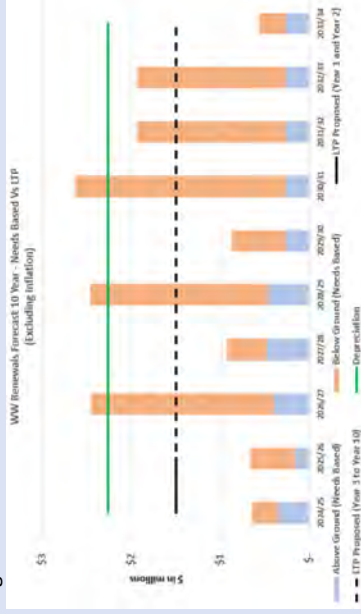
Renewal Approach

## 8.2 Wastewater

A combination of condition assessment, criticality and staff knowledge of the network are used to prioritise renewals projects. Additionally, if there is efficiencies to be gained wastewater renewal projects may be bought forward where other projects i.e. stormwater separation works or roading upgrade projects are being completed.

A detailed CCTV condition assessment of approximately 29 % of the Councils reticulated wastewater network has been completed, giving the Council a reasonably high level of understanding of the condition of its wastewater network.

One of the key constraints is the Council's ability to fund enough renewals while also meeting other obligations such as changes in legislation and level of service.

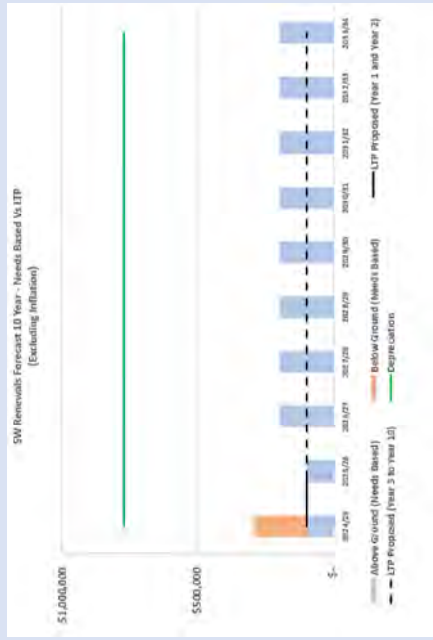


Historically there has been under investment in replacement of wastewater assets, due to this over the next 30 years significant investment is required to catch-up on the backlog of renewals. It is currently forecast that \$15.8 million will need to be spent on renewing wastewater assets over the next 10 years with a particular focus on pump stations and pipelines that have been identified as being in very poor condition. A further \$27.3 million is forecast to be required for renewals in years 11 to 30.

## 8.3 Stormwater

Currently approximately 40 % of Gore and 25 % of Mataura's Wastewater and Stormwater networks are combined. During heavy rain events this results in overflows of untreated wastewater to both private properties and waterways and puts increased pressure on the Councils wastewater treatment plants. Due to this stormwater separation is currently the Council priority and in the medium term, major SW asset renewals are only planned to occur where it is required due to the Council's Stormwater Separation programme.

Minor renewal of SW assets will be completed where assets have failed and/or are found to be in poor condition.



Over the next 30 years the focus is on stormwater separations works and therefore only minor renewals of existing stormwater assets that have failed is planned. It is forecast to spend \$1.8 million over the next 10 years and a further \$13.0 million in years 11 to 30 on renewal of stormwater assets.

Renewal Plan

# 9. Asset Improvements and Disposals

## 9.1 Asset Improvements

Where the Council is undertaking a renewal or upgrade to meet new legislation or other requirements, as part of the design process an assessment of any additional improvements that can be made to the asset is completed. Some examples of this include:

- Increasing the capacity of a pipeline (i.e. to meet firefighting requirements or anticipated future demand) when undertaking a renewal
- Relocating assets to improve maintenance access i.e. shifting valves, hydrants and manholes out of the live traffic lane
- Installing treatment devices and/or creating green spaces as part of a stormwater separation project
- Improving the operating efficiency and/or redundancy in the existing network

A specific example of this is the Council's current strategy to centralise its water treatment in Gore. Historically Gore has had two independent water sources and treatment plants (East Gore and Hilbre Avenue) for its drinking water supply. Both of the existing Gore treatment plants required significant upgrades to meet the New Zealand Drinking Water Standards. However, in 2018 after completing an options assessment it was decided to decommission the Hilbre Avenue Water Treatment Plant and centralise Gore's water treatment at the existing East Gore site. This had a number of benefits including:

- Improved redundancy and reduced risk in the variability of the Council's two existing raw water sources
  - Reduced long term operational costs
  - Reduced risk of future nitrate issues
  - Lower costs of potential future upgrades (i.e. fluoridation)
  - Reduced risk of issues with neighbours in close vicinity to the existing Hilbre Avenue site
- The required upgrade of the East Gore Treatment Plant to allow this to occur was completed in May 2022. The next stage in this project is to install two pipelines that connect the Jacobstown Bore Field to the East Gore Treatment Plant (The Mataura River Crossing Project) is expected to be completed in the 2024/25 financial year. Once this has been completed the Hilbre Avenue Treatment Plant will be decommissioned.

Additionally, based on recent correspondence received from the Director General of Health it is quite possible that fluoridation of both the Gore and Mataura drinking water supplies will be required in the next two years. An allowance for this installation of the necessary equipment for this has been included in the recent upgrades of both the East Gore and Mataura water treatment plants.

## 9.2 Asset Disposals

All pipeline renewals have a corresponding disposal either through the pipes being removed and disposed of at the landfill, or being left in the ground if the water services are renewed using 'no-dig' techniques or the asset is replaced in a new location. Current practice is that disposals are completed within AssetFinda and the disposed mains are identifiable in GIS as Disposed Mains.

Similarly, replacement of components at treatment plants and pumping stations usually involves disposal of those items being renewed/upgraded. There is currently no formal process to capture plant disposals in AssetFinda without completing facility site audits.

When considering disposal options all relevant costs of disposal will be considered, including:

- Evaluation of options
  - Consultation/advertising
  - Obtaining resource consents
  - Professional service, including engineering, planning and legal survey
  - Demolition/making safe
  - Site clearing, decontamination, and beautification
- Buried assets generally remain in the ground unless economic to remove or they pose a potential hazard.

For the 3 Waters activity, very few redundant assets can be disposed of via onsale for reuse. Where assets can be onsold, asset disposal processes must comply with Council's legal obligations under the Local Government Act 2002, which covers:

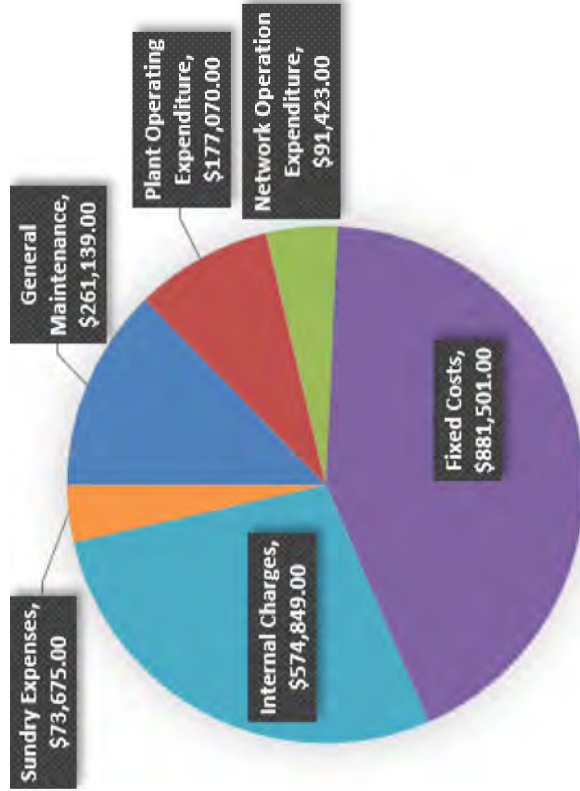
- Public notification procedures required prior to sale
- Restrictions on the minimum value recovered
- Use of revenue received from asset disposal

# 10. Investment Forecasts (Page 1 – Operational Investment)

## 10.3 Operational Investment

### Current Operational Expenditure

The operational costs for the Gore District Council's 3 Waters department is currently approximately \$2.36 million per year. A breakdown of the 3 Waters Operational Spend for the 2022/23 financial year is shown below.

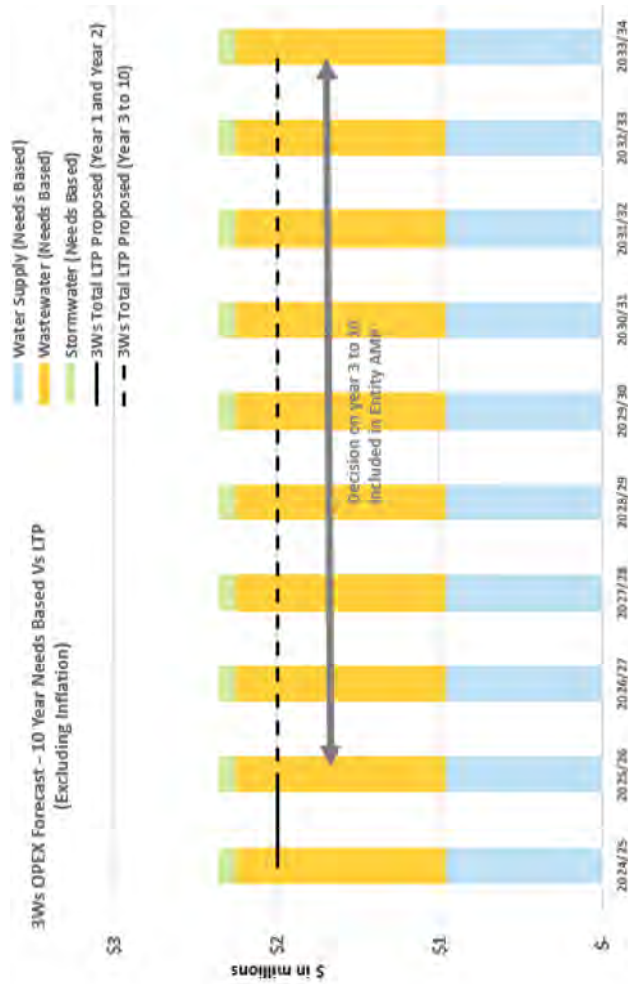


### Forecast Operational Expenditure

The below graph shows the forecast operational expenditure over the next 10 years. As a result of ongoing inflation, increased interest payments and other operational cost increase this is forecast to increase to \$XXXX by year 10 or the 2033/34 financial year. Refer to the below graph of further details.

Note the large increase in costs in the 2019/20 financial year is mainly associated with a significant increase in depreciation costs following the 2019 revaluation.

As a result of ongoing inflation, increased interest payments and other operational cost increase this is forecast to increase to \$XXXX by year 10 or the 2033/34 financial year. Refer to the below graph of further details.





## 10. Investment Forecasts (Page 2 – Capital Investment)

### 10.2 Capital Investment

The total investment needs for the Gore District Councils 3 Waters Assets has been assessed to be approximately \$92 million over the next 10 years and \$465 million over the next thirty years. Discussion regarding proposed needs spend vs LTP spend ..... and do ability

A summary of this expenditure is as follows.

#### Renewals

- Water Supply - \$20.6 million over the next 10 years, \$47.3 million over the next 30 years
- Wastewater - \$15.1 million over the next 10 years, \$43.0 million over the next 30 years
- Stormwater - \$2.0 million over the next 10 years, \$15.0 million over the next 30 years – the significant investment in Stormwater Level of Service improvements is expected to include a component of renewals as the infrastructure is upgraded

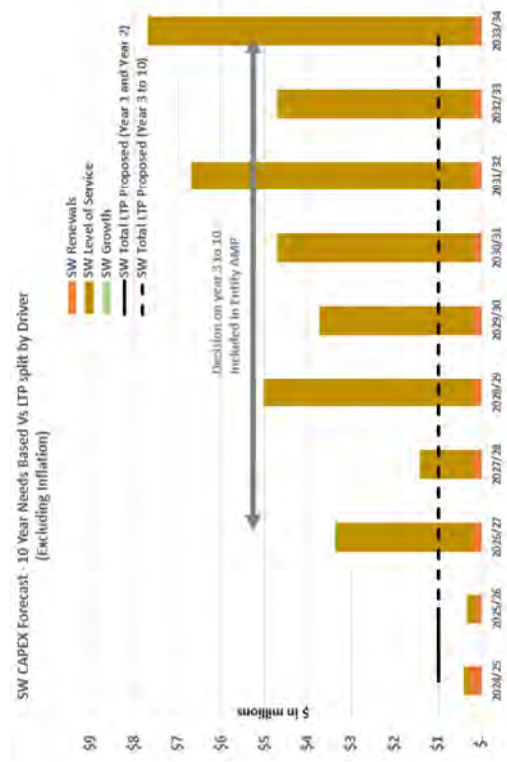
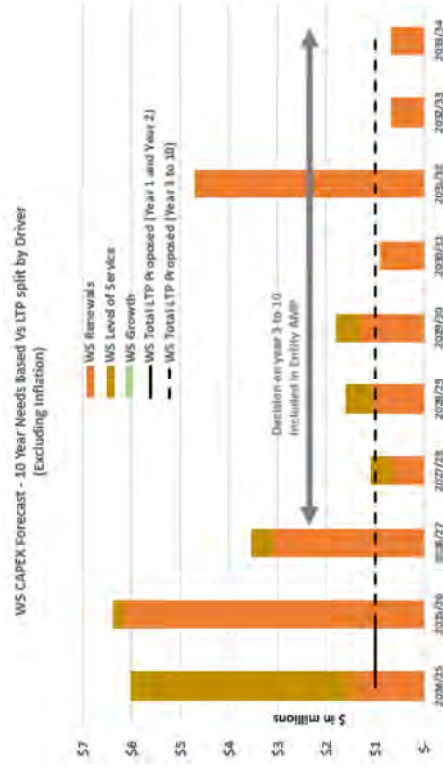
#### Level of Service

- Water Supply - \$6.8 million over the next 10 years, \$19.1 million over the next 30 years
- Wastewater - \$99.2 million over the next 10 years, \$121.8 million over the next 30 years – the large majority of this investment is associated with upgrades to the Councils treatment plants following the renewals of existing discharge consents.
- Stormwater - \$36.1 million over the next 10 years, \$248.0 million over the next 30 years – Significant investment is required to separate stormwater from the existing combined system and resolve capacity issues.

#### Growth

While there are currently no projects where growth is the primary driver, the impacts of predicted future growth and the need for additional capacity will be considered for all renewal and level of service projects

Refer to section 11 of this document for more detailed information of key projects the Council plans to undertake over the next 10 years.



## 10. Investment Forecasts (Page 3 – Total Investment)

### 10.1 Total Investment

If possible we should be linking the investment profile back to the councils objectives for years 1 and 2

The total investment needs for XYZ DC, can be summarised as under  
 XYZ's investment forecast for the 3 activities in Year 1 and 2 of the LTP is \$176 million, with the net operational expenditure projected at \$119.2 million (net cost of service) and capital expenditure at \$56.7 million (total capital spend).

Detailed Tables for each area of spending are included in our LTP/activity plan

#### Discuss Affordability -

- Where investment scenarios are presented for LA's to choose between, a clear description of what work or types of work that would appear in an 'unconstrained' plan has been dropped from 'deliverable' and 'affordable' options including:

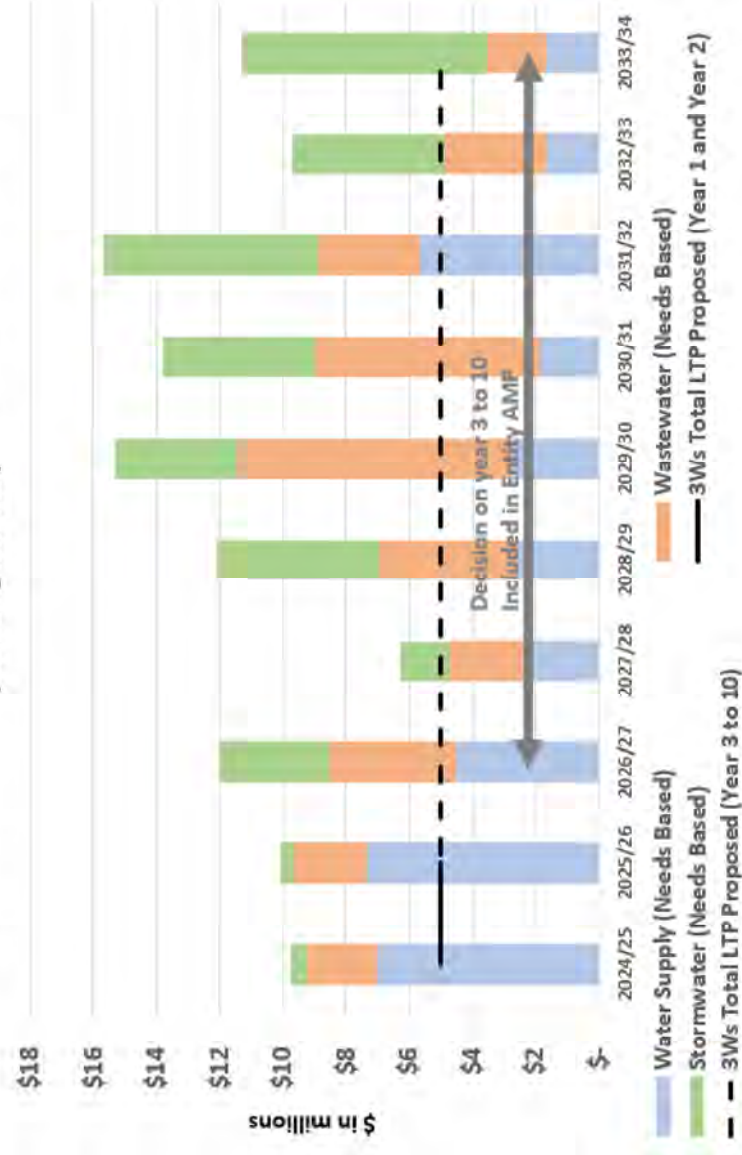
- Risks or impacts on LoS;

- Rationale for why the work can be or is suggested to be deferred.

#### Discuss Assumptions

- Clear statement that planning has been informed by, and is consistent with each Council's planning assumptions:
- depreciation rates and asset lives;
- population growth/decline;
- demand.

**Total (CAPEX and OPEX) Investment Forecast - 10 Year Needs Based Vs LTP  
 (Excluding Inflation)**



## 11. Key Projects

### 11.1.1 Key Water Supply Projects (Page 1)

##	Project	Primary Driver	Year /s	Costs	Financial Data Confidence	Description and Objectives of the project	Benefits/Justification of the project	Project Stage
1	Mataura River Crossing	Level of service	1	\$ 4.0 million	Engineers Estimate	Installation of two pipelines between the Jacobstown Wells and East Gore Water Treatment Plant	This project will allow all of Gore's Drinking Water to be treated in accordance with the NZ Drinking Water Standards at the recently upgraded East Gore water treatment plant and allow the Hilbre Avenue Water Treatment Plant to be decommissioned.	Execution
2	Hilbre Ave Reservoir Replacement	Renewal	1-2	\$ 6.0 million	Engineers Estimate	Demolition of the existing reservoir, treatment plant (and possibly water tower) and construction of a new 1500 m3 reservoir.	The existing Hilbre Avenue reservoir is in poor condition, is a potential contamination risk to Gore's drinking water supply and has structural integrity issues. Furthermore, a need to increase the reservoir capacity from 1000 m3 to 1500 m3 has been identified.	Concept Design
3	Installation of fish screening at the Pleura Dam	Level of service	1	\$ 300,000	Supplier Estimate	Installation of a suitable fish screen on the intake at the Pleura Dam (or alternative offsetting measures).	The Council's water take consent for the Pleura Dam requires a fish screen on the intake from the dam to prevent entrapment of native fish. Preliminary investigations have shown that this will require a mechanical screen which in turn requires a permanent power supply to be installed at the site. As an alternative the Council is currently in discussions with Hokonui Runanga and DOC regarding potential offsetting measures that could be taken instead of installing a fish screen.	Design
4	Fluoridation	Level of service	1	\$ 205,000	Engineers Estimate	Fluoridation of the Gore and Mataura Water Supply	Since the Health (Fluoridation of Drinking Water) Amendment Act 2021 was enacted, the Director - General of Health has been directing water supplies to implement fluoridation. While direction regarding the Gore and Mataura supplies has not yet been received, it is understood this may be received in the near future.	Planning
5	Critical Mains Condition Assessment	Renewal	1-2	\$200,000	Staff Estimate	Condition assessment of the Council's Highly Critical Watermains to determine priorities and recommended renewal date and	This project will ensure the Council has an accurate understanding of the condition and expected remaining life of its highly critical water mains allowing the renewal of these projects to be prioritised and programmed to occur before the pipes begin regularly failing	Planning
6	Hilbre Avenue Trunk Main Replacement	Renewal	2-3	\$ 2.6 million	Staff Estimate	Replacement of approximately 1.6 km of DN225 watermain from Hilbre Avenue Reservoir to State Highway 1 Bridge	This is a highly critical watermain that supplies water from the Hilbre Avenue Reservoir into the Gore CBD. The condition and age of this pipe is relatively unknown however it is believed to be one of the oldest pipes in the network.	Initiation
7	Improvements to Fire Fighting Capacity in Gore	Level of service	3-4	\$ 461,000	Staff Estimate	Investigation and implementation of solutions to improve Fire Fighting Capacity in the Gore network	Hydraulic modelling has shown that there are isolated areas' in the Gore network where the capacity does not meet the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008)	Initiation
8	Desilting of the Pleura Dam	Renewal	5	\$ 326,000	Staff Estimate	Regular project to remove the build of silt that accumulates in the Pleura Dam	If the ongoing build-up of silt is not removed from the dam this will result in a loss of storage capacity in the dam and a build-up of pressure behind the dam wall increasing the risk of a catastrophic failure of the dam wall	Planning

## 11. Key Projects

### 11.1 Key Water Supply Projects (Page 2)

#	Project	Primary Driver	Year/s	Costs	Financial Data Confidence	Description and Objectives of the project	Benefits/Justification of the project	Project Stage
9	Bridge Street Water Main Renewal	Renewal	5-6	\$ 783,000	Staff Estimate	Replacement of the water main that runs along Bridge Street, including across the SH93 Bridge, under the railway tracks and SH 1	This is highly critical DN200 Asbestos watermain that if it fails it will result in loss of water supply for the large majority of Mataura. There is also increased risk and complexity due to this pipeline passing under the Rail Corridor, SH 1 and the SH93 Bridge. There is also potential to improve firefighting capacity in area's of Mataura as part of this project.	Planning
10	Investigations into Alternative Water sources/ Resilience against Climate Change	Level of service	5	\$ 434,000	Staff Estimate	Investigations into Alternative Water sources/ Resilience against Climate Change	Currently during sustained dry periods the water sources for both Gore and Mataura often struggle to meet demand. Due to the impacts of Climate Change these sustained dry periods are expected to become more frequent and more extreme. Due to this there is a need to investigate options to ensure the Councils water sources are more resilient.	Initiation
11	Improvements to Fire Fighting Capacity in Mataura	Level of service	5-6	\$ 493,000	Staff Estimate	Investigation and implementation of solutions to improve Fire Fighting Capacity in the Mataura network	Hydraulic modelling has shown that there are isolated areas' in the Mataura network where the capacity does not meet the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008)	Initiation
12	Reticulation Renewal of Booster Main from the East Gore WTP	Renewal	7-8	\$ 4.2 million	Staff Estimate	Reticulation Renewal of 2.2 km of DN300 AC Booster Main from the East Gore WTP to State Highway 1 Bridge	This is a highly critical watermain that supplies water from the East Gore Water Treatment Plant into the Gore CBD and West Gore. If this pipe starts regularly failing it is likely to cause significant disruption. As this pipe is a 1970's Asbestos pipe it is seen as high risk of failure in the medium term.	Unassigned
13	Renewal of Coopers Well Rising Main	Renewal	8-9	\$ 4.2 million	Staff Estimate	Reticulation Renewal of 3.1 km DN300 AC rising main from Coopers Well to East Gore WTP	This is a highly critical pipe that will cause significant inconvenience if it starts regularly failing. As this pipe is a 1970's Asbestos pipe it is seen as high risk of failure in the medium term.	Unassigned
14	Renewal of the Pleura Dam Water Main	Renewal	10-11	\$ 9.6 million	Engineers Estimate	Renewals of the 7.2 km DN 200 Asbestos Cement raw water main between Pleura Dam and the Mataura Water Treatment Plant	This is a highly critical pipe that will cause significant inconvenience if it starts regularly failing. A 2022 condition assessment found the pipe to be in moderate condition with a recommended renewal date of 2045. It is planned to investigate alternative water supply sources for Mataura which could make this pipeline redundant – if an alternative water source is not found this pipeline will need to be replaced.	Unassigned



## 11. Key Projects

### 11.2 Key Wastewater Projects

##	Project	Primary Driver	Year/s	Costs	Financial Data Confidence	Description and Objectives of the project	Benefits/Justification of the project	Project Stage
1	Gore and Mataura Wastewater Treatment Plant Reconsenting	Level of service	1	230,000	Staff Estimate	The existing discharge consents for the Gore and Mataura Wastewater Treatment Plants expire(d) in December 2023 and May 2021 respectively	The renewal of these discharge consents if a multi-year project that started in 2018. It is expected a consent application will be submitted to Environment Southland in mid 2024. There are expected to ongoing costs associated with processing the consent application in the 2024-25 financial year	Project Continuation
2	Obtain overflow consent and or increased overflow monitoring	Level of service	1-3	\$ 300,000	Staff Estimate	Once Environment Southlands proposed Land and Water Plan is finalised it is expected we will be able to apply for a resource consent for the existing overflow consents in the Council's Wastewater and Stormwater network	Under the proposed Land and Water Plan the Council will be legally required to obtain a resource consent for overflows from its wastewater network. If the Council does not do this, it could face enforcement actions such as abatement notices and prosecutions. It is expected that a long-term plan to reduce overflows from the Council's wastewater network by upgrading the stormwater network will be required to be included in the consent application	Planning
3	Ardwick St WW Main Renewal	Renewal	2-3	\$1.9 million	Contract Unit Rates	Replacement of 465 m of Dn1000 Concrete and 300 m of DN450 EW wastewater main	Pipeline identified to be in poor condition requiring replacement as part of 2022 Project Max renewals plan	Planning
4	Main St/ Hokonui Drive WW Main Renewal	Renewal	3-5	\$1.9 million	Contract Unit Rates	Replacement of 950 m of DN375, 450 and 525 pipe along the main Street and Hokonui Drive and 120 m of Dn225 WW main along Irwell St	Pipeline identified to be in poor condition requiring replacement as part of 2022 Project Max renewals plan	Planning
5	Gore Wastewater Treatment Plant	Level of service	3-10	\$58 million	Engineers Estimate (Preliminary)	Consent improvements required under a revised discharge consent.	It is anticipated that significant upgrades to the Gore Wastewater Treatment Plant will be required under a new discharge consent. This is a place holder project, the design details and timeframe for the upgrade are expected to be confirmed in approximately 2025 once a new resource consent has been granted.	Planning
6	Trafford St WW Main Renewal	Renewal	6-7	\$1.0 million	Contract Unit Rates	Replacement of 240 m of DN150/225 and 335 m of Dn450/525 pipe along Trafford Street	Pipeline identified to be in poor condition requiring replacement as part of 2022 Project Max renewals plan	Planning
7	Mataura WWTP	Level of service	3-8	\$33.5 million	Engineers Estimate (Preliminary)	Consent improvements required under a revised discharge consent.	It is anticipated that significant upgrades to the Mataura Wastewater Treatment Plant will be required under a new discharge consent. This is a place holder project, the design details and timeframe for the upgrade are expected to be confirmed in approximately 2025 once a new resource consent has been granted.	Planning

## 11. Key Projects

### 11.1.3 Key Stormwater Projects

##	Project	Primary Driver	Year/s	Costs	Financial Data Confidence	Description and Objectives of the project	Benefits/Justification of the project	Project Stage
1	Obtain overflow consent and/or increased overflow monitoring	Level of service	1-3	\$ 300,000	Staff Estimate	Once Environment Southlands proposed Land and Water Plan is finalised it is expected we will be able to apply for a resource consent for the existing overflow consents in the Council's Wastewater and Stormwater network	Under the proposed Land and Water Plan the Council will be legally required to obtain a resource consent for overflows from its wastewater network. If the Council does not do this, it could face enforcement actions such as abatement notices and prosecutions. It is expected that a long-term plan to reduce overflows from the Council's wastewater network by upgrading the stormwater network will be required to be included in the consent application	Initiation
2	Stormwater separation and resolution of capacity issues	Level of service	1-3	\$3.1 million	Staff Estimate	Ongoing separation projects required due to 40 % of Gore's network still being combined – work is currently underway to determine the scope of this work. \$340,000 has been included	Ongoing separation projects required due to 40 % of the Councils network still being combined - this will reduce wet weather overflow events and improve the performance of the WWTP	Planning
3	Secondary overflow path identification and enhancement	Level of service	3	\$ 205,000	Staff Estimate	Study of the secondary overflow paths for the Gore and Mataura SW network to identify area's that need to be protected from future development and/or potential improvements that can be made.	Historically identification and protection of secondary overflow paths in the Council's SW network has not occurred. Due to this when the capacity of the piped network is exceeded this often results in flooding of private properties. By protecting and improving secondary overflow paths this can potentially reduce flooding impacts in a significant rain event.	Initiation
4	Oxford and Richmond St Pump Station Upgrade	Renewal	1	\$ 193,000	Staff Estimate	Upgrade of the switchboard, telemetry and other electrical and mechanical equipment.	Both of these pumpstations are highly critical to the Councils SW network during a heavy rain event. The replacement of aging critical equipment will ensure the future reliability of these pump stations	Execution

# 12 Continual Improvement

## Asset Management Maturity

Unfortunately, the Council does not have access to unlimited financial or physical resourcing, therefore there needs to be a balance between achieving the desired level of Asset Management Maturity and status and providing a service to the community that is suitable and affordable. Currently the Council's 3 Waters Departments aims to achieve a "Core" level of asset management maturity.

"Core" Asset management practice is defined as basic technical asset management planning undertaken at a level designed to meet minimum legislative and organisational requirements for financial planning and reporting. "core" practice prides technical management outputs for current level of service, demand management, asset lifecycle, asset forward replacement programmes, new capital expenditure and associated cash flow projections.

A review of the Councils asset management maturity has been included as an improvement item in the table below.

The Gore District Council are implementing a continuous improvement process that involves defining current processes and practices, highlighting where these are deficient, formulating a plan of action to address these, assigning resources for action management, prioritising and implementing the plan with on-going review and refinement to monitor progress and re-assess where necessary.

```

    graph TD
      A[Define current process] --> B[Identify deficiencies]
      B --> C[Formulate action plan]
      C --> D[Assign implementation factors]
      D --> E[Establish priorities]
      E --> F[Optimise and implement]
      F --> G[Monitor and report on outcomes, identify changes needed due to legislation, levels of service and operational changes. Update Improvement Plan and re-prioritise]
      G --> A
  
```

## Improvements based on OAG Report

Brief summary of recent OAG Audit (2021), findings and recommended actions. Provide commentary and list key improvements in the last 3 years in line with the OAG report.

## Asset Management Improvement Plan

Project	Date for Completion	Comments	Budget
Undertake a formal condition assessment of all of the Councils Wastewater and Stormwater Pumpstations	December 2025	First step will be to develop a template for this. The aim is that document produced from this will also include operational/performance details for the pumpstation.	Planned to complete using in house resources
Undertake a condition assessment of all of the Council's Highly Critical Watermains	December 2024	Discussions with contractors regrading different techniques to be used for this underway	Budget of \$200,000 to undertake this work is proposed for the 2024/25 FY
Investigate "Other/Unknown" pipes to confirm pipe material	December 2025	There are currently 7.8 km's of wastewater mains (7 % of the network) and 9.1 kms of stormwater mains (15% of the network) where the material of the pipe is unknown. Confirming the material of these pipelines would significantly improve the accuracy of the Councils asset register.	Planned to complete using in house resources
Investigate and confirm predicted renewals date of AC pipes where the renewal date is currently shown after 2050	December 2024		
Undertake a review of the 2018 Criticality Assessment	June 2026		
Undertake a condition assessment of all of the Council's Highly Critical Stormwater Mains	June 2026	In particular the Council doesn't currently have any condition information for the following Highly Critical SW mains: <ul style="list-style-type: none"> <li>• Ardwick St PS Incoming Gravity Main</li> <li>• Wentworth St to Maitland St Gravity Main</li> <li>• Albion St Gravity Main</li> </ul>	Planned to use existing SW condition assessment budgets

## 10. Discussion Points for Work Shop

### **Capital Forecasts**

\$465 million of investment required in the Council's Three Waters Infrastructure over the next 30 years.

- \$105 million to renew existing infrastructure at the end of its useful life,
- \$92 million to upgrade the Councils Wastewater Treatment plants,
- \$248 million to complete stormwater separation works and resolve stormwater capacity issues.

Average cost per household - increase from the current \$1,340 to \$6,770 by 2051, a 500 % increase.

Wastewater treatment upgrades the most pressing issue – \$50 million to \$200 million

### **Operational Increases**

- Condition Assessment of Critical Watermains - \$200,000 In Year 1
- Telemetry Contractor
- Inspection and cleaning/ clearing of stormwater mains

**From:** [Matt Bayliss](#)  
**To:** [Mollie Lyders](#)  
**Cc:** [Jean Chye](#); [Jason Domigan](#); [Eoghan O'Neill](#); [Lynda Murchison](#); [Riki Parata](#)  
**Subject:** RE: S01541200 Gore and Mataura Wetland Scenarios  
**Date:** Monday, 12 February 2024 10:54:18 am  
**Attachments:** [image001.png](#)  
[image004.png](#)

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Kia ora Mollie,

Thanks for your response that is much appreciated.

FYI I am planning to confirm the Councils preferred option at the Assets and Infrastructure Committee meeting on the 12<sup>th</sup> of March – I will let you know once this has been confirmed.

Also no problems with providing a copy of the draft consent applications once these have been completed – I will need to catch-up with H&G to confirm when they expect to have these completed.

Nga mihi,

---

**From:** Mollie Lyders [REDACTED]  
**Sent:** Friday, February 9, 2024 2:45 PM  
**To:** Matt Bayliss [REDACTED]  
**Cc:** Jean Chye [REDACTED] Jason Domigan [REDACTED] Eoghan O'Neill [REDACTED]  
[REDACTED] Lynda Murchison [REDACTED] Riki Parata [REDACTED]  
[REDACTED]  
**Subject:** Re: S01541200 Gore and Mataura Wetland Scenarios

Kia ora Matt

Thank you for sending the wetland scenarios assessment through to us. Upon looking through the assessment we can confirm that Hokonui Rūnanga have no issue with the proposed retention times and a HRT of one day would be enough to meet cultural requirements.

I note you have had a conversation with Lynda about preparation of a cultural effects statement to be included in the AEE for the resource consent application. We will have a scope and cost estimate to complete that work through to you on Monday; though we will need confirmation of the Council's final decision on which option you are going to be applying for before we can complete that mahi. To that end a copy of the draft application would be good as soon as it is available.

If you have any questions please do not hesitate to ask.

Ngā mihi

Mollie Lyders

---

**From:** Matt Bayliss [REDACTED]  
**Sent:** Monday, December 18, 2023 11:50 AM  
**To:** Riki Parata [REDACTED]  
**Cc:** Jean Chye [REDACTED] Jason Domigan [REDACTED] Eoghan O'Neill [REDACTED]  
[REDACTED] Mollie Lyders [REDACTED] Lynda Murchison [REDACTED]  
[REDACTED]

**Subject:** RE: S01541200 Gore and Mataura Wetland Scenarios

You don't often get email from [REDACTED] [Learn why this is important](#)

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Riki,

Appreciate you may need some time to consider this – would you be able to get a response back to us by Monday 22<sup>nd</sup> of January?

Nga mihi

---

**Matt Bayliss** | 3 Waters Asset Manager

**T:** [REDACTED] | **DDI:** 03 209 0382 | **M:** [REDACTED]

**E:** [REDACTED] | **W:** [www.goredc.govt.nz](http://www.goredc.govt.nz)

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---

**From:** Riki Parata [REDACTED]

**Sent:** Thursday, December 14, 2023 9:12 PM

**To:** Matt Bayliss [REDACTED]

**Cc:** Jean Chye <[REDACTED]>; Jason Domigan [REDACTED]; Eoghan O'Neill [REDACTED]

**Subject:** RE: S01541200 Gore and Mataura Wetland Scenarios

Kia ora Matt, looping in Mollie and Lynda, conscious of my reply times at the moment, will need a bit of time to look through and provide a proper assessment.

Did you have a timeline of when this needs feedback on?

Rik

---

**From:** Matt Bayliss [REDACTED]  
**Sent:** Wednesday, December 13, 2023 8:45 AM  
**To:** Riki Parata [REDACTED]  
**Cc:** Jean Chye [REDACTED] Jason Domigan <[REDACTED]> Eoghan O'Neill <[REDACTED]>  
**Subject:** FW: S01541200 Gore and Mataura Wetland Scenarios

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Kia ora Riki,

Please see attached an assessment that PDP have completed comparing water quality to various wetland options. Refer also to the discussion in the emails below which will hopefully help with getting an understanding of these results.

My interpretation and conclusion of these results is as follows:

- For Gore, in terms of water quality, the MABR is going to give us the best results and due to the high quality being achieved by the MABR, from a water quality perspective there is not a lot of benefit in having a wetland with a HRT of more than 1 day
- For Mataura, due to the water quality from the oxidations ponds already being reasonably good, from a water quality perspective there is not a lot of benefit in having a wetland with a HRT of more than 1 day

I guess the key question to try and answer now is would a wetland with a HRT of 1 day be enough to meet the Hokonui Runanga's cultural requirements?

I found it quite hard to get my head around these number so please let me know if you think a meeting would be helpful to discuss these results. Otherwise if you wanted to let me know your thoughts on this that would be much appreciated.

Nga mihi



---

**Matt Bayliss** | 3 Waters Asset Manager

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**Subject:** RE: S01541200 Gore and Mataura Wetland Scenarios

Kia ora Jean,

Thanks for your responses, that all make sense, see below one further comment in red.

Thanks

---

**From:** Jean Chye <[REDACTED]>

**Sent:** Tuesday, December 12, 2023 4:47 PM

**To:** Matt Bayliss <[REDACTED]>

**Cc:** Eoghan O'Neill <[REDACTED]>

**Subject:** RE: S01541200 Gore and Mataura Wetland Scenarios

Hi Matt,

Please see answers to your comments and questions below.

Cheers, Jean.

**Jean Chye – MEngNZ** | Senior Environmental Engineer

**Pattle Delamore Partners Ltd**

Level 2, 134 Oxford Terrace, Christchurch Central, Christchurch 8011  
PO Box 389, Christchurch 8140  
NEW ZEALAND

DDI – N/A | Mob - + [REDACTED] | Office - +64 3 345 7100  
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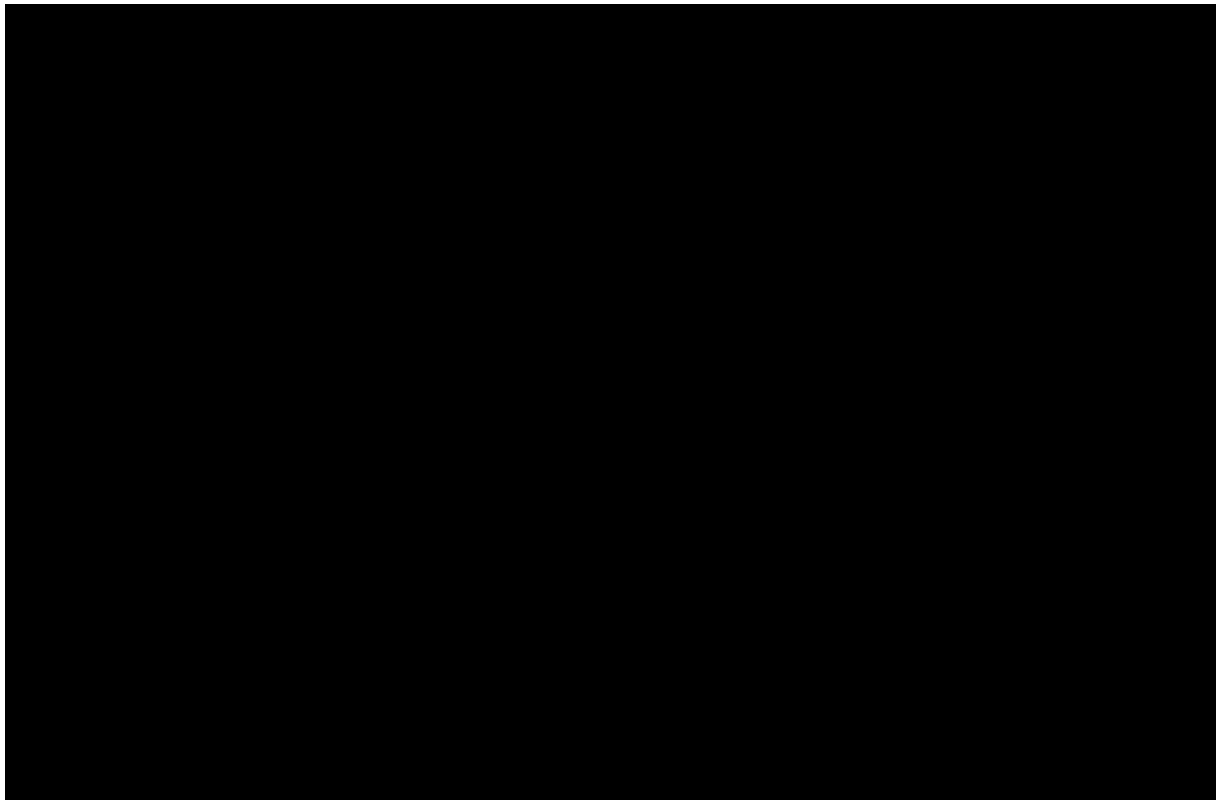
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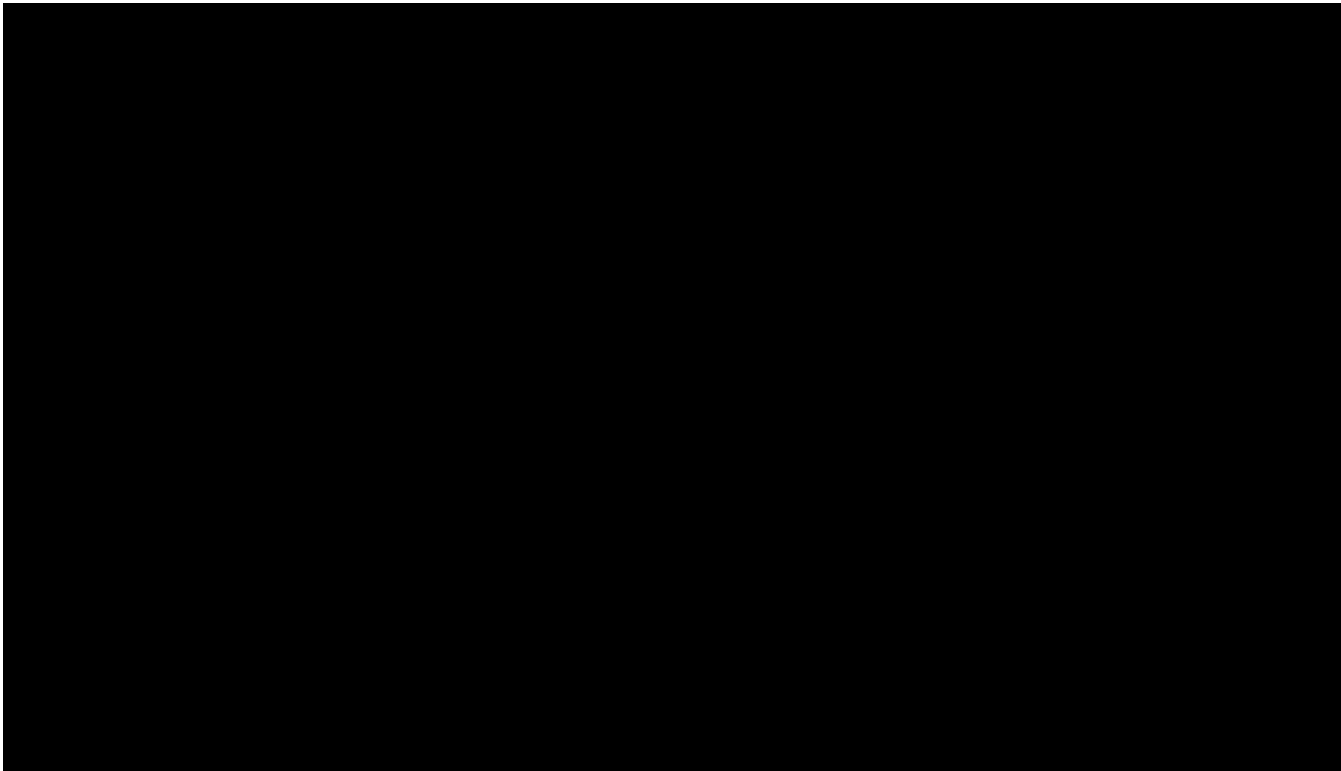
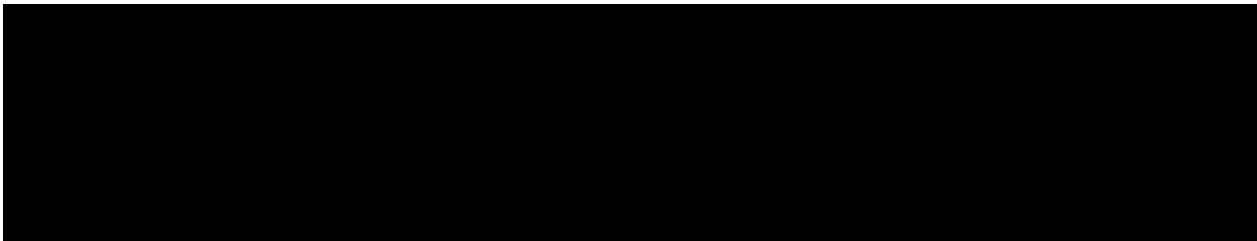
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**Cc:** Eoghan O'Neill <[REDACTED]>  
**Subject:** RE: S01541200 Gore and Maitaia Wetland Scenarios

Hi Jean,

Thanks for this, a few comments/ questions as follows:

outside scope  
s7(2)(f)(i)





Let me know your thoughts on this.

Thanks

---

**Matt Bayliss** | 3 Waters Asset Manager

**T:** [REDACTED] | **DDI:** [REDACTED] | **M:** [REDACTED]

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Disclaimer

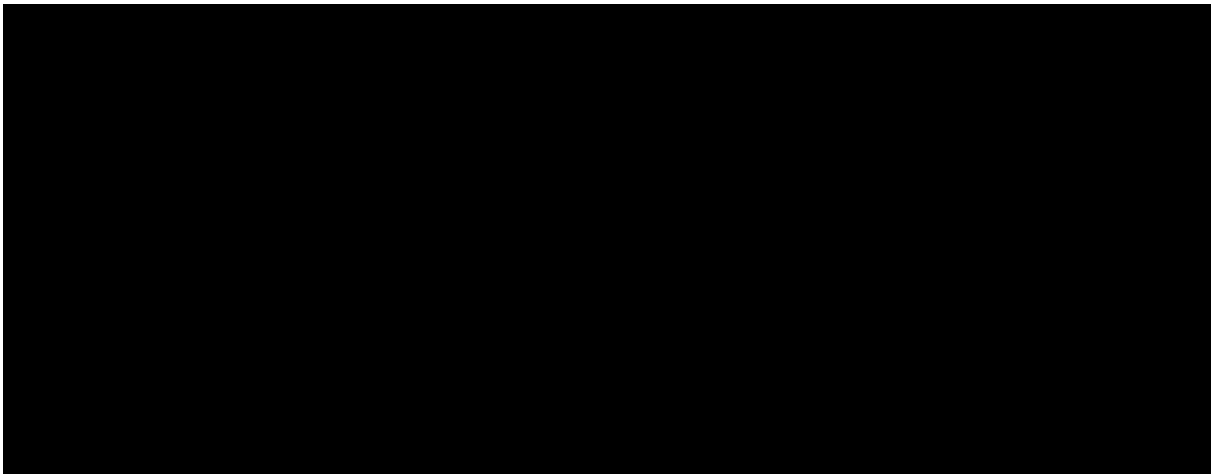
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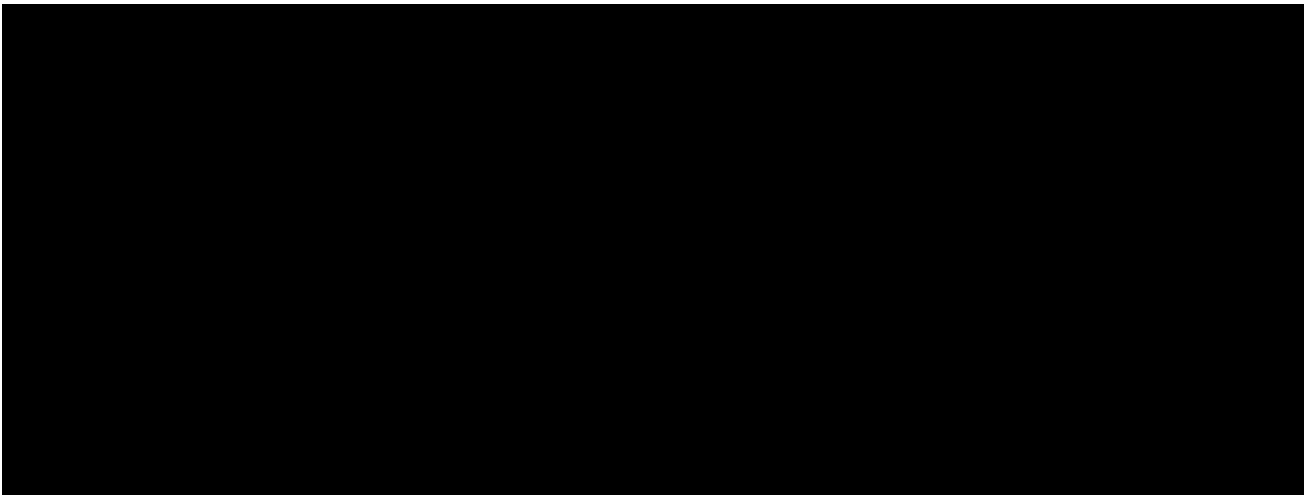
**From:** Jean Chye <[REDACTED]>  
**Sent:** Monday, December 11, 2023 1:54 PM  
**To:** Matt Bayliss <[REDACTED]>  
**Cc:** Eoghan O'Neill <[REDACTED]>  
**Subject:** S01541200 Gore and Mataura Wetland Scenarios


Hi Matt,

Following the working group hui on 18 August 2023, we discussed four – five scenarios to be investigated so that the working group can make a decision around the preferences between HSSF and VF wetland, and the min. acceptable HRT. The decision around this will help refine the MCA assessment (and cost estimates) for the preferred option report.



Please find attached the summary for Scenarios 1 – 4. I have included median and 95%tile concentrations from the treatment plant, and the expected treatment quality from the wetland.





We're also working to get a draft version of the final preferred option report out to you by the end of this week.

Cheers,

**Jean Chye – MEngNZ** | Senior Environmental Engineer

**Pattle Delamore Partners Ltd**  
Level 2, 134 Oxford Terrace, Christchurch Central, Christchurch 8011  
PO Box 389, Christchurch 8140  
NEW ZEALAND

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**Additional wetland information**

Prepared by: Jean Chye  
Date: 12/12/2023

**Objective:**

Assessment of five scenarios:

1. Cost breakdown and discharge quality for all plant upgrades at Gore to HSSF wetland, in comparison to the current Gore WWTP to VF
2. Cost breakdown and discharge quality for all plant upgrades at Gore to HSSF wetland, in comparison to the all plant upgrades at Gore WWTP to VF wetlands.
3. Cost breakdown and discharge quality for all plant upgrades at Gore to a HSSF wetland (designed for 2d, 3d, or 4d HRT).
4. Cost breakdown and discharge quality for MABR upgrade at Gore to a HSSF wetland (designed for 1d or 2d HRT).
5. ~~Cost breakdown and discharge quality for existing Mataura pond to a HSSF wetland (designed for 1d or 2d HRT).~~

**Scenario 1: All plant upgrades Gore to HSSF wetland vs. Current Gore to VF wetland**

	Median Concentration		95%tile Concentration	
	Plant upgrades Gore to 2 day HRT HSSF wetland	Current Gore to VF wetland	Plant upgrades Gore to 2 day HRT HSSF wetland	Current Gore to VF wetland
Capital costs	\$32M - \$33.5M	\$37.5M - \$39M		
Land purchase	\$0.8M	\$0.6M		
BOD (mg/L)	<10	<10	14	15
TSS (mg/L)	<20	<15	<20	15
TN (mg/L)	<20	<15	<20	<15
Ammon-N (mg/L)	<15	<10	<15	<10
TP (mg/L)	<2	<2	<2	<2
E.coli (MPN/100mL)	<50	120	<50	1340

Assumptions: CAPEX include wetland, pipes, onsite pond costs and 40% contingency  
Assumptions: Background concentrations are present in all wetlands.

**Scenario 2: All plant upgrades Gore to HSSF wetland vs. All plant upgrades Gore to VF wetland**

	Median Concentration		95%tile Concentration	
	Plant upgrades Gore to 2 day HRT HSSF wetland	Plant upgrades Gore to VF wetland	Plant upgrades Gore to 2 day HRT HSSF wetland	Plant upgrades Gore to VF wetland
Capital costs	\$32M - \$33.5M	\$39M - \$40.5M		
Land purchase	\$0.8M	\$0.6M		
BOD (mg/L)	<10	<10	14	14
TSS (mg/L)	<20	<15	<20	<15
TN (mg/L)	<20	<15	<20	<15
Ammon-N (mg/L)	<15	<10	<15	<10
TP (mg/L)	<2	<2	<2	<2
E.coli (MPN/100mL)	<50	<50	<50	145

Assumptions: CAPEX include all upgrades, wetland, pipes, onsite pond costs and 40% contingency  
Assumptions: Background concentrations are present in all wetlands.

**Scenario 3: All plant upgrades Gore to 2 day HSSF wetland vs. All plant upgrades Gore to 4 day HSSF wetland**

	Median Concentration		95%tile Concentration	
	Plant upgrades Gore to 2 day HRT HSSF wetland	Plant upgrades Gore to 4 day HRT HSSF wetland	Plant upgrades Gore to 2 day HRT HSSF wetland	Plant upgrades Gore to 4 day HRT HSSF wetland
Capital costs	\$32M - \$33.5M	\$54M - \$55.5M		
Land purchase	\$0.8M	\$1.3M		
BOD (mg/L)	<10	<10	14	<10
TSS (mg/L)	<20	<10	<20	<10
TN (mg/L)	<20	<20	<20	<20
Ammon-N (mg/L)	<15	<10	<15	<10
TP (mg/L)	<2	<2	<2	<2
E.coli (MPN/100mL)	<50	<50	<50	<50

Assumptions: CAPEX include all upgrades, wetland, pipes, onsite pond costs and 40% contingency  
Assumptions: Background concentrations are present in all wetlands.

**Scenario 4: MABR Gore to 1 day HSSF wetland vs. All plant upgrades Gore to 2 day HSSF wetland**

	Median Concentration			95%tile Concentration	
	MABR design target effluent	Gore upgrades and MABR to 1 day HRT HSSF wetland	Plant upgrades Gore to 2 day HRT HSSF wetland	Gore upgrades and MABR to 1 day HRT HSSF wetland	Plant upgrades Gore to 2 day HRT HSSF wetland
Capital costs		\$29M - \$31M	\$32M - \$33.5M		
Land purchase		\$0.4M	\$0.8M		
BOD (mg/L)	<5	<10	<10	<10	14
TSS (mg/L)	15	<10	<20	<10	<20
TN (mg/L)	<10	<20	<20	<20	<20
Ammon-N (mg/L)	<2	<10	<15	<10	<15
TP (mg/L)	<2	<2	<2	<2	<2
E.coli (MPN/100mL)	NC	<50	<50	<50	<50

Assumptions: CAPEX include all upgrades, wetland, pipes, onsite pond costs and 40% contingency  
Assumptions: Background concentrations are present in all wetlands.  
Note: It is likely concentrations may increase through wetland, as MABR concentrations are really low.

**Scenario 5: Existing Mataura pond to reconfigured 1-day HRT HSSF wetland vs. to reconfigured VF wetland.**

	Median Concentration		95%tile Concentration	
	Pond to 1 day HSSF wetland	Pond to VF wetland	Pond to 1 day HSSF wetland	Pond to VF wetland
BOD (mg/L)	<10	<10	10	<10
TSS (mg/L)	10	<15	<10	<15
TN (mg/L)	<20	18	32	25
Ammon-N (mg/L)	<10	<10	33	<10
TP (mg/L)	<2	<2	<2	<2
E.coli (MPN/100mL)	300	300	538	538

Assumptions: Background concentrations are present in all wetlands.  
Note: Existing Mataura pond data are based on recent Nov 2022 to Jul 2023 data (N=6). This is considered very limited data and may not be reliable.

**From:** [Lynda Murchison](#)  
**To:** [Matt Bayliss](#)  
**Cc:** [Mollie Lyders](#); [Riki Parata](#); [Jason Domigan](#)  
**Subject:** Re: Gore and Mataura Reconsenting - Preferred Options Report  
**Date:** Tuesday, 13 February 2024 10:05:21 am  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[1.png](#)

---

Kia Ora Matt

My understanding was that the short list included options that were all ok for HR Inc. To that end the final decision is one for council. If HR Inc had a political appointment to Council that may be different - and is a different conversation. We can only offer technical advice which we've already done.

Nga mihi  
Lynda

On 13/02/2024 9:22 am, [REDACTED] wrote:

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

I'm using Mimecast to share large files with you. Please see the attached instructions.

---

Kia ora Mollie,

Further to my email yesterday, I just wanted to check to see if Hokonui Runanga have any feed-back or comments regarding the Preferred Options Report that I sent through in early January (I have attached a copy of this report for convenience).

Please note there is a typo in the Exec summary and Conclusion of the report – the report currently recommends a BNR upgrade and 2-day HRT for the Gore Wetland however as explained in the main body of the report this is meant to be a 1 day HRT.

This report is currently still in draft format but ideally I would like to get it finalised by the end of next week so that it can be included on the upcoming Council agenda – If you could let me know if you have any comments regarding this report by mid next week that would be much appreciated.

Also in terms of confirming the preferred option – the decision making approach that was agreed at the start of the technical working group process proposed a possible joint workshop with the Council's elected members and Hokonui Runanga leadership to discuss the Preferred Options Report before the preferred options are finalised – I am more than happy to organise this workshop if it is deemed necessary, however given we have now discussed the various options at length over the past 3 years I am wondering if there is a need to have another workshop. What are your/ HR's thoughts on this?

Feel free to give me a call if you want to discuss any of this.

Nga mihi

---

**Matt Bayliss** | 3 Waters Asset Manager

**T:** [REDACTED] | **DDI:** [REDACTED] | **M:** [REDACTED]

**E:** [REDACTED] | **W:** [www.goredc.govt.nz](http://www.goredc.govt.nz)

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---

**From:** Mollie Lyders [REDACTED]  
**Sent:** Friday, February 9, 2024 2:45 PM  
**To:** Matt Bayliss [REDACTED]  
**Cc:** Jean Chye [REDACTED] Jason Domigan [REDACTED] Eoghan O'Neill [REDACTED]  
[REDACTED] Lynda Murchison [REDACTED] Riki Parata [REDACTED]  
[REDACTED]  
**Subject:** CM: Re: S01541200 Gore and Mataura Wetland Scenarios

Kia ora Matt

Thank you for sending the wetland scenarios assessment through to us. Upon looking through the assessment we can confirm that Hokonui Rūnanga have no issue with the proposed retention times and a HRT of one day would be enough to meet cultural requirements.

I note you have had a conversation with Lynda about preparation of a cultural effects statement to be included in the AEE for the resource consent application. We will have a scope and cost estimate to complete that work through to you on Monday; though we will need confirmation of the Council's final decision on which option you are going to be applying for before we can complete that mahi. To that end a copy of the draft application would be good as soon as it is available.

If you have any questions please do not hesitate to ask.

Ngā mihi

Mollie Lyders

---

**From:** Matt Bayliss [REDACTED]  
**Sent:** Monday, December 18, 2023 11:50 AM  
**To:** Riki Parata [REDACTED]  
**Cc:** Jean Chye [REDACTED] Jason Domigan [REDACTED] Eoghan O'Neill [REDACTED]  
<[REDACTED]>; Mollie Lyders <[REDACTED]>; Lynda Murchison <[REDACTED]>  
**Subject:** RE: S01541200 Gore and Mataura Wetland Scenarios



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Kia ora Riki,

Appreciate you may need some time to consider this – would you be able to get a response back to us by Monday 22<sup>nd</sup> of January?

Nga mihi

---

**Matt Bayliss** | 3 Waters Asset Manager

**T:** [REDACTED] | **DDI:** 03 209 0382 | **M:** [REDACTED]

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**Subject:** RE: S01541200 Gore and Mataura Wetland Scenarios

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Did you have a timeline of when this needs feedback on?

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My interpretation and conclusion of these results is as follows:

- For Gore, in terms of water quality, the MABR is going to give us the best results and due to the high quality being achieved by the MABR, from a water quality perspective there is not a lot of benefit in having a wetland with a HRT of more than 1 day
- For Mataura, due to the water quality from the oxidations ponds already being reasonably good, from a water quality perspective there is not a lot of benefit in having a wetland with a HRT of more than 1 day

I guess the key question to try and answer now is would a wetland with a HRT of 1 day be enough to meet the Hokonui Runanga's cultural requirements?

I found it quite hard to get my head around these number so please let me know if you think a meeting would be helpful to discuss these results. Otherwise if you wanted to let me know your thoughts on this that would be much appreciated.

Nga mihi

---

**Matt Bayliss** | 3 Waters Asset Manager

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**Subject:** RE: S01541200 Gore and Mataura Wetland Scenarios

Kia ora Jean,

Thanks for your responses, that all make sense, see below one further comment in red.

Thanks

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**Sent:** Tuesday, December 12, 2023 4:47 PM

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**Cc:** Eoghan O'Neill <[REDACTED]>

**Subject:** RE: S01541200 Gore and Mataura Wetland Scenarios

Hi Matt,

Please see answers to your comments and questions below.

Cheers, Jean.

**Jean Chye – MEngNZ** | Senior Environmental Engineer

**Pattle Delamore Partners Ltd**

Level 2, 134 Oxford Terrace, Christchurch Central, Christchurch 8011  
PO Box 389, Christchurch 8140  
NEW ZEALAND

DDI – N/A | Mob - +[REDACTED] | Office - +64 3 345 7100  
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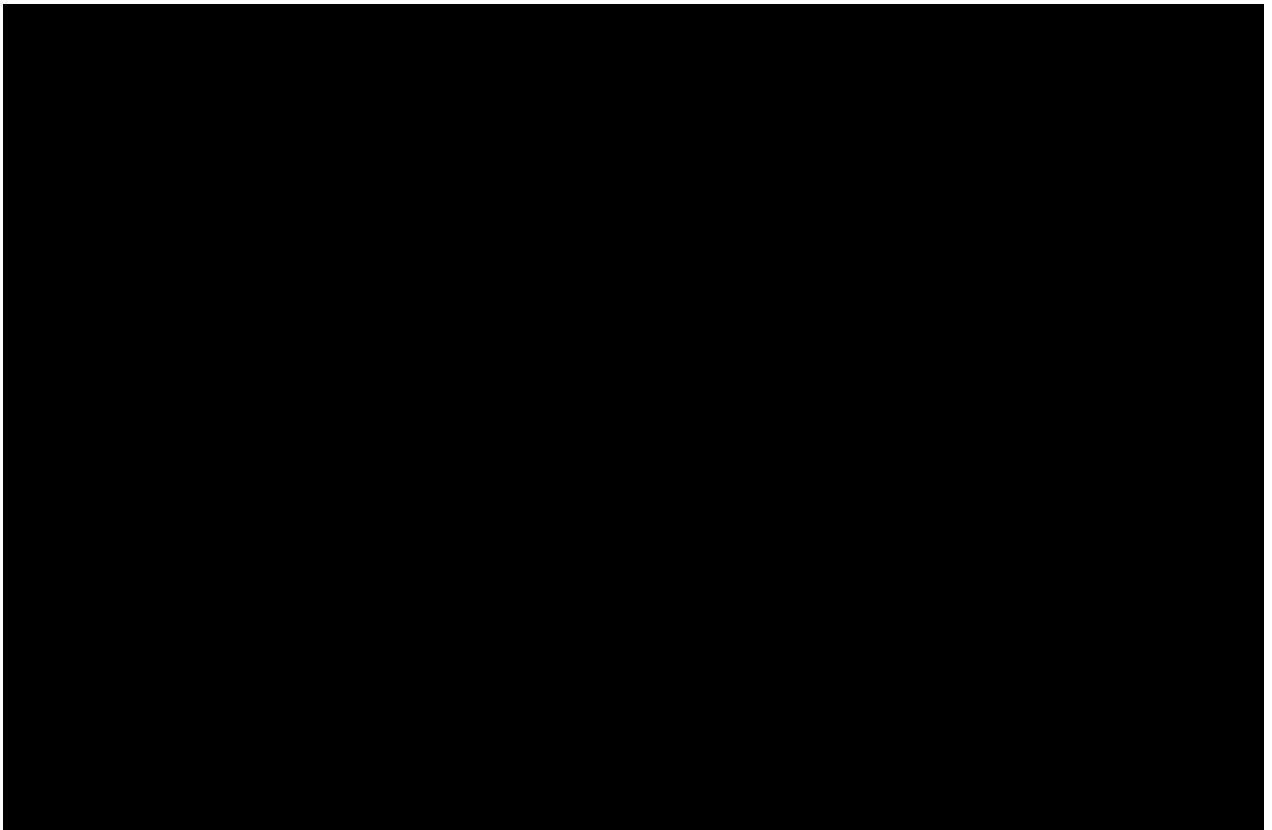
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**To:** [REDACTED]  
**Cc:** Eoghan O'Neill [REDACTED]  
**Subject:** RE: S01541200 Gore and Maitauro Wetland Scenarios

Hi Jean,

Thanks for this, a few comments/ questions as follows:



Let me know your thoughts on this.

Thanks

---

**Matt Bayliss** | 3 Waters Asset Manager

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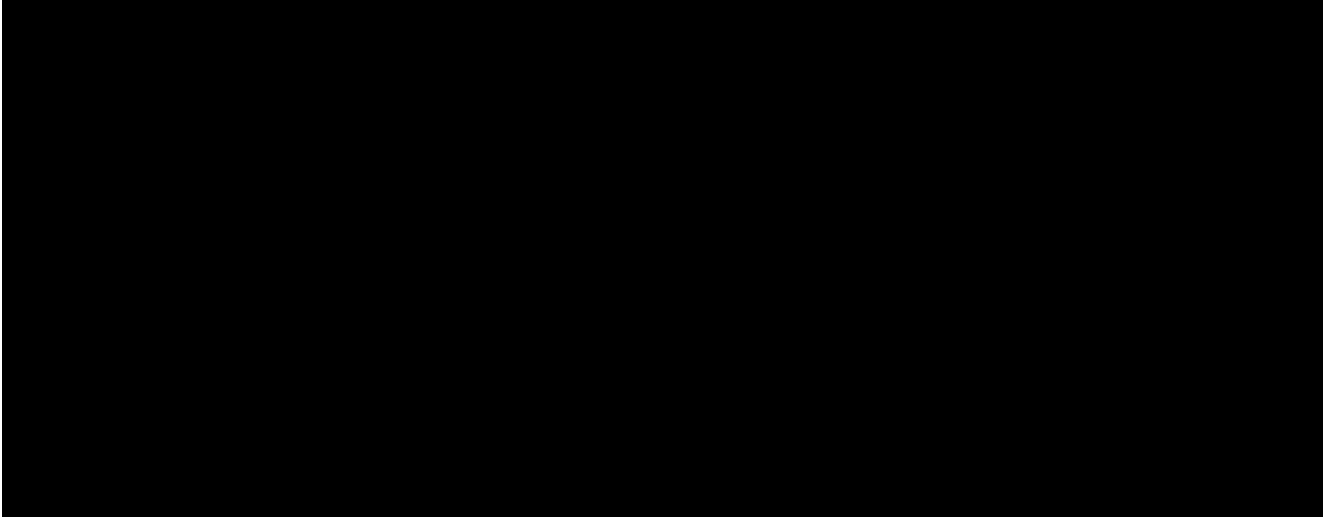
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**Sent:** Monday, December 11, 2023 1:54 PM  
**To:** Matt Bayliss <[REDACTED]>  
**Cc:** Eoghan O'Neill <[REDACTED]>  
**Subject:** S01541200 Gore and Mataura Wetland Scenarios

Hi Matt,

Following the working group hui on 18 August 2023, we discussed four – five scenarios to be investigated so that the working group can make a decision around the preferences between HSSF and VF wetland, and the min. acceptable HRT. The decision around this will help refine the MCA assessment (and cost estimates) for the preferred option report.



Please find attached the summary for Scenarios 1 – 4. I have included median and 95%tile concentrations from the treatment plant, and the expected treatment quality from the wetland.

I've removed the Mataura scenario because I don't think there's much value in providing a scenario for the existing Mataura pond to a 1d or 2d HRT HSSF wetland.

This is because:

- The quality of the wastewater is relatively good already so it is not expected that additional treatment can be provided in a 2-day wetland.
- A 2-day HRT wetland will require additional land to be purchased.
- We haven't considered a 2-day HRT for Mataura before, so I will have to spend additional work to calculate the pipe/pumps/storage costs.
- Potentially unreliable pond quality data. We don't have a lot of sampling data from the existing Mataura pond, other than the additional samples GDC had collected from Nov 2022 to Jul 2023 (N=10). This data also doesn't overlap with the inflow data, so may not be reliable.

I can look at the cost breakdown for existing Mataura pond to a 1 day HSSF wetland, in comparison to existing Mataura pond to a VF wetland. However, I'll need to spend more time figuring out the VF component (sizing and costs) because a high level calc resulted in a VF wetland area of 5-7ha (for 3,000 m<sup>3</sup>/d to 4,000 m<sup>3</sup>/d) which is unlikely to fit within the existing site. I have, however, included the quality data in the summary.

We're also working to get a draft version of the final preferred option report out to you by the end of this week.

Cheers,

**Jean Chye – MEngNZ** | Senior Environmental Engineer

**Pattle Delamore Partners Ltd**  
Level 2, 134 Oxford Terrace, Christchurch Central, Christchurch 8011  
PO Box 389, Christchurch 8140  
NEW ZEALAND

DDI – N/A | Mob - [REDACTED] | Office - +64 3 345 7100  
Map – [PDP Christchurch Office](#) | Web - [www.pdp.co.nz](http://www.pdp.co.nz)

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**From:** [Matt Bayliss](#)  
**To:** [Riki Parata](#); [Mollie Lyders](#); [Lynda Murchison](#)  
**Cc:** [Jason Domigan](#)  
**Subject:** FW: S01541200 Gore and Mataura WWTP Discharge Options - Site Investigations Report  
**Date:** Tuesday, 19 December 2023 3:53:33 pm  
**Attachments:** [S01541200R003.pdf](#)

---

Kia ora all,

Please see attached site investigation report from PDP. Let me know if you have any questions or comments regarding this.

I believe PDP are very closing to issuing a first draft of the short list options report but suspect we may not see this before Christmas now.

Nga mihi

---

**From:** Jean Chye [REDACTED]  
**Sent:** Friday, December 15, 2023 4:15 PM  
**To:** Matt Bayliss [REDACTED] >  
**Cc:** Eoghan O'Neill [REDACTED]  
**Subject:** S01541200 Gore and Mataura WWTP Discharge Options - Site Investigations Report

Hi Matt,

Please find attached the draft site investigations report for Gore and Mataura. Happy to discuss any of the conclusions if you have queries.

This is the report that will inform the MCA for the final preferred option report.

Have a great weekend.

Cheers,

**Jean Chye – MEngNZ** | Senior Environmental Engineer  
**PATTLE DELAMORE PARTNERS LTD**  
Level 2, 134 Oxford Terrace, Christchurch Central, Christchurch 8011  
PO Box 389, Christchurch 8140  
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**From:** [Jason Domigan](#)  
**To:** [REDACTED]  
**Subject:** Fw: Hokonui Runanga  
**Date:** Thursday, 15 February 2024 12:48:54 pm  
**Attachments:** [Final Gore DC Landfill Management Plan 15.2.24.pdf](#)  
[Final RCA Cleanfill and Green Waste Discharge GDC Closed Landfill Remediation.pdf](#)  
[Final Land Use Consent Application 24 Toronto St Gore Landfill .pdf](#)

---

Hi Lynda

Further to our discussion last week, please find attached the most up to date application and support documentation for your information.

If you have any questions, please dont hesitate to contact me.

Thanks  
Jason

---

---

**From:** [Louise Dennison](#)  
**To:** [REDACTED]  
**Cc:** [Lynda Murchison](#); [REDACTED]  
**Subject:** GDC Closed Landfill Remediation Land Use Consent - Hokonui Rūnanga Inc Feedback  
**Date:** Monday, 8 April 2024 3:26:19 pm  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[GDC Closed Landfill Resource Consent- Hokonui Rūnanga Response.docx](#)

---

Tēnā koe Luke,

Please see the attached feedback letter from Hokonui Rūnanga Inc. regarding the Gore District Council closed landfill remediation land use consent application that was previously sent to Riki Parata.

Please contact myself or Lynda Murchison (cc'ed) if you have any queries on this. We look forward to hearing from you.

Ngā mihi nui,

**Louise Dennison**

Graduate Environmental Planner  
Hokonui Rūnanga Floriculture (Hokonui Rūnanga Kaupapa Taiao)  
[REDACTED]  
140 Charlton Road, Gore 9774  
Waea pūkoro: [REDACTED]  
Website - [Taiao – Hokonui Rūnanga Kaupapa](#)  
[\(hokonuitaiao.org.nz\)](#)

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**TAIAO**

**Hokonui Rūnanga Kaupapa Taiao**

140 Charlton Road, GORE – 9774

PŌ Box 114, GORE – 9740

[hokonui.office@ngaitahu.iwi.nz](mailto:hokonui.office@ngaitahu.iwi.nz)

WSP

65 Arena Avenue

PO Box 647

Invercargill 9810

Date: 08/04/2024

**Attention: Luke McSoriley**

Tēnā koe,

**Subject:** Gore District Council - Closed landfill remediation

**Application**

Gore District Council Critical Services Division is seeking resource consent to discharge cleanfill and green waste to remediate the existing cap of the closed Gore Municipal Landfill.

The former Gore Municipal Landfill operated for approximately 50 years on a 14-hectare site at Toronto Street, Gore, between the Waikaka Stream and the Main South Railway Line. The site closed in 2006.

The existing landfill cap was created with a variable thickness of clean soil, with some areas having relatively thin capping (< 300mm), while other areas have more than 1 metre. Remediation in the form of additional capping is required to prevent adverse environmental effects on the surrounding area.

GDC propose recontouring of the site and for low areas to be built up to avoid ponding. Long-term planting of the site with natives, transition of the site to recreational use, and the linking of the site to the adjoining Hamilton Park and the existing Waikaka Stream walkway are also proposed.

**Position of Hokonui**

Hokonui Rūnanga Kaupapa Taiao provides this feedback on behalf of Hokonui Rūnanga Incorporated, the Rūnanga whose takiwā (area) includes the site to which the application relates. Hokonui Rūnanga Inc.

**TAIAO**  
HOKONUI RŪNANGA

represents the Ngāi Tahu whānui who hold mana whenua within this region and are kaitiaki of all natural resources within it.

Hokonui Rūnanga Kaupapa Taiao has received and read in full the application as provided, dated 20<sup>th</sup> March 2024.

This letter is specific to the above proposal and correspondence to date and any changes to the application will require further consultation and written approval from Hokonui Rūnanga Inc.

### Comments and Suggestions

In its current form, Hokonui Rūnanga Inc. would not provide written approval to this resource consent application. We support the activity in principle but would like some additional measures to ensure the effective management and monitoring of the site. We have provided the following comments and suggestions for inclusion in the proposal, on which basis we would provide written approval.

- i) Water monitoring – A consent condition requiring the ongoing monitoring of water quality in the surrounding area. This would include monitoring in upstream bore F45/0571, downstream bore F45/0572, and in the Waikaka Stream upstream and downstream of the site. This should occur at regular intervals, for example, every one to two months, and Hokonui Rūnanga Inc. would like to be provided with the initial results of this monitoring, and notified if there are any significant changes in the results.
- ii) Erosion and Sediment Control Plan – We support the inclusion of an erosion and sediment control plan as a condition of the consent and appreciate the need for a staged approach to implement such a Plan, but we would like to see a bit more detail around the Plan. For example, what erosion and sediment controls will be put in place from the immediate commencement of the consent. We would like the ability to input into that plan. Therefore, we request the inclusion of a consent condition requiring the preparation of the Erosion and Sediment Control Plan (ESCP) in consultation with Hokonui Rūnanga Inc.
- iii) Wetlands - Hokonui Rūnanga Inc. encourages the establishment of wetlands as a means to manage stormwater runoff, however, these must be designed effectively to allow for the filtering of contaminants to improve the quality of discharge to land and waterways. We would be interested in being consulted about the location and detailed design of the two constructed wetlands for stormwater management at the edge of the closed landfill site. The inclusion of a consent condition requiring a collaborative wetland design process to be undertaken in consultation with Hokonui Rūnanga Inc. would allow this to occur.
- iv) Review conditions - We request more specificity in the general review conditions, e.g. every twelve months from the date the consent is issued, or at any other time, to address adverse effects that are not anticipated in the application or addressed in other consent conditions.

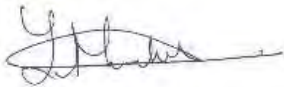
- v) Long-term monitoring - We suggest the development of a detailed plan for the long-term monitoring and management of the site following the capping and site remediation process to ensure that no long-term adverse effects are felt by the surrounding environment. This may include previously mentioned points such as the long-term monitoring of the surrounding environment.
- vi) AEE - Finally, we suggest the Assessment of Environmental Effects (AEE) includes a page on the Ngāi Tahu cultural values associated with the Waikaka Stream, as it is a significant waterway in the local area. This will ensure the application meets the requirements of Schedule 4 of the Resource Management Act 1991 and will help support an assessment of the application under sections 6(e), 7(a) and 8 of the Act, the relevant provisions of the Southland Land and Water Regional Plan, and the relevant provisions of Te Tangi being a relevant matter to consider under s104(1)(c) of the Act.

If you wish to consider including a cultural statement in the application and would like Hokonui Rūnanga Kaupapa Taiao to prepare one, then please advise.

Please note: this letter only represents the position of Hokonui Rūnanga, and does not extend to individuals, other Papatipu Rūnanga, or Te Rūnanga o Ngāi Tahu.

I have the authority to sign on behalf of Hokonui Rūnanga.

Nāhaku noa, nā



Dr Lynda Murchison

Chief Advisor

**Hokonui Rūnanga Kaupapa Taiao**

Ph

Email:

**TAIAO**  
HOKONUI RŪNANGA

**From:** [Ame McSporrán](#)  
**Cc:** [Ame McSporrán](#)  
**Subject:** Gore and Maitāra Wastewater Discharge Consents - Stakeholder Update  
**Date:** Friday, 31 May 2024 12:44:58 pm  
**Attachments:** [Gore and Maitāra Wastewater Re-consenting Update to Stakeholders - signed JD.pdf](#)

---

Tēnā koe,

Please find attached a stakeholder update regarding the re-consenting of Gore and Maitāra's wastewater discharge consents.

Ngā mihi,

30 May 2024

Dear Stakeholder

29 Bowler Avenue, Gore 9710  
PO Box 8, Gore 9740

**Phone** 03 209 0330

**Email** [info@goredc.govt.nz](mailto:info@goredc.govt.nz)

**www.goredc.govt.nz**

## **GORE AND MATAURA WASTEWATER DISCHARGE CONSENTS**

This letter is to update you on the Gore District Council's project to renew its wastewater discharge consents for the Gore and Mataura Wastewater Treatment Plants.

In January 2021 the Council applied to renew its discharge consents for the Gore and Mataura Wastewater Treatment Plants. As part of the applications, we proposed the following upgrades:

- Expansion of the existing wetlands at the Mataura wastewater treatment plant to be completed by 2027 (estimated cost of \$1.6 - \$2.1 million)
- Construction of a Biological Nutrient Removal (BNR) plant to replace the existing Gore oxidation ponds. It was proposed this would be completed in three stages over the next 30 years with an estimated total cost of between \$46 and \$61 million.

During discussions in early 2021 it became apparent that the existing discharge to water would not be supported and that a discharge to land would be required. As a result of this, a technical working group was established in June 2021 to investigate land disposal options. The Council has now revised the preferred wastewater upgrade options based on the outcomes of the technical working group to:

- Mataura – Optimisation of the existing oxidation pond system, reconfiguration of the existing wetlands to a 1 sub-surface wetland, prior to discharging to the Mataura River via a land passage. The estimated cost of this upgrade is between \$9.7 and 13.0 million.
- Gore – A Biological Nutrient Removal (BNR) plant and optimisation of the existing oxidation pond system, then discharging to a sub-surface wetland, prior to discharging to the Mataura River via a land passage. The estimated cost of this upgrade is between \$55.5 and \$64.0 million.

We anticipate that it will take approximately 15 years for the upgrades to be fully implemented. However, this will be confirmed through the consenting process. The location of the proposed wetlands have also not yet been confirmed.

The Council expects to submit amended consent applications to Environment Southland in the coming months.

If you would like to discuss this project or request further information, contact Matt Bayliss by email on [REDACTED] or via phone on [REDACTED].

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Domigan', with a large, stylized initial 'J'.

Jason Domigan  
**General Manager Critical Services**  
**Gore District Council**



**From:** [Lindsey Crazy Wolf](#)  
**Subject:** s42A reports - HS3 - Rural Zone and Mana Whenua  
**Date:** Monday, 24 June 2024 12:39:33 pm  
**Attachments:** [Appendix A - Appendix 3 - River and Stream Order.pdf](#)  
[Appendix A - General Rural Zone.pdf](#)  
[Appendix A - Interpretation Chapter.pdf](#)  
[Appendix A - Recommendation to other Chapters.pdf](#)  
[Appendix A - Rural Lifestyle Zone.pdf](#)  
[Appendix A - Settlement Zone.pdf](#)  
[Appendix B - Submission Recommendations - General Rural Zone.pdf](#)  
[Appendix B - Submission Recommendations - Rural Lifestyle Zone .pdf](#)  
[Appendix B - Submission Recommendations - Settlement Zone .pdf](#)  
[Appendix C - Mapping Changes .pdf](#)  
[Attachment 1 - Gore District Council Proposed Plan Change Rural Lifestyle and Settlement Zones - Flooding Assessment, authored by Tonkin & Taylor, dated 11 June 2024.pdf](#)  
[Attachment 2 - TRANSPORT EXPERT EVIDENCE Mark Gregory Transportation Planner.pdf](#)  
[Attachment 3 - Gore District Plan Review Planning for Growth, authored by The Property Group, dated June 2022.pdf](#)  
[Attachment 4 - Gore District Plan Review Economic and Population Growth Analysis, authored by The Property Group, October 2021.pdf](#)  
[Attachment 5 - Gore District Plan Review Proposed Hokonui Hills Rural Lifestyle Zone. Recommended Landscape Protection Provisions authored by Mike Moore dated 2.pdf](#)  
[Section 42A - Mana Whenua Chapter.pdf](#)  
[Section 42A - Rural topics 24\\_06\\_2024.pdf](#)

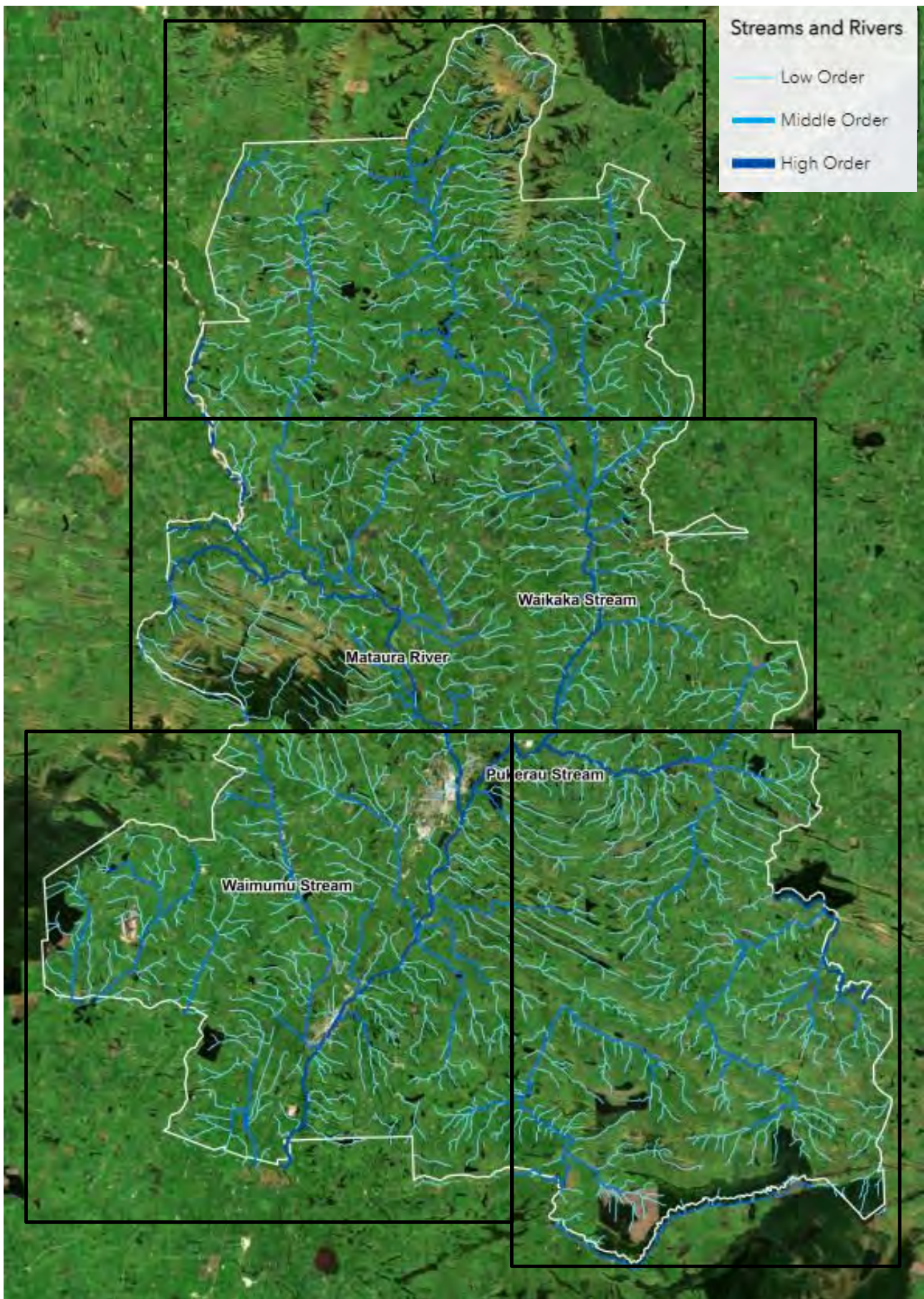
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Kia Ora,

Please see attached s42A reports and appendices for HS3 - Rural Zone and Mana Whenua. They will be available on the website by the end of the day today.

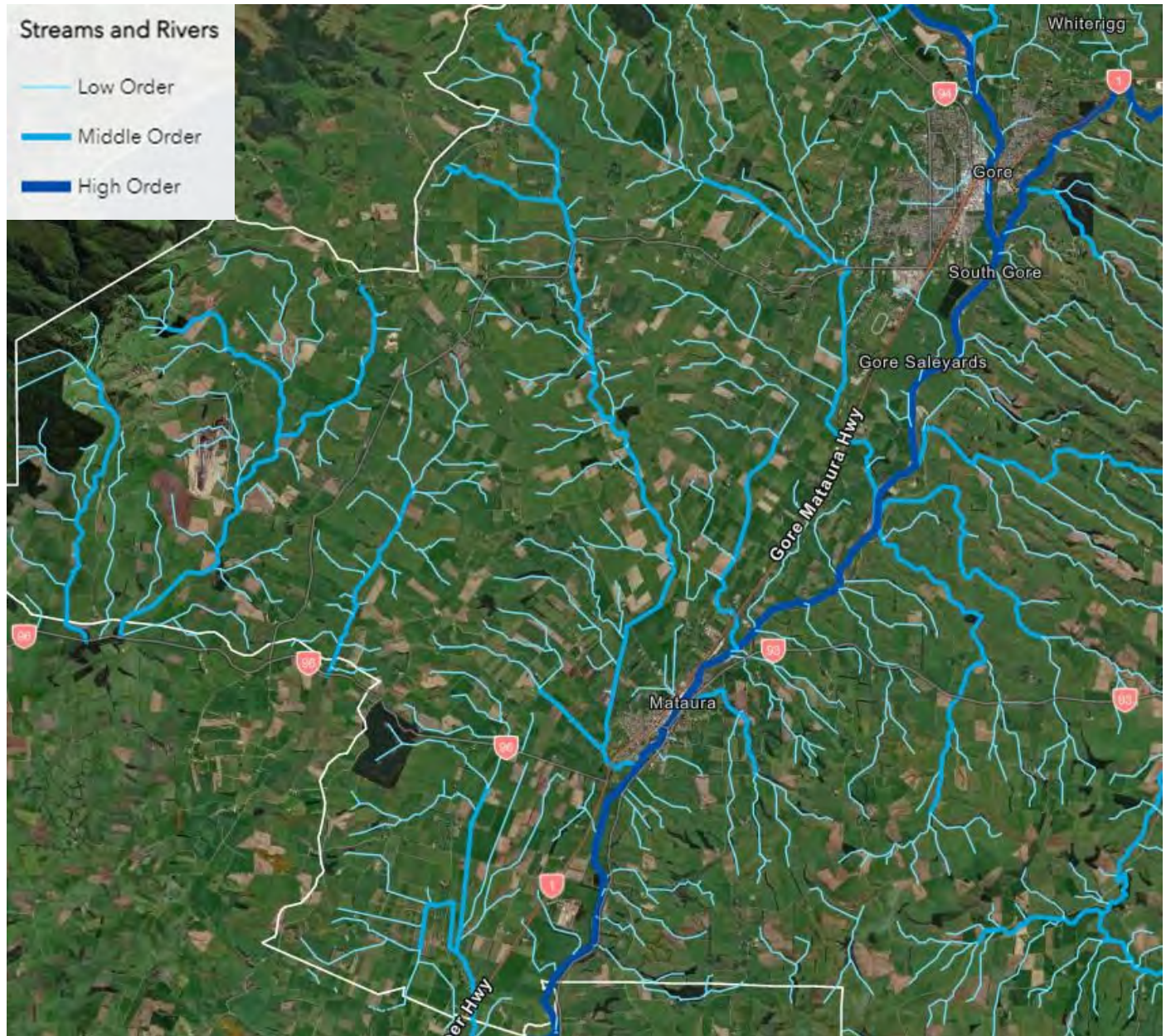
Noho ora mai,  
Lindsey

# Appendix 3 - River and Stream Order - APP3



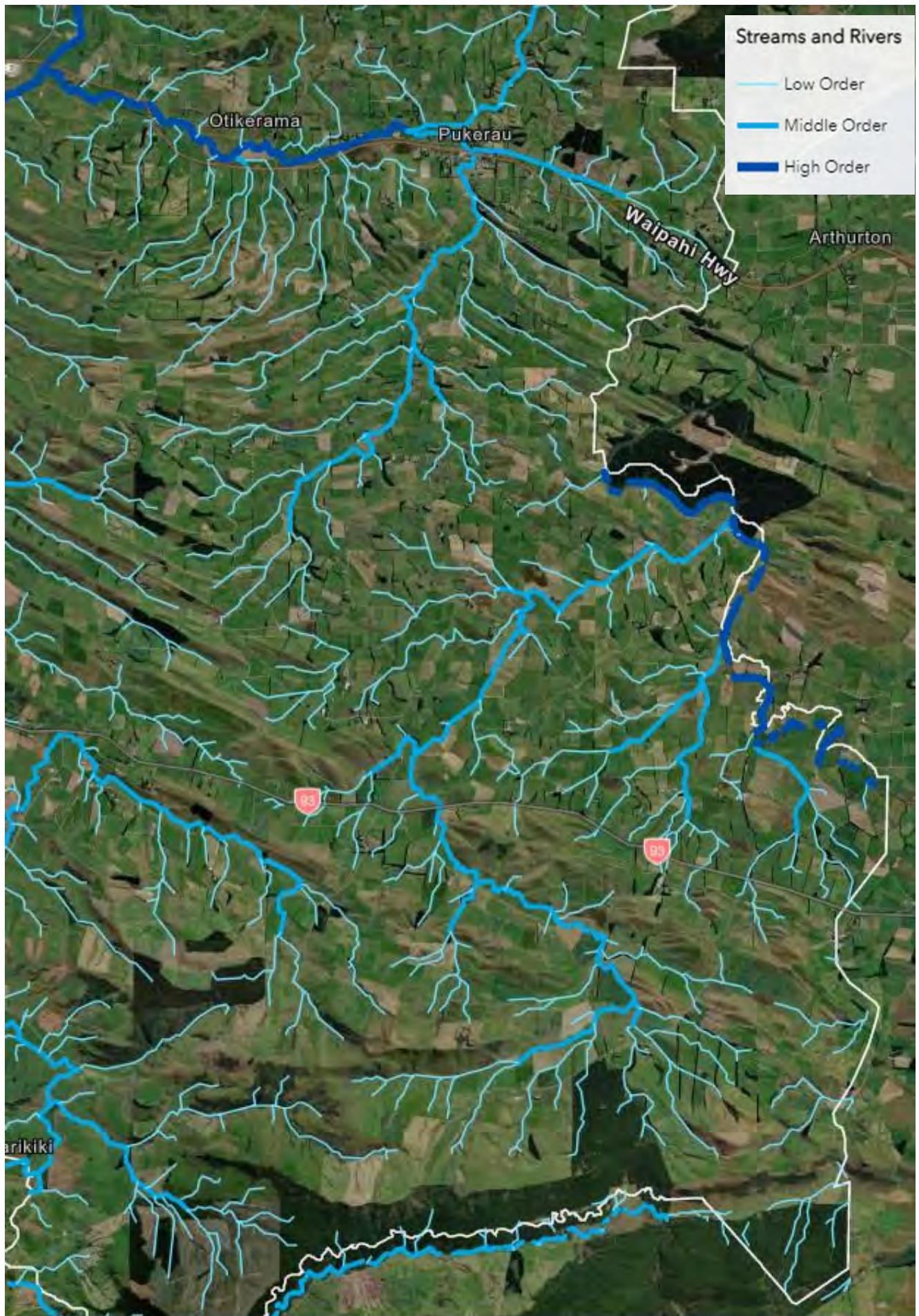


## Gore District - Southwest



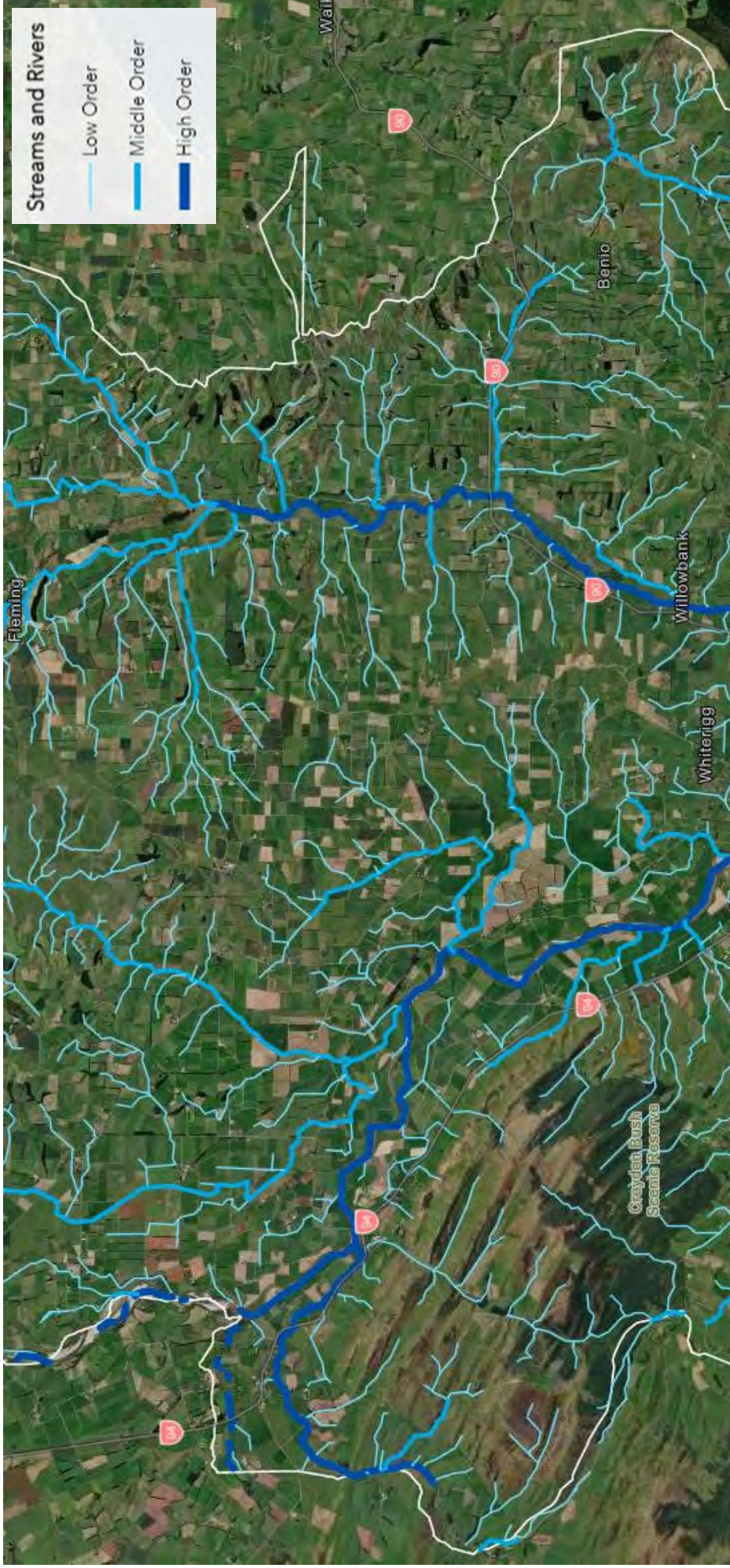


Gore District - Southeast





# Gore District – North



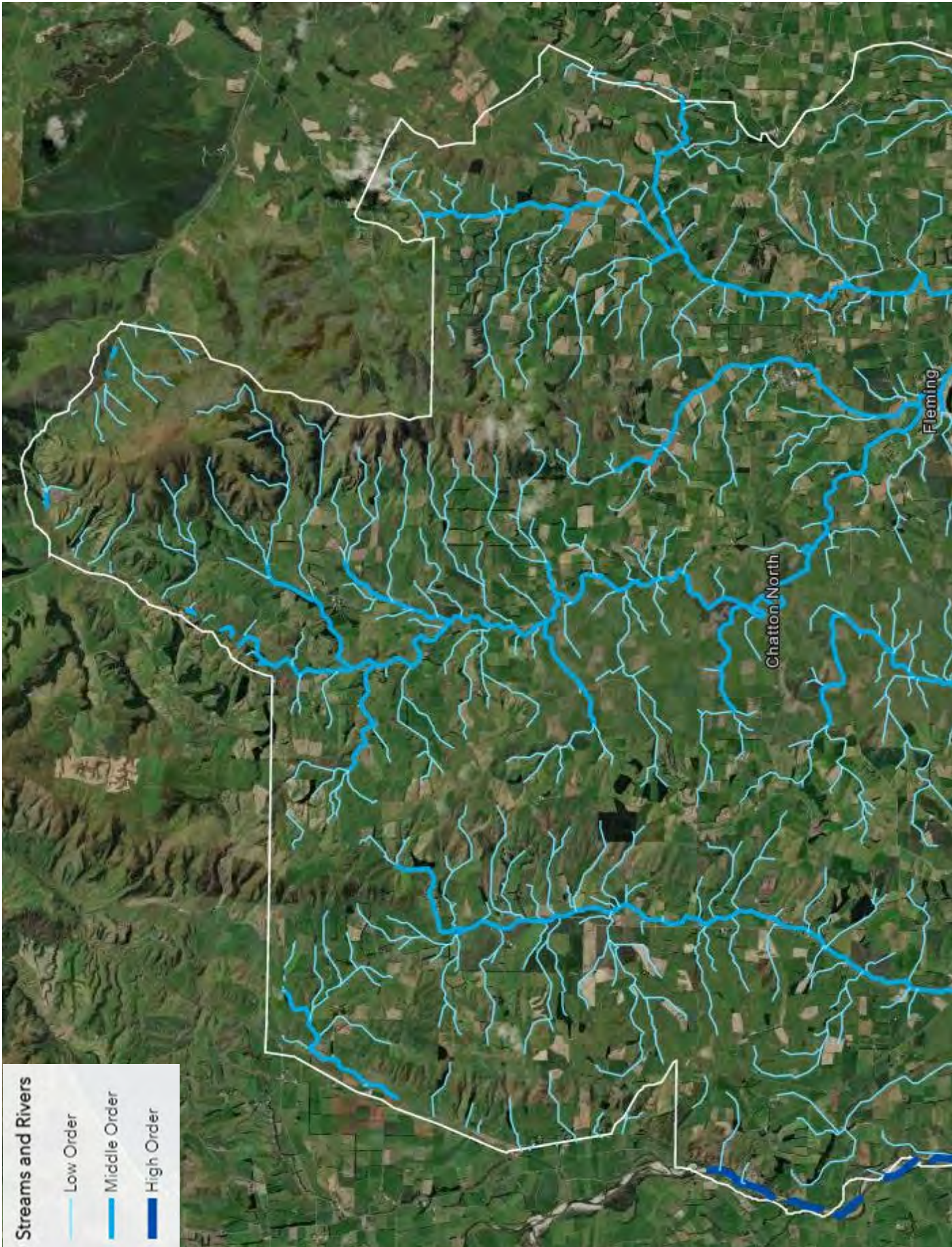


**Streams and Rivers**

Low Order

Middle Order

High Order

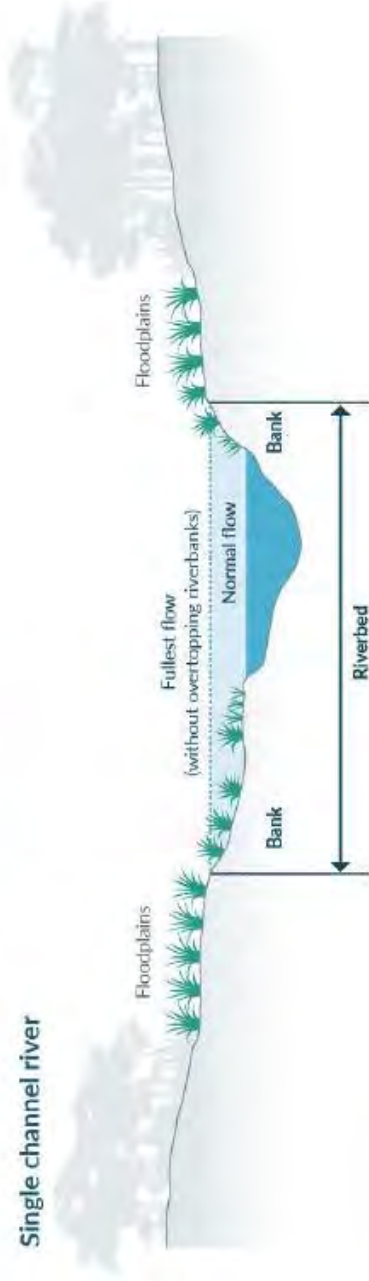




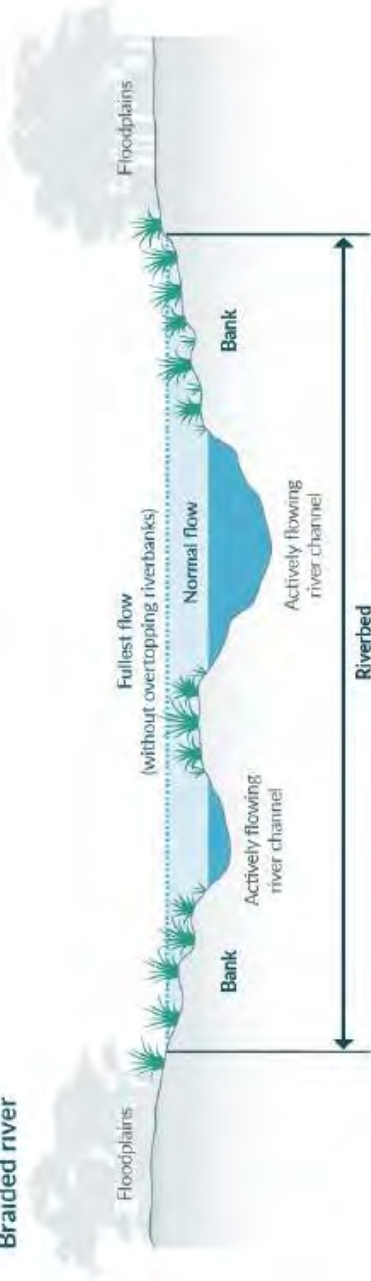
Examples of riverbed extents and the location of banks for measuring setbacks

## Different types of riverbeds

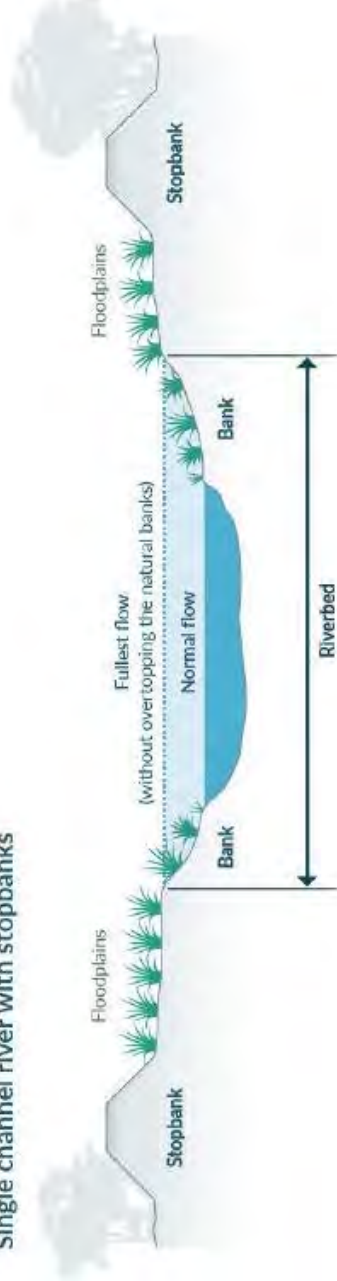
Single channel river



Braided river



Single channel river with stopbanks



## PROPOSED DISTRICT PLAN PROVISIONS

### Appendix A – Recommended Amendments to the General Rural Zone

#### KEY

**Red Underlined** – Additions recommended as part of s42A Report

**Red-Strikethrough** – Deletions recommended as part of s42A Report

### GENERAL RURAL - GRUZ

#### Overview and Purpose

The purpose of the General Rural Zone is to provide for and protect ~~rural~~ **primary** production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this *land* resource underpins the **social, economic, and cultural** ~~economic and social~~ **wellbeing** ~~well-being~~ of the District.

The General Rural Zone includes outstanding natural landscapes, *significant natural areas*, and the general *environment* is of significance to Ngāi Tahu. The General Rural Zone is predominantly characterised by its pastoral character, open space, planting and limited built form. The *rural area* is influenced by a range of *primary production* activities, including the initial processing of commodities such as on-site sawmills. The General Rural Zone also lends itself to *rural industry* activities that are associated with *primary production*, such as contractors *yards* required for rural *earthworks*. The character and qualities comprise a working *environment* where rural activities generate *noise*, odour and traffic.

Rural activities in the District are supported by the District's extensive coverage of high class soils, and these high class soils need to be protected from inappropriate *land* use and *subdivision*.

Rural lifestyle, settlements and urban expansion is not promoted in the General Rural Zone to avoid un-coordinated development, ~~and~~ fragmentation of **the rural land and reverse sensitivity effects, all of which can negatively resource** ~~the rural resource~~ ~~will~~ impact high class soils and rural productivity.

The *rural area* supports a range of activities that rely on the *land* resource. This includes *quarrying*, mining and *renewable electricity generating activities*. Small scale industrial and *commercial activities* associated with rural activities, such as *earthworks* contractors *yards* and plant nurseries, also rely on the rural *land* resource. The General Rural Zone objectives, policies and rules provide the framework for managing the *effects* of these non-rural activities as they have the potential to have significant adverse *effects* on *water* quality and the life supporting capacity of soils; as well as cultural, landscape, and rural character and *amenity values*, if not appropriately managed.



## PROPOSED DISTRICT PLAN PROVISIONS

Non-rural activities that are incompatible with the *rural environment* and may cause *reverse sensitivity effects*, such as urban development and larger scale *industrial activity*, are discouraged, and are sought to be located in other zones; or where appropriate, the Rural Industry Precinct.

### **Rural Industry Precinct (PREC13)**

A Rural Industry Precinct (PREC13) applies to land south of Mataura which has been identified as suitable for larger scale rural industry activities that support, service or are dependent on primary production. Desktop Geotechnical surveys indicate the presence of historic mines in this area which may affect land stability and constrain development opportunities. However, future activities are encouraged to develop on land outside the areas identified as potentially unstable whilst integrating ponds and land instability areas for green infrastructure and landscape buffers. The permitted larger scale rural industry activities will support the purpose of the General Rural Zone and provide for the economic well-being of the District.

This chapter contains objectives, policies, and rules which apply specifically to the Rural Industry Precinct in addition to the provisions of the underlying General Rural Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

### **New Vale Precinct (PREC14)**

A New Vale Precinct (PREC14) applies to the site legally described as Lot 72, Pt Lot 73, Lot 74 and Pt Lot 75 DP 177 Block X Waimumu Hundred. The site is located approximately 15 kilometres southwest of Gore and 10 kilometres northwest of Mataura. The purpose of the precinct is to enable the sustainable management, operation and development of the New Vale Mine. New Vale mine provides coal to a number of largescale primary sector processing facilities that will continue to require a reliable source of fuel while they undertake the necessary work to reduce reliance on non-renewable energy sources.

The Zone objectives, policies and rules provide the framework for the expansion of the mining activity whilst managing the effects and ensuring that offsite rural amenity values are maintained and enhanced.

This chapter contains objectives, policies, and rules which apply specifically to the New Vale Precinct in addition to the provisions of the underlying General Rural Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

## **Objectives**

- GRUZ-O1 Recognise the importance of *primary production* and *rural industry* to the social, ~~and~~ economic and cultural well-being of the District.
- GRUZ-O2 The character and qualities of the General Rural zone continues to comprise:

## PROPOSED DISTRICT PLAN PROVISIONS

1. a variety of *primary production* activities and their attributable noise, odour, dust, and traffic consistent with a rural working environment; and
  2. a very low degree of built form, well setback from other properties and roads; and
  3. high levels of open space and open pasture or crops; and
  4. high levels of rural amenity from adjacent sites including natural values.
- GRUZ-O3 Non-*primary production* activities that support *primary production* or rely on a rural location are provided for, while managing the nature, scale and location of such activities.
- GRUZ-O4 The purpose and predominant character of the General Rural Zone is not compromised by non-rural activities.
- GRUZ-O5 The value and long-term benefits of using highly productive rural land for *primary production* is recognised and the availability of *highly productive land* for *primary production* for future generations is protected.
- GRUZ-PREC13-O1 The Rural Industry Precinct enables larger scale rural industry which support, service or depend on primary production and provide for the economic well-being of the community.
- GRUZ-PREC14-O1 Ongoing efficient operation of New Vale mine supports the economic sustainability and productivity of the Gore District and wider Southland Region.
- GRUZ-PREC14-O2 The effects arising from expanded mining within the New Vale Precinct are remedied, mitigated, offset or compensated for, taking into account the locational constraints and the functional and operational needs of the activities.
- GRUZ-PREC14-O3 The New Vale mine site is rehabilitated so that primary production capacity is retained for future generations and ecology values enhanced where possible.

## Policies

- GRUZ-P1 Enable existing and future *primary production*.
- GRUZ-P2 Enable *rural industry* activities whilst preserving maintaining, and where possible enhancing, rural character, rural amenity, underlying Ngāi Tahu relationships with the natural environment the mauri of whenua, wai and ecosystems, and productive capacity of the rural zone by limiting managing the nature, scale and location of such activities.

## PROPOSED DISTRICT PLAN PROVISIONS

- GRUZ-P3 Recognise the benefits of forestry and woodlots for carbon sequestering.
- GRUZ-P4 Recognise the benefits of conservation, pest management, ~~increasing~~ the management and enhancement of indigenous biodiversity, riparian planting, and fencing erosion prone areas.
- GRUZ-P5 Recognise the benefits of *quarrying* and mining activities on the local economy and supporting associated industries through enabling small scale quarries and mines.
- GRUZ-P6 ~~Manage the environmental and cultural effects of quarrying and mining and avoid quarrying and mining activities that result in adverse cultural or environmental effects that cannot be avoided, mitigated or offset.~~
- Recognise the benefits of quarrying and mining activities for the local and regional economy and supporting associated industries whilst managing the activities to:
- i. In the first instance avoid adverse environmental and cultural effects on the environment; and
  - ii. Where it is not possible to avoid adverse effects from quarrying or mining, require these effects to be remedied, mitigated, offset or compensated for.
- GRUZ-P7 Enable *agriculture aviation activities*, ~~and~~ rural airstrips and helicopter landing areas to support *primary production* and conservation activities, whilst managing the noise effects through controlling the location of airstrips and scale of their use.
- GRUZ-P8 Enable *residential activity* where it:
1. does not compromise ~~rural~~ primary production; and
  2. is of a scale and location that does not compromise the rural character from any property or *public place*; and
  3. can be suitably serviced, including provision for telecommunications; and
  4. does not amount to rural lifestyle or urban development; and
  5. appropriately avoids, remedies or mitigates reverse sensitivity effects on and of adjacent land-uses are appropriately avoided or mitigated.
- GRUZ-P9 Provide for small scale *industrial activity, commercial activity*, and other non-rural activities, where it can be demonstrated that:
1. the activity has a genuine link with the rural *land* or *water* resource, *primary production* activities, or recreation activities associated with resources located within the General Rural Zone; and
  2. the activity is compatible with the character, *amenity values*, qualities and purpose of the General Rural Zone; and

## PROPOSED DISTRICT PLAN PROVISIONS

3. the *site* design, layout and scale of the activity is compatible with the character and qualities of the zone; and
  4. the activity will not adversely impact the safe and efficient operation of the *road* network, and there is suitable loading, manoeuvring and *access* provided on-site; and
  5. there is adequate *infrastructure* available to service the activity, including on-site servicing where reticulated services are not available; and
  6. areas of *indigenous vegetation* are retained where practicable; and
  7. the activity does not constrain the establishment of activities otherwise anticipated within the General Rural Zone; and
  8. the *effects of light spill* are avoided or mitigated; and
  9. there are measures to internalise *effects* and avoid conflict and potential *reverse sensitivity effects* on activities anticipated in the Zone, including *primary production* and ancillary *residential activity*.
- GRUZ-P10 Protect *highly productive land* from irreversible loss from inappropriate *subdivision*, use and development, including by:
1. avoiding *subdivision* and *land* fragmentation below the minimum densities that compromises the use of *highly productive land* for *primary production*;
  2. avoiding uncoordinated urban expansion on *highly productive land* that has not been subject to a strategic planning process; and
  3. avoiding and mitigating *reverse sensitivity effects* from sensitive and incompatible activities within and adjacent to *highly productive land*.
- GRUZ-P11 Avoid activities that are incompatible with the character, qualities and purpose of the General Rural Zone, unless there is an operational or functional need for it to be located in the General Rural zone.
- GRUZ-P12 Require activities and development to maintain rural character, rural amenity and the underlying Ngāi Tahu relationships with the natural *environment* by:
1. ensuring that *buildings* and *structures* are of a scale and *height* which is compatible with the rural character and amenity of the zone; and
  2. requiring appropriate *setbacks* to waterways to maintain and enhance *amenity values* and natural character.
- GRUZ-P13 Recognise *critical infrastructure* that ~~Regionally Significant Infrastructure might be best located in the General Rural Zone, except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area, Natural Hazard-risk-of-Site-of-Significance to Māori:~~ that has a functional and operational need to locate in the General Rural Zone, by enabling the operation, maintenance and upgrading of critical infrastructure and providing for new critical infrastructure except where:

## PROPOSED DISTRICT PLAN PROVISIONS

- i. The activity would be inappropriate in an area of Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area.
- ii. There is an unacceptable natural hazard risk; or
- iii. The activity has significant environmental or cultural effects that cannot be avoided or mitigated to an appropriate level.

GRUZ-P14 Enable the use of *reserve land* where the activity and / or development is consistent with the relevant Reserve Management Plan.

GRUZ-PREC13-P1 Enable the establishment of larger scale rural industry activities within the Rural Industry Precinct where:

1. direct access from the State Highway 1 is avoided; and
2. green infrastructure is adopted for the management of water supply, stormwater management and wastewater treatment and disposal; and
3. activities are designed and located to avoid natural hazards unless the effects are mitigated and areas of potential subsidence may be used for buffers or infrastructure; and
4. landscaping buffers, green corridors and existing features are utilised to mitigate adverse effects on amenity values from larger buildings, parking areas and outside storage areas.

GRUZ-PREC14-P1 Provide for mining activities within the New Vale Zone, recognising New Vale Mine as a strategically important activity supports the dominant land use activities within the Gore District and wider Southland Region.

GRUZ-PREC14-P2 Mining and rural industry activities within the New Vale precinct are undertaken in a way that:

1. Maintains the rural character and rural amenity surrounding the Zone;
2. Focuses on remediation and retention of the productive potential of the land following the mining activity being undertaken;
3. Identifies and undertakes opportunities to enhance ecological and freshwater values
4. Responds to the underlying Ngai Tahu relationships within the natural environment.

## Notes

### Note 1 Provisions in Other Chapters

## PROPOSED DISTRICT PLAN PROVISIONS

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.

### Note 2

#### Other legislation

- The provisions of the National Environmental Standard for ~~Plantation~~ Commercial Forestry ~~which~~ apply ~~for~~ to commercial forestry activities and permits ~~both plantation forestry and harvesting commercial forestry~~ except in certain circumstances such as where ~~the~~ District Plan ~~have~~ has more restrictive rules on Forestry on Outstanding Natural Landscapes, Outstanding Natural Features or *Significant Natural Areas*. In those circumstances resource consent will be required from the Gore District Council.
- The provisions of the National Environmental Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity sites held by the Gore District Council.
- The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in riverbeds. In certain circumstances resource consent or permits will be required from Environment Southland.

### Note 3

#### Work or activity of the Crown

Section 4(3) of the RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, a conservation management plan or management plan and does not have a significant effect beyond the boundary of that land. Accordingly, this chapter does not apply to Department of Conservation activities that meet section 4(3), but does apply to activities that do not meet section 4(3) of the RMA.

## Rules

### GRUZ-R1

#### *Primary Production (including Intensive Indoor Primary Production)*

#### All areas

Activity Status: Permitted

Where:

Activity status where compliance is not achieved:

Restricted Discretionary



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	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringing standard</li> </ol>
<p><b>GRUZ-R2</b> All areas excluding <i>Historic Heritage sites, Significant Natural Areas, Outstanding Natural Landscapes and Outstanding Natural Features</i></p>	<p><b>Prospecting for and Mining Minerals</b></p> <p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>The prospecting or <i>mining</i> activity has a total area of extraction open at any one time that does not exceed 2,500m<sup>2</sup>, and</li> <li>The activity is not located on <i>Highly Productive Land</i>; and</li> <li>The activity is set back:             <ol style="list-style-type: none"> <li>500 metres from a <i>sensitive activity</i> or a zone <i>boundary</i> except with the General Industrial Zone.</li> <li>100m from any side or rear <i>boundary</i></li> <li>50m from any <i>road boundary</i>; and</li> </ol> </li> <li>The area is progressively stabilised, filled or recontoured; and</li> </ol> <p><b>Activity status where compliance is not achieved:</b></p> <p>Discretionary</p> <p><b>Activity status where compliance is not achieved in PREC14:</b></p> <p><u>Restricted Discretionary</u></p> <ol style="list-style-type: none"> <li><u>The timing and duration of the activity</u></li> <li><u>Sediment and erosion management and ground stability</u></li> <li><u>Effects on rural character and amenity values of neighbouring properties</u></li> <li><u>Safety and suitability of access and effects on the transportation network from additional traffic generation</u></li> <li><u>Servicing</u></li> <li><u>Staging and progressing rehabilitation works</u></li> <li><u>Retention of any Highly Productive soils for use following rehabilitation</u></li> </ol>



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5. Any new or relocated building or structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7.
8. Impacts on Ngai Tahu cultural values, including those listed in MR2.3.
9. Matters of discretion of any infringed standard.
10. Effects on ecology values, including indigenous biodiversity and the potential for compensation or offsetting
11. The use of Environmental Management Plans to manage effects

GRUZ-R3 Quarrying Activities	
<p><b>All areas excluding Historic Heritage sites, Significant Natural Areas, Outstanding Natural Landscapes and Outstanding Natural Features</b></p>	<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The <i>quarrying activity</i> is in relation to a <i>Farm Quarry</i> where:               <ol style="list-style-type: none"> <li>the total area of extraction open at any one time does not exceed 1,500 m<sup>2</sup>; and</li> <li>the activity is set back 100m from a <i>sensitive activity</i>; or</li> </ol> </li> <li>The <i>quarrying activity</i> has a total area of extraction open at any one time that does not exceed 2,500 m<sup>2</sup> and <del>is set back</del>:               <ol style="list-style-type: none"> <li><del>excavation for extraction activity, any aggregate processing area, and any blasting activity is set back</del>:                   <ol style="list-style-type: none"> <li>500 metres from a <i>sensitive activity</i> or a zone boundary except with the General Industrial Zone</li> <li>100m from any side or rear <i>boundary</i></li> <li>50m from any <i>road boundary</i>; and</li> </ol> </li> <li><del>All other activity associated with the quarry activities is set back 50m from any boundary.</del></li> </ol> </li> </ol>
	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>Location and scale of the activity.</li> <li>The timing and duration of the activity.</li> <li>Sediment and erosion <i>effects</i> and management.</li> <li><i>Effects</i> on ground stability.</li> <li>The effects on rural character and <i>amenity values</i> of the surrounding <i>environment</i>.</li> <li>Any potential <i>reverse sensitivity effects</i> and/or conflict with existing activities, and the ability to mitigate these effects.</li> <li>Services.</li> <li>Safety and suitability of <i>access</i> and <i>effects</i> on the <i>transport network</i> from additional traffic generation.</li> <li>Protection of <i>Highly Productive Land</i>.</li> <li>Impacts on Ngai Tahu cultural values, including those listed in MW-2.3.</li> <li>The matters of discretion of any infringed standard.</li> </ol>

PROPOSED DISTRICT PLAN PROVISIONS

<p>3. The activity is not located on <i>Highly Productive Land unless it is an existing lawfully established activity</i>; and</p> <p>4. The area is progressively stabilised, filled or recontoured; and</p> <p>5. Any new <u>or relocated</u> <i>building or structure</i> and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7.</p>	<p>12. <u>The extent the farm quarry supports primary production.</u></p> <p>13. <u>Effects on ecology values, including indigenous biodiversity and the potential for compensation or offsetting</u></p>
<p><b>GRUZ-R4 Rural Industry</b></p>	
<p><b>All areas except PREC13 Rural Industry Precinct and PREC14</b></p> <p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any new <u>or relocated</u> <i>building, structure</i> and activity complies with standards <del>GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5</del>, GRUZ-S6, GRUZ-S7 and GRUZ-S8.</li> <li>There are no more than 20 customers coming to site on any day.</li> <li>The activity is set back <del>400</del>50m from any side or rear <u>boundary and screened as follows:</u> <ul style="list-style-type: none"> <li><u>planting and/or landscaping to a minimum depth of 1 metres with species that will grow to at least 2m in height; or</u></li> </ul> </li> </ol>	<p><b>Activity status where compliance is not achieved with: GRUZ-R4(1) to GRUZ-R4(6):</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>Location and scale of the activity.</li> <li>The <i>effects</i> on rural character and <i>amenity values</i> of the surrounding environment.</li> <li>Any potential <i>reverse sensitivity effects</i> and/or conflict with existing activities, and the ability to mitigate these effects.</li> <li>Services.</li> <li>Safety and suitability of access and effects on the <i>transport network</i> from additional traffic generation.</li> <li>Protection of <i>Highly Productive Land</i>, and prioritisation of protecting land characterised as LUC 1 and LUC 2 soils.</li> </ol>

## PROPOSED DISTRICT PLAN PROVISIONS

7. The matters of discretion of any infringing standard.

- mounding which has a maximum height of 2.5m and a minimum horizontal to vertical ratio of 2:1.

4. Any building or structure ~~The activity~~ is setback 10m from any road boundary.
5. There are a maximum of 12 staff working on-site at any point in time.
6. The activity is over an area no greater than 15000m<sup>2</sup>.
7. The total building coverage for the activity shall be no more than 1000m<sup>2</sup>.

### PREC13 Rural Industry Precinct

**Activity status:** Controlled

Where:

7. There is no direct access to or from State Highway 1; and
8. The activity is not a *significant hazardous facility*; and
9. Any new, relocated or extended buildings or structures complies with General Rural Zone standards GRUZ-S2,

**Activity status where compliance is not achieved with:**

**GRUZ-R4(7):** Restricted Discretionary.

**Matters of discretion:**

1. Matters of Control 1 to 7 for GRUZ-R4 PREC13 Rural Industry Precinct.
2. Proximity to other vehicle access crossings.

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GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.

**GRUZ-R4(8):** Discretionary

**Matters of control:**

1. The location and layout of the activity.
2. The ability to mitigate adverse effects through the use of the sites natural contours, topography and existing landscape features.
3. The ability to mitigate adverse effects through landscaping buffers and setbacks.
4. Servicing of activities including the use of green infrastructure
5. The ability to utilise and / or avoid areas of potential land subsidence.
6. Mitigation of natural hazards
7. The safety and suitability of the *access* and *effects* on the *transport network*.

**GRUZ-R4(9):** Restricted Discretionary

**Matters of Discretion:**

1. The matters of discretion of any infringed standard.

**PREC14 – New Vale Precinct**

**Activity status:** Permitted

**Where:**

10. Any new or relocated *building, structure* and *activity* complies with standards GRUZ-S6, GRUZ-S7 and GRUZ-S8.
11. There are no customers coming to site on any day.

**Activity status where compliance is not achieved with:**

**GRUZ-R4(10) - GRUZ-R4(12):** Restricted Discretionary

**Matters of discretion:**

1. Location and scale of the activity.

PROPOSED DISTRICT PLAN PROVISIONS

12. The activity is set back 100m from the precinct boundary
2. The effects on rural character and amenity values of the surrounding environment.
  3. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects.
  4. Safety and suitability of access and effects on the transport network from additional traffic generation.
  5. The matters of discretion of any infringed standard.

<b>GRUZ-R5</b>	<b>Woodlot</b>	
All areas	<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is the establishment of a new, or expansion of an existing woodlot <u>that does not exceed one hectare.</u></li> </ol>	<p><b>Activity status where compliance is not achieved:</b> <del>N/A</del> <u>Discretionary</u></p>
<b>GRUZ-R6</b>	<b>Conservation Activity</b>	
All areas	<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is the establishment of a new, or expansion of an existing conservation activity.</li> </ol>	<p><b>Activity status where compliance is not achieved:</b> N/A</p>
<b>GRUZ-R7</b>	<b>Residential Activity</b>	
All areas except PREC13 Rural Industry	<p><b>Activity status:</b> Permitted</p> <p>Where:</p>	<p><b>Activity status where compliance is not achieved with:</b></p> <p><b>GRUZ-R7(1):</b> as per GRUZ-S1 activity status and matters of discretion.</p>

PROPOSED DISTRICT PLAN PROVISIONS

**Precinct and**  
**PREC14 New**  
**Vale Precinct**

1. For *residential units* and *minor residential units*, standard GRUZ-S1 Density is met; and
2. Any new or relocated *building*, addition, or external alteration and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and
3. For *minor residential units*, the maximum floor area shall be 80m<sup>2</sup>; and
4. The *residential unit* is connected to telecommunications services (whether hardwired or wireless).

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**GRUZ-R7(3)(2):** Restricted Discretionary

**Matters of Discretion:**

1. The matters of discretion of any infringing standard.

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**GRUZ-R7(3):** Non-Complying

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**GRUZ-R7(4):** Restricted Discretionary

**Matters of Discretion:**

1. Whether any form of telecommunication is available at the location the proposed *residential unit*.
2. The *functional need* to having a *residential unit* in a location without access to telecommunication and whether there are suitable alternative locations for a *residential unit* on *site*.

PROPOSED DISTRICT PLAN PROVISIONS

PREC13 Rural Industry Precinct	Activity status: Restricted Discretionary	Activity status where compliance is not achieved with:
Where:		
5. There is no more than one <i>residential unit</i> and one <i>minor residential unit</i> per site; and		<b>GRUZ-R7(5):</b> Non-Complying
6. Any new <u>or relocated</u> <i>building</i> , addition, or external alteration and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.		
<b>Matters of Discretion:</b>		
1. Whether the presence of a residential activity would restrict future opportunities for <i>rural industry</i> activities.		
2. The effects on Rural character and <i>amenity values</i> of the surrounding environment and from adjacent properties.		
3. Any potential <i>reverse sensitivity effects</i> and/or conflict with existing activities, and the ability to mitigate these <i>effects</i> .		
4. Services.		
5. Access and traffic generation.		
6. Impact of development on rural productivity.		
7. Whether development is in high class soils and impacts of the loss on high class soils.		



PROPOSED DISTRICT PLAN PROVISIONS

GRUZ-R7(6): Discretionary

<p><b>GRUZ-R8</b></p> <p><b>Industrial Activities (Including Light Industrial Activities)</b></p>	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>The activity is a contractor yard, or the activity involves the manufacturing of primary produce produced on <i>site</i> (excluding activities that are defined as <i>rural industry</i>); and</li> <li>The activity has no customers coming to <i>site</i>; and</li> <li>The activity is set back at least 100m from any side or rear <i>boundary</i>; and</li> <li>The activity is <i>setback</i> at least 50m from any <i>road boundary</i>; and</li> <li>The activity has a maximum of 12 staff that work on-<i>site</i> at any one time; and</li> <li>The activity s no greater than 500m<sup>2</sup>; and</li> <li>Any new, <b>relocated</b> or extended <i>building, structure</i> and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.</li> </ol>
<p><b>All areas</b></p>	<p><b>Activity status where compliance is not achieved with:</b></p> <p><b>GRUZ-R8(1) to GRUZ-R8(6):</b> Discretionary</p> <hr/> <p><b>GRUZ-R8(7):</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b> The matters of discretion of any infringing standard.</p>

PROPOSED DISTRICT PLAN PROVISIONS

**GRUZ-R9**

**Commercial Activities**

All areas  
except **PREC14**  
**New Vale**  
**Precinct**

**Activity status:** Permitted

Where:

1. The activity is a:
  - (a) Vet Clinic, or
  - (b) plant nursery, or
  - (c) sale of on-site produce, or
  - (d) *Animal Boarding Activity*; and
2. Hours of operation for people visiting the *site* are between 0700 and 1900; and
3. A maximum of 12 staff are on-site at any one time; and
4. Any new, **relocated** or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.

**Activity status where compliance is not achieved with:**

**GRUZ-R9(1) to GRUZ-R9(3):** Discretionary

**GRUZ-R9(4):** Restricted Discretionary

**Matters of discretion:**

1. The matters of discretion of any infringed standard.

**GRUZ-R10**

**Educational Facility~~ies~~**

All areas  
except **PREC13**  
**Rural Industry**  
**Precinct and**

**Activity Status:** Permitted

Where:

1. The activity is a rural based **education~~al~~** facility centred on agriculture sector training; and

**Activity status where compliance is not achieved with:**

**GRUZ-R10(1) to GRUZ-R10(3):** Discretionary

PROPOSED DISTRICT PLAN PROVISIONS

<p><b><u>PREC14 New Vale Precinct</u></b></p>	<p>2. Hours of operation are between 0700 and 1900; and</p> <p>3. A maximum of 12 people (staff and students) on <i>site</i> at any one time; and</p> <p>4. Any new, <b>relocated</b> or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.</p>	<p><b>GRUZ-R10(4):</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringing standard.</li> </ol>
<p><b>GRUZ-R11</b></p> <p>All areas except PREC13 Rural Industry Precinct and <b><u>PREC14 New Vale Precinct</u></b></p>	<p><b>Homestay</b></p> <p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>The activity is undertaken in a <i>residential unit</i> (inclusive of <i>minor residential unit</i>); and</li> <li>The maximum occupancy does not exceed <b>5 8 guests</b> <del>persons</del>.</li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The location, nature and scale of the activities.</li> <li>The management of <i>noise</i>, rubbish, recycling and outdoor activities.</li> <li>The keeping of records of <i>homestay</i> use and availability of records for council inspection.</li> </ol>
<p><b>GRUZ-R12</b></p> <p>All areas except <b><u>PREC14 New Vale Precinct</u></b></p>	<p><b>Home Business</b></p> <p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>Must occupy no more than 100m<sup>2</sup> of the <i>gross floor area</i> of the <i>buildings</i> on the <i>site</i>; and</li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Discretionary</p>

PROPOSED DISTRICT PLAN PROVISIONS

2. There shall be no more than 12 people on site at any time associated with the *home business*; and
- ~~3. Hours of operation are limited to between the hours 0700 and 1900; and~~
4. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.

<b>GRUZ-R13</b>	<b>Rural Commercial Recreation Activity</b>	<b>Activity Status:</b> Permitted	<b>Activity status where compliance is not achieved:</b>
All areas except PREC13 Rural Industry Precinct and <u>PREC14 New Vale Precinct</u>	Where: 1. The activity is undertaken on <i>land</i> , outdoors; and 2. The activity does not involve more than 12 persons in any one group; and 3. Any new, <u>relocated</u> or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.	Discretionary	Discretionary

<b>GRUZ-R14</b>	<b>Equestrian Facilities</b>	<b>Activity Status:</b> Permitted	<b>Activity status where compliance is not achieved:</b>
All areas <u>except and PREC14 New Vale Precinct</u>	Where: 1. <i>Buildings</i> are limited to barns and stables for horses; and	Discretionary	Discretionary

PROPOSED DISTRICT PLAN PROVISIONS

<ol style="list-style-type: none"> <li>2. The activity does not involve more than 12 persons using the facility at any one time; and</li> <li>3. Any new, <b>relocated</b> or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.</li> </ol>	
<p><b>GRUZ-R15</b></p>	<p><b>Use of Reserve Land</b></p>
<p><b>All areas</b></p>	<p><b>Activity status:</b> Permitted</p> <ol style="list-style-type: none"> <li>1. All <i>land</i> use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.</li> </ol> <p><b>Activity status where compliance is not achieved:</b> Discretionary</p>
<p><b>GRUZ-R16</b></p>	<p><b>Agriculture Aviation Activity</b></p>
<p><b>All areas</b></p>	<p><b>Activity Status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The take-off and landings are to and from a <i>rural airstrip</i> or <i>helicopter landing area</i> which complies with General Rural Zone standard GRUZ-S9.</li> <li>2. The activity complies with NOISE-R8 (Noise from the take-off and landing of <i>aircraft</i> and helicopters used for <i>agricultural aviation</i>).</li> </ol> <p><b>Activity status where compliance not achieved:</b> Discretionary</p>

PROPOSED DISTRICT PLAN PROVISIONS

<p><b>GRUZ-R17</b></p>	<p><i>Visitor Accommodation</i></p>	<p><u>Activity status: Discretionary</u></p> <p><u>Activity status where compliance is not achieved: N/A</u></p>
<p>All areas except PREC14 <u>New Vale Precinct</u></p>		
<p><b>GRUZ-R18</b></p>	<p><i>Sensitive Activity</i></p>	
<p>All areas</p>	<p><b>GRUZ-R18 to GRUZ-R19</b></p> <p><b>Activity status:</b> Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any sensitive activity located within the Water Supply Treatment Facility Buffer Area.</li> </ol>	<p>Activity status where compliance is not achieved: N/A</p>
<p><b>GRUZ-R19</b></p>	<p><i>Emergency Service Facility</i></p>	
<p>All areas</p>	<p><b>Activity status:</b> Discretionary</p>	<p>Activity status where compliance is not achieved: N/A</p>
<p><b>GRUZ-R20</b></p>	<p><b>All other activities</b></p>	
<p>All areas</p>	<p><b>Activity status:</b> Non-complying</p> <ol style="list-style-type: none"> <li>Any activities, including associated buildings, not otherwise provided for in the list of rules.</li> </ol>	<p>Activity status where compliance is not achieved: N/A</p>

PROPOSED DISTRICT PLAN PROVISIONS

Standards

GRUZ-S1	Density
<p>All areas except PREC13 Rural Industry Precinct</p>	<p>1. There shall be no more than one residential unit per 40 hectares; and</p> <p>2. For sites under 40 hectare, no more than one residential unit per site; and</p> <p>3. There shall be a maximum density of one minor residential unit per site</p> <p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p>Where:</p> <p>4. There is a minimum density of 8ha per residential unit, <u>or</u></p> <p>5. <u>There is a minimum density of 8ha per minor unit.</u></p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The necessity of the additional residential unit or minor residential unit to support primary production.</li> <li>2. The effects on rural character and amenity values of the surrounding environment and from adjacent properties.</li> <li>3. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects.</li> <li>4. Services.</li> <li>5. Access and traffic generation.</li> <li>6. Impact of development on rural productivity.</li> <li>7. Whether development is on LUC 1, 2 or 3 soils and impacts of the loss of highly productive land.</li> </ol> <hr/> <p><b>Activity status where compliance is not achieved with GRUZ-S1(4) and (5):</b></p> <p>Non-Complying</p>



PROPOSED DISTRICT PLAN PROVISIONS

<p><b>GRUZ-S2</b></p>	<p><b><i>Building Coverage</i></b></p>	<p>1. The maximum <i>building coverage</i> shall not exceed 1.5 percent per site.</p>	<p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The adverse effects on the rural character.</li> <li>2. The adverse effects on <i>amenity values</i> of adjoining sites, including outlook, privacy, shading, dominance and sense of openness.</li> <li>3. Whether the <i>building</i> is located on high class soils.</li> <li>4. The reason for the additional <i>building coverage</i>.</li> <li>5. Noise and odour from housing animals.</li> </ol>
<p><b>PREC13 Rural Industry Precinct</b></p>	<p>2. The maximum <i>building coverage</i> shall not exceed 5 percent per site where the building is used for a <i>rural industry</i> activity.</p> <p>3. The maximum <i>building coverage</i> shall not exceed 1.5 percent per site for any other activity.</p>	<p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The adverse effects on the rural character taking account of the purpose of the Rural Industry Precinct.</li> <li>2. The adverse effects on <i>amenity values</i> of adjoining sites, including outlook, privacy, shading, dominance and sense of openness.</li> <li>3. Whether the <i>building</i> is located on high class soils <u>whether it is for a supporting activity</u>.</li> <li>4. The reason for the additional <i>building coverage</i>.</li> </ol>	

PROPOSED DISTRICT PLAN PROVISIONS

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	<b>GRUZ-S3</b> <i>Building Size</i>
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## PROPOSED DISTRICT PLAN PROVISIONS

### All areas

1. Any *building* for *primary production* must not exceed 3000m<sup>2</sup>.
2. Any building for a rural industry activity in the Rural Industry Precinct must not exceed 10,000m<sup>2</sup>.
3. Any *building* for any other activity must not exceed 500m<sup>2</sup>.

### Activity status where compliance is not achieved:

Restricted Discretionary

### Matters of discretion:

1. The adverse *effects* on the rural character.
2. The adverse *effects* on *amenity values* of adjoining sites, including outlook, privacy, shading, dominance and sense of openness.
3. The adverse *effects* on Ngāi Tahu cultural values including those listed in MW-2.3.
4. Whether the *building* is located on high class soils and whether it is for a supporting activity.
5. The reason for the additional *building* size.
6. Noise and odour from housing animals.

### GRUZ-S4

### Setback to Side and Rear Boundaries

PROPOSED DISTRICT PLAN PROVISIONS

**All areas**

Any building is setback from any side or rear boundary the minimum distances as follows:

1. Residential buildings are setback 30m;
2. Dairy sheds and buildings that house animals are setback 50m;
3. Buildings greater than 500 square metres are setback 200m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m;
4. Buildings less than 10 square metres are setback 2m; and/or
5. All other buildings are setback 15m.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. The adverse effects on rural character
2. The adverse effects on *amenity values* of adjoining sites, including outlook, privacy, shading, dominance and sense of openness
3. The extent to which *buildings* are set back on the adjoining sites and the use of the intervening space
4. The reasons for the reduced *setback*
5. *Noise* and odour from housing animals
6. *Reverse Sensitivity effects*

**GRUZ-S5**

**Setback to Road Boundaries**

PROPOSED DISTRICT PLAN PROVISIONS

**All areas**

Any building or structure is setback from any road boundary the minimum distances as follows:

1. Residential buildings are setback:
  - (a) ~~100~~50m from the boundary of an *Interregional Connector road* (state highway);
  - (b) 40m from the boundary of a *Rural Connector road*;
  - (c) 30m from the *road boundary* of an *unsealed road*; and
  - (d) 10m from the *boundary* of a *sealed road*.
2. Buildings that house animals are setback 30m;
3. Building for the sale of on-site produce are setback 5m;
4. Stockyards and loading ramps are not required to be setback; and/or
5. All other buildings and structures, except fences, are setback 15m.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. Adverse character and amenity effects of the locality, including views from the *road*
2. Adverse character and amenity effects on nearby sites, including outlook, privacy, shading and sense of openness
3. Compatibility with the surrounding *environment*
4. The safety and efficiency of the *road* network
5. The extent acoustic insulation manages reverse sensitivity effects
6. The reasons for the reduced *setback*
7. In relation to GRUZ-S5(1)(c) the matter of discretion for standard GRUZ-S6.

**GRUZ-S6**

**Sensitive activities near gravel roads**

1. *Buildings*, other than *accessory buildings*, used by *sensitive activities* are located more than 30 metres from a gravel *road*.

**All areas**

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. Action that can be taken to alleviate any *dust* nuisance that may arise from the proximity to the gravel *road*, including landscaping

**GRUZ-S7**

**Setbacks from stream and river**

## PROPOSED DISTRICT PLAN PROVISIONS

### All activities

1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows:
  - (a) 20m for high order rivers or streams (order 5 and above);
  - (b) 10m for middle order rivers or streams (order 3 and 4); and
  - (c) 5m for low order rivers or streams (order 1 and 2).

Except that fences of post and wire construction are permitted within the setback where these are:

  - (i) not constructed with wire mesh;
  - (ii) not located within the stream or riverbed;
  - (iii) not constructed across the stream or river channel; or
  - (iv) not constructed across or along a stopbank.

Refer to Appendix 3 for river and stream orders and guidance on riverbed extents and the location of banks for measuring setbacks.

### Activity status where compliance is not achieved:

Restricted Discretionary

### Matters of discretion:

1. Whether there is a *functional need* for the *building or structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.
2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures*.
3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and ~~for habitats~~proposed mitigation measures, including:
  - (a) opportunities for enhancement and restoration;
  - (b) methods proposed to monitor or inspect the works undertaken;
  - (c) the timing of works to minimise adverse effects on threatened or at risk indigenous species; and
  - (d) management of potential adverse effects through a Council Authorised Biodiversity Management Plan.
4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.
5. Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3.
6. The effects on public and customary access to the stream or river.

PROPOSED DISTRICT PLAN PROVISIONS

	<p>7. The potential for flooding and to create new or exacerbate existing <i>natural hazards</i>, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other sites.</p>
<p><b>GRUZ-S8</b> <b>Height</b></p> <p>1. The maximum height of any building or structure shall be 12m above ground level. <i>Note: rule TRANS-R3 also applies to height of Buildings, other structures and trees within airfield approach vectors.</i></p>	<p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The adverse effects on the <i>amenity values</i> of adjoining sites including privacy, shading, outlook, dominance and sense of openness.</li> <li>2. The effects on the character and <i>amenity values</i> of the surrounding <i>environment</i> and sense of openness.</li> <li>3. Impacts on views of The Mataura Falls, Hokonui Hills, and/or Tuturau.</li> <li>4. Whether the <i>structure</i> can be more appropriately located or reduced in <i>height</i> to minimise adverse visual amenity effects.</li> <li>5. The reason for the increase in <i>height</i>.</li> </ol>
<p><b>PREC13 Rural Industry Precinct</b></p> <p>2. The maximum height of any building or structure shall be 15m above ground level. <i>Note: rule TRANS-R3 also applies to height of Buildings, other structures and trees within airfield approach vectors.</i></p>	<p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The adverse effects on the <i>amenity values</i> of adjoining sites including privacy, shading, outlook and dominance.</li> </ol>



PROPOSED DISTRICT PLAN PROVISIONS

	<ol style="list-style-type: none"> <li>2. The effects on the character and amenity values of the surrounding environment and streetscape.</li> <li>3. Whether the structure can be more appropriately located to minimise adverse visual amenity effects.</li> <li>4. The reason for the increase in height.</li> </ol>
<p><b>GRUZ-S9</b> <b>Agriculture</b> <b>Aviation</b> <b>Activity</b></p>	<p><b>Rural Airstrips and Helicopter Landing Areas</b></p> <ol style="list-style-type: none"> <li>1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary on a site not being serviced by the use of the rural airstrip or helicopter landing area; and</li> <li>2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.</li> </ol> <p><b>Activity status where compliance is not achieved:</b> Discretionary</p>

**INTERPRETATION**

Recommended changes to Interpretation Chapter shown as a result of Rural Zones S42A Report

**KEY**

**Red Underlined** – Additions recommended as part of s42A Report

**~~Red Strikethrough~~** – Deletions recommended as part of s42A Report

**Definitions**

<b>C</b>		
	<b><u>Commercial forest or commercial forestry</u></b>	Has the same meaning as per the National Environmental Standards for Commercial Forestry: <u>Commercial forest or commercial forestry means exotic continuous-cover forestry or plantation forestry.</u>
<b>E</b>		
	<b><u>Exotic continuous-cover Forest</u></b>	<p>means a forest that is deliberately established for commercial purposes, being—</p> <ul style="list-style-type: none"> <li>○ <u>at least 1 ha of continuous forest cover of exotic forest species that has been planted and— – will not be harvested or replanted; or – is intended to be low intensity harvested or replanted; and</u></li> <li>○ <u>includes all associated forestry infrastructure; but</u></li> <li>○ <u>does not include—</u> <ul style="list-style-type: none"> <li>▪ <u>a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m: or</u></li> <li>▪ <u>forest species in urban areas; or</u></li> <li>▪ <u>nurseries and seed orchards; or</u></li> <li>▪ <u>trees grown for fruit or nuts; or</u></li> <li>▪ <u>long-term ecological restoration planting of indigenous forest species; or</u></li> <li>▪ <u>willows and poplars space-planted for soil conservation purposes.</u></li> </ul> </li> </ul>
<b>F</b>		
	<b>Farm Quarry</b>	Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use within the same <u>farming operation site</u>

		where it is extracted. It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry
	<b>feedlot</b>	<del>Means a stockholding area where cattle— (a) are kept for at least 80 days in any 6-month period; and (b) are fed exclusively by hand or machine.</del>
	<b>fences</b>	Means any <i>structure</i> , intended to be a permanent division, screen or barrier, <del>but shall not include a post-and-wire fence or a temporary fence such as an electric fence or construction hoarding.</del>
	<b>Freshwater or fresh water</b>	Has the same meaning as per the Resource Management Act – means all <i>water</i> except coastal <i>water</i> and geothermal <i>water</i> .
<b>H</b>		
	<b>highly productive land</b>	Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the <a href="#">National Policy Statement for Highly Productive Land</a> and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the <a href="#">National Policy Statement for Highly Productive Land</a> for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)
<b>I</b>		
	<b>intensive winter grazing</b>	<a href="#">Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.</a>
<b>P</b>		
	<b>plantation forestry</b>	Has the same meaning as per the National Environmental Standards for <del>Plantation</del> <a href="#">Commercial</a> Forestry Means a forest deliberately established for commercial purposes, being— (a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and (b) includes all associated forestry <i>infrastructure</i> ; but (c) does not include— (i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or (ii) forest species in <i>urban areas</i> ; or

		(iii) nurseries and seed orchards; or (iv) trees grown for fruit or nuts; or (v) long-term ecological restoration planting of forest species; or (vi) willows and poplars planted for soil conservation purposes.
<b>S</b>		
	<b>stream</b>	Means a continually or intermittently flowing natural <u>or modified</u> body of fresh water and includes headwaters and smaller tributaries to rivers or other streams. <u>Streams are included in the definition of "River" under the Resource Management Act 1991.</u>
	<b><u>Supporting Activity</u></b>	<u>Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).</u>
<b>W</b>		
	<b>woodlot</b>	Means a stand of trees for the purposes of firewood, the creation of other wood products, <del>a carbon sink</del> <u>exotic continuous-cover forest</u> , erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, <u>shelter belts and trees planted for conservation purposes.</u>

## APPENDIX A: RECOMMENDED AMENDMENTS TO OTHER CHAPTERS

### KEY

Red Underlined – Additions recommended as part of s42A Report

~~Red-Strikethrough~~ – Deletions recommended as part of s42A Report

### HOW THE PLAN WORKS

#### Precincts

<u>New Vale Precinct</u>	<u>PREC 14</u>	<u>The purpose of the precinct is to enable the sustainable management, operation and development of the New Vale Mine.</u>
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### AREA SPECIFIC CHAPTERS

include the following Note:

#### Note 2 Work or activity of the Crown

Section 4(3) of the RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, a conservation management plan or management plan and does not have a significant effect beyond the boundary of that land. Accordingly, this chapter does not apply to Department of Conservation activities that meet section 4(3), but does apply to activities that do not meet section 4(3) of the RMA.

### NATURAL FEATURES AND LANDSCAPES – NFL

NFL-P1

Avoid adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by:

1. Avoiding development and land use that results in significant adverse effects on landscape values and avoiding or appropriately mitigating other adverse effects on landscape values.
2. Recognising the existence of working pastoral farms and their contribution to the openness and landform legibility of outstanding natural features and landscapes;
3. Demonstrating how development can be visually integrated into the landscape by:
  - a) remedying or mitigating the impacts on the visual continuity of the Hokonui Hills Skyline and visually prominent hillslopes;
  - b) ensuring *buildings* and *structures* are appropriately sited, designed, finished, and if required, mitigated by appropriate plantings, to have minimal impact on the landscape values.
  - c) ensuring that *building* density and form maintains the identified landscape values.
4. Avoiding activities that are incompatible with the identified values, including ~~plantation~~ commercial forestry and mineral extraction,
5. Recognising and providing protection for Ngāi Tahu cultural values as they relate to natural features and landscapes.

NFL-R2

Tree planting, other than ~~plantation~~ commercial forestry within an identified ONF/L

NFL-R

~~Plantation~~ commercial forestry within an identified ONF/L

## Noise

### Note 2 Noise sources exempt from specific rules and standards

...

11. Noise from ~~plantation~~ **commercial** forestry, which is managed under section 98 of the Resource Management (National Environment Standard for Plantation Forestry) Regulations 2017.

#### NOISE- S1 Noise Levels

Noise levels generated and received in the GIZ and Rural Industry Precinct (PREC13) and **New Vale Precinct (PREC14)**

7. The Noise (rating) level and maximum noise level arising from any activity shall not exceed: (a) At any time - 70 dB LAeq

Measured at or within the boundary of any other site in the GIZ or Rural Industry Precinct.

#### Activity status where compliance is not achieved:

Restricted Discretionary

#### Matters of discretion:

1. Effects on ambient noise levels.
2. Management of effects from the noise source with particular regard to:
  - (a) the frequency, intensity, duration and offensiveness of the noise being generated;
  - (b) whether the level of effects are compatible with the character and amenity of the location and adjacent activities; and
  - (c) any impact on the health and well-being of the surrounding community, including sleep disturbance.
3. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations).

	<p>4. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation.</p>
<p><b>NOISE- S2</b></p>	<p><b>Noise Levels between zones</b></p> <p><b>Noise levels generated from any site in the NCZ, TCZ, LCZ, MUZ, GIZ, LIZ, Rural Industry Precinct (PREC13) and Mandeville Aviation and Rail Precinct (PREC8) and <u>New Vale Precinct (PREC14)</u></b></p> <p>1. The Noise (rating) level and maximum noise level arising from any activity undertaken shall not exceed:</p> <ul style="list-style-type: none"> <li>(a) 7am to 10pm – 55 dB LAeq</li> <li>(b) 10pm to 7am – 45 dB LAeq and 75 dB LAFmax</li> </ul> <p>When measured and assessed at or within the boundary of any other site in the GRZ, MRZ and LLRZ or notional boundary of a site in the GRUZ, RLZ and SETZ.</p> <p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. Effects on ambient noise levels.</li> <li>2. Management of effects from the noise source with particular regard to: <ul style="list-style-type: none"> <li>(a) the frequency, intensity, duration and offensiveness of the noise being generated;</li> <li>(b) whether the level of effects are compatible with the character and amenity of the location and adjacent activities; and</li> <li>(c) any impact on the health and well-being of the surrounding community, including sleep disturbance.</li> </ul> </li> <li>3. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations).</li> <li>4. The ability to mitigate adverse effects through the imposition of conditions</li> </ol>



Noise levels from the GRUZ, SPZ-Field Days & SPZ-Camp Columba and Rural Industry Precinct (**PREC13** and **New Vale Precinct (PREC14)** received in any other GRUZ, LRZ, SETZ, GRZ, LLRZ, MRZ

4. The Noise (rating) level and maximum noise level arising from any activity shall not exceed:
    - (a) 7am to 10pm – 55 dB LAeq
    - (b) 10pm to 7am – 45 dB LAeq and 75 dB LAFmax
- When measured and assessed at or within the boundary of a site in any GRZ, LLRZ, MRZ or notional boundary of a site in GRUZ, RLZ, SETZ

**FIELD DAYS ZONE**

FDZ-R1

Primary Production

Activity status:  
Permitted

Where: 1. The activity does not involve mining, quarrying activities and/or ~~plantation~~ commercial forestry activities.

Activity status where compliance is not achieved:  
Non-complying

## Appendix A – Recommended Amendments to the Rural Lifestyle Zone

### KEY

**Red Underlined** – Additions recommended as part of s42A Report

**~~Red Strikethrough~~** – Deletions recommended as part of s42A Report

## RURAL LIFESTYLE ZONE - RLZ

### Overview and Purpose

The purpose of the Rural Lifestyle Zone is to provide for rural lifestyle living opportunities and ensure the General Rural Zone is able to continue to function as a productive working zone that is not compromised by ad hoc or sporadic *subdivision* and rural lifestyle activities.

The Rural Lifestyle Zone is generally located on the fringe of urban settlements. Some parts of the zone reflect historical *subdivision* patterns, while other parts have been identified as suitable to transition to rural lifestyle living.

The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that **sustainable primary production** activities are not compromised. That requires the identification of specific areas for rural lifestyle development having regard to the character and values of those areas.

General residential living at urban densities, stand-alone *retail activities* and *industrial activities* are not provided for or anticipated in the zone as they can reduce rural residential character and amenity, lead to *reverse sensitivity* and cumulative *effects*, and undermine the purpose of the Residential, Commercial and Mixed Use zones. Activities that are complementary to rural lifestyle living, such as agriculture, pastoral and horticulture activities and home occupations are provided for in the zone, at a scale appropriate to protect amenity and character values of the zone.

### Hokonui Hills Rural Lifestyle Precinct (PREC11)

The Hokonui Hills Rural Lifestyle Precinct (PREC11) is located on the slopes of the Hokonui Hills. The landscape value of the precinct area are:

- Naturalness (natural elements such as landforms, or naturalistic patterns of vegetation, are more visually dominant than ‘built’ elements such as buildings or lineal shelter / woodlot plantings);
- Openness / spaciousness (provides for views into and through the area toward the Hokonui Hills);
- Landscape coherence (patterns of land use reinforce underlying natural patterns, for example landform); and
- Rural character (a large scale to the landscape, natural elements dominate, and rural land uses).

## PROPOSED DISTRICT PLAN PROVISIONS

The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values. The purpose of PREC11 is to enable rural lifestyle living opportunities, while managing the nature and scale of development such that the landscape values of the precinct and wider area are protected.

This chapter contains objectives, policies, and rules which apply specifically to the Hokonui Hills Rural Lifestyle Precinct in addition to the provisions of the underlying Rural Lifestyle Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

### Objectives

- RLZ-O1 The Rural Lifestyle Zone primarily provides for residential activities and compatible rural activities on larger lots within *rural environments*, zoned for such use.
- RLZ-O2 The character and qualities of the Rural Lifestyle Zone comprise: ~~residential development that integrates with the natural and rural character of the area; providing a generally high level of amenity along with the operation of compatible primary production activities, and responding to the underlying Ngāi Tahu relationships with the natural environment.~~
1. residential development that integrates with the natural and rural character of the area;
  2. a generally high level of amenity;
  3. the operation of compatible primary production activities; and
  4. responding to the underlying Ngāi Tahu relationships with the natural environment.

- RLZ-O3 To enable rural lifestyle living opportunities whilst protecting existing lawfully established and anticipated activities adverse effects, including reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.
- RLZ-O4 The purpose and predominant character of the Rural Lifestyle Zone is not compromised by incompatible activities.

RLZ-PREC11-01 Recognise and protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills *Outstanding Natural Landscape* and Croydon Bush Scenic Reserve.

### Policies

- RLZ-P1 Limit the range, scale and siting of activities and *buildings* within the Rural Lifestyle Zone to protect its rural-lifestyle character, and underlying Ngāi Tahu relationships with the natural *environment*.

## PROPOSED DISTRICT PLAN PROVISIONS

- RLZ-P2 Where reticulated services are not available, require activities within the Rural Lifestyle Zone to be self-sufficient with regard to potable water supply and treatment and disposal of sewage.
- RLZ-P3 Enable *primary production* activities within the Rural Lifestyle Zone where these activities are of a scale and nature that effects on residents amenity can be managed, mitigated or avoided. they are compatible with the amenity and values of these zones.
- RLZ-P4 Provide for compatible activities, including *visitor accommodation, homestay, home business and rural produce retailing activities*, where they are of a scale and nature that maintain the character and qualities of the Rural Lifestyle Zone; and do not compromise residential amenity.
- RLZ-P5 Enable *buildings and structures* for permitted activities that maintain the character and qualities of the Rural Lifestyle zone, by requiring:
1. the density of development to achieve large areas of open space and plantings around *buildings*; and
  2. *buildings* to be of a *height* that does not dominate the surrounding area; and
  3. *buildings* to be *setback* from *boundaries* to ensure residential amenity for any nearby *residential units*; and
  4. appropriate *setbacks* to waterways to maintain and enhance *amenity values*, ecological values, *Ngāi Tahu cultural values maintain access for mahinga kai practices; and reduce effects on mauri, ki uta ki tai systems*, and natural character.
- RLZ-P6 Recognise the benefit of emergency services facilities and of educational facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.
- RLZ-P7 Avoid activities *in the Rural Lifestyle Zone that do not have an operational need or functional need to locate there are incompatible with the character, qualities and purpose of the Rural Lifestyle Zone.*
- RLZ-P8 Enable the use of *reserve land* where the activity and / or development is consistent with the relevant Reserve Management Plan.
- ~~RLZ-P9 — Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are generally appropriate.~~
- RLZ-PREC11-P1 Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills *Outstanding Natural Landscape* and Croydon Bush Scenic Reserve from inappropriate development.

## Notes

### Note 1 Provisions in Other Chapters

## PROPOSED DISTRICT PLAN PROVISIONS

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.

### Note 2

#### Other legislation

- The provisions of the National Environmental Standard for ~~Plantation~~ Commercial Forestry ~~which~~ apply ~~for~~ to commercial forestry activities and permits ~~both plantation forestry and harvesting commercial forestry~~ except in certain circumstances such as where the District Plan ~~has~~ has ~~have~~ more restrictive rules on Forestry on Outstanding Natural Landscapes or *Significant Natural Areas*. In those circumstances resource consent will be required from the Gore District Council.
- The provisions of the National Environmental Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council.
- The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in riverbeds. In certain circumstances resource consent or permits will be required from Environment Southland.

### Note 3

#### Work or activity of the Crown

Section 4(3) of the RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, a conservation management plan or management plan and does not have a significant effect beyond the boundary of that land. Accordingly, this chapter does not apply to Department of Conservation activities that meet section 4(3), but does apply to activities that do not meet section 4(3) of the RMA.

## Rules

### RLZ-R1

#### Conservation Activity

Activity status: Permitted

PROPOSED DISTRICT PLAN PROVISIONS

RLZ-R2	Residential Activity	Activity status where compliance is not achieved with:
<p>All areas except PREC11 Hokonui Hills Rural Lifestyle Precinct</p>	<p>Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>For residential units and minor residential units, standard RLZ-S1 -Density is met; and</li> <li>For minor residential units, the maximum floor area shall be 60m<sup>2</sup> and it shall be located no greater than 15m from the residential unit; and</li> <li>Any new <u>or relocated</u> building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6 and RLZ-S7.</li> </ol>	<p>RLZ-R2(1) and RLZ-R2(2): Non-Complying</p> <hr/> <p>RLZ-R2(3): Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>Matters of discretion in the infringed Standard(s).</li> </ol>

PROPOSED DISTRICT PLAN PROVISIONS

<p><b>PREC11</b>  <b>Hokonui Hills</b>  <b>Rural Lifestyle</b>  <b>Precinct</b></p>	<p><b>Activity status:</b> Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> <li>For <i>residential units</i> and <i>minor residential units</i>, standard RLZ-S1 -Density is met; and</li> <li>For <i>minor residential units</i>, the maximum floor area shall be 60m<sup>2</sup> and it shall be located no greater than 15m from the <i>residential unit</i>; and</li> <li>Any new <u>or relocated</u> <i>building</i>, <i>addition</i>, or <i>external alteration</i> and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12.</li> </ol> <p><b>Matters of Control:</b></p> <ol style="list-style-type: none"> <li>The earthworks required and the extent to which they appropriately integrate with the landscape character and values of PREC11.</li> <li>The siting, design and finish of the proposed buildings and the extent to which it avoids or mitigates adverse effects on the landscape values of PREC11.</li> <li>The extent to which plantings are required to integrate the dwelling and appropriately integrate it within its landscape context.</li> </ol>	<p><b>Activity status where compliance is not achieved with:</b></p> <p><b>RLZ-R2(4) and RLZ-R2(5):</b> Non-Complying</p>
		<p><b>RLZ-R2(6):</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>Matters of discretion in the infringed Standard(s).</li> </ol>

PROPOSED DISTRICT PLAN PROVISIONS

<p><b>RLZ-R3</b></p>	<p><b>Homestay</b></p> <p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is undertaken in a <i>residential unit</i> or <i>minor residential unit</i>; and</li> <li>2. A person resides at the property full time; and</li> <li>3. The maximum occupancy does not exceed <b>58 guests persons</b>.</li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. Potential nuisance <i>effects</i> on the <i>amenity values</i> of the adjacent sites.</li> <li>2. Compatibility with the character and amenity of the surrounding residential area.</li> <li>3. Impacts on street parking and neighbours.</li> </ol>
<p><b>RLZ-R4</b></p>	<p><b>Visitor Accommodation</b></p> <p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is undertaken in a <i>residential unit</i>; and</li> <li>2. The maximum occupancy is 6 guests per night; and</li> <li>3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a <i>site</i> per 12 month period; and</li> <li>4. Any new <b>relocated</b> or extended <i>buildings, structure</i> and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12.</li> </ol>	<p><b>Activity status where compliance is not achieved with:</b></p> <p><b>RLZ-R4(1):</b> Discretionary</p> <hr/> <p><b>RLZ-R4(2) and RLZ-R4(3):</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. Nature and scale of the activity.</li> <li>2. <i>Effect</i> on character and amenity of people in the surrounding area, including residential cohesion.</li> <li>3. Nuisance <i>effects</i>.</li> </ol>



PROPOSED DISTRICT PLAN PROVISIONS

	<p><b>RLZ-R4(4): Restricted Discretionary</b></p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol>
<p><b>RLZ-R5</b></p> <p><b>All areas</b></p> <p><b>Primary Production</b></p> <p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any new, <b>relocated</b> or extended <i>buildings, structure</i> and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12; and</li> <li>The activity does not involve:             <ol style="list-style-type: none"> <li><i>intensive indoor primary production</i>, or</li> <li>milking sheds, or</li> <li><i>buildings</i> used to house or feed milk stock, or</li> <li>stock effluent holding tanks, or</li> <li>treatment or storage ponds, or</li> <li><b>intensive winter grazing</b>, or</li> <li><i>quarry</i> or <i>quarrying activities</i>, or</li> <li>mining.</li> </ol> </li> </ol>	<p><b>Activity status where compliance is not achieved with:</b></p> <p><b>RLZ-R5(1):</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard</li> <li><b>Existing legally established activities, buildings and structures</b></li> </ol> <p><b>RLZ-R5(2):</b> Non-Complying</p>
<p><b>RLZ-R6</b></p> <p><b>All areas</b></p> <p><b>Agricultural Aviation Activity</b></p> <p><b>Activity Status:</b> Permitted</p> <p>Where:</p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Discretionary</p>

PROPOSED DISTRICT PLAN PROVISIONS

1. The take-off and landings are to and from a *rural airstrip* or *helicopter landing area* permitted under GRUZ-58.
2. The activity complies with NOISE-R10 (Noise from the take-off and landing of *aircraft* and helicopters used for *agricultural aviation*).

**RLZ-R7 Home Business**

**All areas**

**Activity status:** Permitted

Where:

1. The activity is not an animal boarding activity; and
2. The activity occupies no more than **560**m<sup>2</sup> of the *gross floor area* of the *buildings* on the *site*; and
3. Goods, materials or equipment associated with the activity must be stored within a *building*; and
4. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who does not reside on the *site*; and
5. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and
6. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900 Monday to Saturday.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. Potential nuisance *effects* on the *amenity values* of adjacent *sites*.
2. Compatibility with the character and amenity of the surrounding area.
3. Hours of operation.

PROPOSED DISTRICT PLAN PROVISIONS

RLZ-R8

**Rural Produce Retail Activities**

All areas

**Activity status:** Permitted

Where:

1. Any new relocated or extended *buildings, structure* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12; and
2. The maximum area used for the display and storage of produce is no greater than 30 m<sup>2</sup>; and
3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who does not reside on the *site*; and
4. Access to the *rural produce retail activity* is not from a state highway; and
5. Hours of operation are limited to between the hours 0700 and 1900; and
6. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900 Monday to Saturday; and
7. All vehicle parking, loading and manoeuvring must be provided for on-site.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. The matters of discretion of any infringed standard.
2. Potential nuisance *effects* on the *amenity values* of adjacent *sites*.
3. Compatibility with the character and amenity of the surrounding residential area.
4. Impacts on other commercial areas.
5. Impacts on street parking and neighbours.
6. Suitability of *access* and the safety and efficiency of the *road network*.
7. Hours of operation.

PROPOSED DISTRICT PLAN PROVISIONS

<p><b>RLZ-R9</b></p>	<p><b>Equestrian Facility</b></p> <p><b>Activity Status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. <i>Buildings</i> are limited to barns and stables for horses; and</li> <li>2. The activity does not involve more than 12 persons using the facility at any one time; and</li> <li>3. Any new, <b>relocated</b> or extended <i>buildings, structure</i> and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12.</li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Discretionary</p>
<p><b>RLZ-R10</b></p>	<p><b>Use of Reserve Land</b></p> <p><b>Activity status:</b> Permitted</p> <ol style="list-style-type: none"> <li>1. All <i>land</i> use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.</li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Discretionary</p>

PROPOSED DISTRICT PLAN PROVISIONS

RLZ-R11	<b><i>Educational Facility</i></b>	<b>Activity status:</b> Discretionary	<b>Activity status where compliance is not achieved:</b> N/A
All areas except PREC11 Hokonui Hills Rural Lifestyle Precinct			
RLZ-R12	<b><i>Emergency Services Facility</i></b>	<b>Activity status:</b> Discretionary	<b>Activity status where compliance is not achieved:</b> N/A
All areas except PREC11 Hokonui Hills Rural Lifestyle Precinct			
RLZ-R13	<b>All other activities</b>	<b>Activity status:</b> Non-Complying	<b>Activity status where compliance not achieved:</b> N/A
		1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	

PROPOSED DISTRICT PLAN PROVISIONS

Standards

<p><b>RLZ-S1</b></p>	<p><b>Density</b></p> <ol style="list-style-type: none"> <li>There shall be no more than one <i>residential unit</i> per 1 hectare; except</li> <li>within the Hokonui Hills Rural Lifestyle Precinct (PREC11) where there shall be no more than one <i>residential unit</i> per 3.5 hectares;</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>For <i>sites</i> under 1 hectare, there shall be no more than one <i>residential unit</i> per <i>site</i>; and</li> <li>There shall be a maximum density of one <i>minor residential unit</i> per <i>residential unit</i>.</li> </ol>	<p><b>Activity status where compliance not achieved:</b></p> <p>Non-Complying</p>
<p><b>RLZ-S2</b></p>	<p><b>Height</b></p> <ol style="list-style-type: none"> <li>The maximum <i>height</i> of any <i>building</i> or <i>structure</i> shall be 8m above ground level; except</li> <li>within the Hokonui Hills Rural Lifestyle Precinct (PREC11) where the maximum <i>height</i> of any <i>building</i> shall be 5m above ground level.</li> </ol> <p>Excluding any roof mounted <i>structures</i> such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the <i>height</i> by more than 1m and is no more than 1 metre in width or length.</p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance.</li> <li>The <i>effects</i> on the character and <i>amenity values</i> of the surrounding <i>environment</i> and sense of openness.</li> </ol>

PROPOSED DISTRICT PLAN PROVISIONS

3. Impacts on views of The Mataura Falls, Hokonui Hills, and/or Tuturau.
4. Whether the *structure* can be more appropriately located to minimise adverse visual amenity effects.
5. The reason for the increase in *height*.
6. In PREC11, the protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills Outstanding Natural Landscape.

**RLZ-S3**      **Setbacks from road boundaries**

**All areas excluding PREC11**      Any building or structure is setback from any road boundary the minimum distances as follows:

- Hokonui Hills Rural Lifestyle Precinct**
1. Residential units are setback:
    - (a) 40m from the boundary of an *Interregional Connector road* (state highway);
    - (b) 30m from the *road boundary* of an unsealed road; and
    - (c) 10m from the *boundary* of a sealed road.

2. Buildings that house animals are setback 30m;

3. Buildings for a *Rural Produce Retail Activity* are setback 3m;

4. All other buildings and structures, except fences, are setback 10m.

**Activity status where compliance not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. The adverse effects on the amenity and character of the locality, including views from the road.
2. The adverse effects on nearby sites, including outlook, privacy, shading and sense of openness.
3. The reasons for the reduced setback.
4. The ability to impose conditions to mitigate adverse effects (including dust from unsealed roads), including through landscaping.

PROPOSED DISTRICT PLAN PROVISIONS

<p><b>PREC11</b> Hokonui Hills Rural Lifestyle Precinct</p>	<p>5. All <i>buildings</i> are <i>setback</i> a minimum of 40 metres from any <i>road boundary</i></p> <p>6. Compatibility with the surrounding <i>environment</i>.</p>
<p><b>RLZ-S4</b>      <b>Setbacks to side and rear boundaries</b></p>	
<p><b>All activities</b></p> <p>Any building is setback from any side or rear boundary the minimum distances as follows:</p> <ol style="list-style-type: none"> <li>1. Residential units are setback 10m;</li> <li>2. Buildings that house animals are setback 30m;</li> <li>3. Buildings for a <i>Rural Produce Retail Activity</i> are setback 15m;</li> <li>4. All other buildings are setback 10m.</li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The adverse <i>effects</i> on nearby <i>sites</i>, including outlook, privacy, shading and sense of openness.</li> <li>2. The ability to mitigate adverse <i>effect</i> on adjoining <i>sites</i> through layout, <i>building</i> design and landscaping.</li> <li>3. The reasons for the reduced <i>setback</i>.</li> <li>4. The extent to which the reduction in the <i>setback</i> is necessary due to the shape or natural and physical features of the <i>site</i>.</li> <li>5. For non-residential <i>building</i> the nuisance <i>effects</i> including odour and <i>noise</i>.</li> </ol>
<p><b>RLZ-S5</b>      <b>Building Size</b></p>	
<p><b>All activities</b></p> <ol style="list-style-type: none"> <li>1. The maximum size of any <i>building</i> is 500m<sup>2</sup>; except</li> <li>2. within the Hokonui Hills Rural Lifestyle Precinct (PREC11) where the maximum size of any <i>building</i> is 400m<sup>2</sup>.</li> </ol>	<p><b>Activity status where compliance not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p>



## PROPOSED DISTRICT PLAN PROVISIONS

1. The adverse effects on the amenity and character of the locality, including views from the road.
2. The adverse effects on nearby sites, including outlook and sense of openness.
3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3.
4. The extent to which buildings are set back on the adjoining sites and the use of the intervening space.
5. The height, bulk and location of the buildings and structures on the site.
6. The reasons for the increased coverage.
7. The ability to impose conditions to mitigate adverse effects, including through landscaping.

### RLZ-S6

#### Building coverage

- All activities**
1. The maximum building coverage on any site is 10% ~~4000m<sup>2</sup>~~; except
  2. within the Hokonui Hills Rural Lifestyle Precinct (PREC11) where the maximum building coverage on any site is 650m<sup>2</sup>.

#### Activity status where compliance is not achieved:

Restricted Discretionary

#### Matters of discretion:

1. The adverse effects on the amenity and character of the locality, including views from the road.
2. The adverse effects on nearby sites, including outlook and sense of openness.
3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space.
4. The height, bulk and location of the buildings and structures on the site.

## PROPOSED DISTRICT PLAN PROVISIONS

5. The reasons for the increased coverage.
6. The ability to impose *conditions* to mitigate adverse *effects*, including through landscaping.

RLZ-S7

### **Setback from rivers and streams**

- All activities**
1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows:
    - (a) 20m for high order rivers or streams (order 5 and above);
    - (b) 10m for middle order rivers or streams (order 3 and 4); and
    - (c) 5m for low order rivers or streams (order 1 and 2).

Except that fences of post and wire construction are permitted within the setback where these are:

- (i) not constructed with wire mesh;
- (ii) not located within the stream or riverbed;
- (iii) not constructed across the stream or river channel;  
or
- (iv) not constructed across or along a stopbank.

Refer to Appendix 3 for river and stream orders and guidance on riverbed extents and the location of banks for measuring setbacks.

### **Activity status where compliance is not achieved:**

Restricted Discretionary

### **Matters of discretion:**

1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.
2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures*.
3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and ~~for habitats~~ proposed mitigation measures, including:
  - a) opportunities for enhancement and restoration;
  - b) methods proposed to monitor or inspect the works undertaken;
  - c) the timing of works to minimise adverse effects on threatened or at risk indigenous species; and
  - d) management of potential adverse effects through a *Council Authorised Biodiversity Management Plan*.
4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore,

## PROPOSED DISTRICT PLAN PROVISIONS

rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.

5. Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3.
6. The effects on public and customary access to the stream or river.
7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other sites.

### RLZ-S8 Rural Airstrips and Helicopter Landing Areas

#### Agricultural Aviation Activity

1. Any *rural airstrip or helicopter landing area* is setback at least 500m from the notional boundary of a *noise sensitive activity* that is not located on the site serviced by the *rural airstrip or helicopter landing area*; and
2. The flight path to the *helicopter landing area* is not within a horizontal distance of 250m of any *notional boundary* to a *noise sensitive activity*.

**Activity status where compliance is not achieved:**

Discretionary

### PREC11 Hokonui Hills Rural Lifestyle Precinct Standards

#### RLZ-S9 Building Colours

1. The exterior of new *building and structure* (except *fences*) must have surface finishes with a light reflectance value (LRV) of 30% or less. Where the materials used do not have specified LRV's, the materials and surface finishes used

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion**

PROPOSED DISTRICT PLAN PROVISIONS

must have the same effect as achieving a light reflectance value of 30%, as deemed by Gore District Council.

1. Minimising the impact of built form
2. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills *Outstanding Natural Landscape*

**RLZ-S10**

**Fences**

**PREC11**  
**Hokonui Hills**  
**Rural Lifestyle**  
**Precinct**

1. All fencing shall be:  
 (a) naturally finished locally sourced stone, or standard rural post and wire construction; and  
 (b) no more than 2m in height above ground level.

**Activity status where compliance is not achieved:**  
 Restricted Discretionary

**Matters of discretion:**

1. Maintenance of rural character, including openness.
2. Whether fencing is necessary or whether planting could be used to provide screening or shelter.
3. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills *Outstanding Natural Landscape*.

**RLZ-S11**

**Planting**

**PREC11**  
**Hokonui Hills**  
**Rural Lifestyle**  
**Precinct**

1. All planting shall be comprised of locally appropriate indigenous species.  
 Except that:

**Activity status where compliance is not achieved:**  
 Restricted Discretionary

**Matters of discretion:**

1. Maintenance and enhancement of rural character.
2. Landscape coherence, including:

**PROPOSED DISTRICT PLAN PROVISIONS**

(a) Pasture, lawns, commercial crops, fruit trees, vegetable gardens, and planting within curtilage areas 15m from a *residential unit* are permitted.

- (a) The adverse effects on landscape coherence associated with large scale, visually dominant exotic conifer tree belts, and
  - (b) The coherence with the landscape character in this setting with Croydon Bush Scenic Reserve.
3. Maintenance and enhancement of biodiversity and ecological values.
  4. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills Outstanding Natural Landscape.

**RLZ-S12**

**Driveways**

1. All driveways shall:
  - (a) have soft edges (no kerbs); and
  - (b) not have monumental gates or driveway lighting.

**PREC11  
Hokonui Hills  
Rural Lifestyle  
Precinct**

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. Maintenance of rural character.
2. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills *Outstanding Natural Landscape*.

## PROPOSED DISTRICT PLAN PROVISIONS

### Appendix A – Recommended Amendments to the Settlement Zone

#### KEY

Red Underlined – Additions recommended as part of s42A Report

~~Red Strikethrough~~ – Deletions recommended as part of s42A Report

## SETTLEMENT ZONE - SETZ

### Overview and Purpose

The purpose of the Settlement Zone is to provide for the *sustainable management* of townships located within *rural environments* where a range of residential and small-scale non-residential activities are located. Activities that are better placed in Gore or Mataura to service a larger catchment, such as *large format retail*, are discouraged. Reticulated services with the Settlements is limited, and provision for on-site servicing to service activities may be required.

Within the Gore District there are three townships provided for in the Settlement Zone, Mandeville, Waikaka and Pukerau.

#### Mandeville

Mandeville is located at the western *boundary* of Gore District, where it adjoins Southland District on State Highway 94, approximately 17 kilometres from Gore Town Centre. The primary focus of Mandeville township is centred around the Croydon Aviation Heritage centre, aerodrome and *aircraft* company. Adjoining the centre are commercial activities associated with the *aviation activity*. The community hall on Waimea Valley Road and the Mandeville Country Club in Flourmill Road provide additional focal points for the local community.

There is a small residential community mainly south of State Highway 94. Development is restricted, with no reticulated services being provided, and with much of the township being susceptible to flood hazard and liquefaction.

Aspirations for Mandeville include:

- The opportunity to grow in prominence as a centre of aviation and railway heritage;
- Provision for future expansion of the aviation, railway and other associated facilities to attract a greater number of visitors; and
- Reinforcement of the identity and character of Mandeville.

#### Mandeville Aviation and Rail Precinct (PREC8)

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A Mandeville Aviation and Rail Precinct (PREC8) has been created within the Mandeville Settlement Zone, the purpose of which is to support and promote historic aviation and railway activities as a tourist destination. The precinct provisions will enhance, encourage and support Mandeville as a destination for tourists and as a hub for historic aviation and rail activities and maintain and enhance the character and function of the precinct. The area included within the precinct currently contains historic rail and *aviation activities* along with ancillary and support activities including a museum, café, shop and offices.

This chapter contains objectives, policies, and rules which apply specifically to the Mandeville Aviation and Rail Precinct in addition to the provisions of the underlying Settlement Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

### Waikaka

Waikaka is located approximately 28 km north of Gore. The township originated as part of the gold rush discovery of gold in 1867. Over time, Waikaka has developed as a service town, supporting the wider rural community, which comprises sheep, beef, grain and dairy farms. Waikaka comprises a small township, including a hall, school, churches, hotel and commercial servicing activities around which residential development has occurred.

Aspirations for Waikaka include:

- Enhancement of its role as a service town with community and small-scale commercial services to meet the needs of the immediate community and surrounding rural hinterland; and
- A community hub for events, entertainment, education and sport for the surrounding area.

### Pukerau

Pukerau is located 14 km east of Gore on State Highway 1 and comprises a small township, including a hall, school, historic church, sports fields and some industrial servicing activities around which residential development has occurred.

Aspirations for Pukerau include:

- Community hub for community events, education and sport for surrounding farms and lifestyle blocks closer to the township; and
- Opportunities for new business and the expansion of existing businesses with associated employment, providing a local service role.

## Objectives

- SETZ-O1 Activities within the Settlement Zone support the purpose and functionality of the township communities and contribute positively to the vibrancy, sense of community, sustainability and resilience of those communities.
- SETZ-O2 The character and qualities of the Settlement zone comprise:

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1. small, low density rural settlements that have a mixture of activities including residential, small-scale commercial, community and *home business*; and
  2. a pleasant residential *environment*; and
  3. open space around *buildings*; and
  4. limited reticulated servicing.
- SETZ-PREC8-O1 Activities within the Mandeville Aviation and Rail Precinct enable and support historic aviation and railway activities.

### Policies

- SETZ-P1 Enable residential activities and complementary non-residential activities that:
1. will support the economic needs of the settlement community whilst providing for social well-being; and
  2. are compatible with the purpose, character and qualities of the Settlement zone; and
  3. contribute to the social needs of the people in the surrounding area.
- SETZ-P2 Require development to be of a *height* and bulk and have sufficient *setbacks* and open space to:
1. maintain the open character and spaciousness of the zone; and
  2. ~~maintain the underlying relationship~~ Ngāi Tahu hold with the natural environment ~~maintain greenspace, natural drainage patterns and riparian margins~~; and
  3. protect river and stream values from inappropriate development, and
  4. maintain sufficient open space to provide for landscaping, and, where needed, on-site water, wastewater and stormwater disposal.
- SETZ-P3 Enable *home business* activities where:
1. they are compatible with the character and qualities of the surrounding area; and
  2. nuisance *effects* on adjacent *sites* are avoided; and
  3. traffic *effects* are managed to ensure the safety and efficiency of the *road* network; and
  4. the hours of operation are compatible with residential character and do not compromise residential amenity.
- SETZ-P4 Enable *visitor accommodation* and *homestay* activities where they are contained within a *residential unit* and adverse *effects* on residential character and amenity is managed through limiting the scale and frequency of activity.
- SETZ-P5 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.



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SETZ-P6	<p>Manage <i>light industrial activities</i> to ensure:</p> <ol style="list-style-type: none"> <li>1. adverse effects on the residential <i>amenity values</i> of adjoining residential properties and the surrounding area are avoided; and</li> <li>2. any <i>light industrial activities</i> are of a scale and design that maintains the character of the surrounding area; and</li> <li>3. there is adequate provision for vehicle manoeuvring on-site, and road safety and efficiency is maintained; and</li> <li>4. any <i>light industrial activity</i> is adequately serviced.</li> </ol>
SETZ-P7	Ensure development does not compromise existing roading, <u>rail</u> and water <i>infrastructure</i> networks.
SETZ-P8	Where practicable, incorporates low impact approaches to <i>stormwater</i> management.
SETZ-P9	Avoid activities that are incompatible with the character, qualities and purpose of the Settlement Zone.
SETZ-P10	Only allow new activities within the Settlement Zone where the <i>effects of natural hazards</i> can be adequately mitigated so the risk to life and property is low.
SETZ-PREC8-P1	Enable and support historic, vintage aviation and transport activities, and <i>ancillary activities</i> which contribute to the overall aviation and rail experience within the Mandeville Aviation and Rail Precinct and maintain and enhance the purpose of the Precinct.

## Notes

### Note 1

#### Provisions in Other Chapters

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.

### Note 2

#### Other Legislation

- The provisions of the National Environmental Standard for *Plantation Commercial Forestry* which apply ~~for to commercial~~ forestry activities and permits ~~both plantation forestry and harvesting commercial forestry~~ except in certain circumstances such as where ~~the~~ District Plan ~~has have~~ more restrictive rules on Forestry on Outstanding Natural Landscapes or *Significant Natural Areas*. In those circumstances resource consent will be required from the Gore District Council.

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- The provisions of the National Environment Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council.
- The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in *river beds*. In certain circumstances resource consent or permits will be required from Environment Southland.
- The relevant rules and requirements prepared by the Civil Aviation Authority for the safe operation of the Mandeville Aerodrome.

### Note 3 Work or activity of the Crown

Section 4(3) of the RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, a conservation management plan or management plan and does not have a significant effect beyond the boundary of that land. Accordingly, this chapter does not apply to Department of Conservation activities that meet section 4(3), but does apply to activities that do not meet section 4(3) of the RMA.

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Rules

Community Facility	
<p><b>SETZ-R1</b> All areas except PREC8 Mandeville Aviation and Rail Precinct</p>	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>Any new, <b>relocated</b> or extended <i>buildings, structure</i> and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7 and SETZ-S8.</li> </ol> <p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol>
Residential Activity	
<p><b>SETZ-R2</b> All areas except PREC8 Mandeville Aviation and Rail Precinct</p>	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>For residential units and minor residential units, standard SETZ-S1 Density is met; and</li> <li>For minor residential units, the maximum floor area shall be 60m<sup>2</sup>; and</li> <li>For residential units and minor residential units, standard SETZ-S2 Servicing is met.</li> <li>Any new, <b>relocated</b> or extended <i>buildings, structure</i> and activity complies with Settlement Zone standards SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.</li> </ol> <p><b>Activity status where compliance not achieved with:</b></p> <p><b>SETZ-R1(1) and (2):</b> Non-complying</p> <hr/> <p><b>SETZ-R1(3):</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b> The matters of discretion of any infringed standard.</p> <hr/> <p><b>SETZ-R1(4):</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b> The matters of discretion of any infringed standard.</p>

PROPOSED DISTRICT PLAN PROVISIONS

**SETZ-R3**

**Home Business**

All areas except PREC8 Mandeville Aviation and Rail Precinct

**Activity status:** Permitted

Where:

1. The activity occupies no more than 50m<sup>2</sup> of the gross floor area of the *buildings* on the *site*; and
2. Goods, materials or equipment associated with the activity must be stored within a *building*; and
3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who does not reside on the *site*; and
4. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and
5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0730 and 1900 Monday to Saturday.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. Potential nuisance effects on the *amenity values* of adjacent *sites*.
2. Compatibility with the character and amenity of the surrounding residential area.
3. Impacts on street parking and neighbours.
4. Hours of operation.
5. Servicing including low impact design.

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<p><b>SETZ-R4</b></p>	<p><b>Visitor Accommodation</b></p>
<p>All areas except PREC8 Mandeville Aviation and Rail Precinct</p>	<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is undertaken in a residential unit or minor residential unit; and</li> <li>The maximum occupancy is 6 guests per night; and</li> <li>The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period; and</li> <li>Any new, <u>relocated</u> or extended buildings, structure and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.</li> </ol>
<p><b>Activity status where compliance is not achieved with:</b></p>	
<p><b>SETZ-R4(1):</b> Discretionary</p>	
<p><b>SETZ-R4(2) and SETZ-R4(3):</b> Restricted Discretionary</p>	
<p><b>Matters of discretion:</b></p>	
<ol style="list-style-type: none"> <li>Nature and scale of the activity</li> <li>Effect on residential character and amenity of people in the surrounding residential area</li> <li>Servicing including low impact design</li> </ol>	
<p><b>SETZ-R4(4):</b> Restricted Discretionary</p>	
<p><b>Matters of discretion:</b></p>	
<ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol>	
<p><b>SETZ-R5</b></p>	<p><b>Homestay</b></p>
<p>All areas except PREC8 Mandeville Aviation and Rail Precinct</p>	<p><b>Activity status:</b> Permitted</p> <ol style="list-style-type: none"> <li>The activity is undertaken in a residential unit or minor unit; and</li> <li>A person resides at the property full time; and</li> <li>The maximum occupancy does not exceed 5 persons.</li> </ol>
<p><b>Activity status where compliance is not achieved:</b></p>	
<p>Restricted Discretionary</p>	
<p><b>Matters of discretion:</b></p>	
<ol style="list-style-type: none"> <li>Potential nuisance effects on the amenity values of the adjacent sites.</li> </ol>	

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- 2. Compatibility with the character and amenity of the surrounding residential area.
- 3. Impacts on street parking and neighbours.
- 4. Servicing including low impact design.

**SETZ-R6**

**Educational Facility**

All areas except PREC8 Mandeville Aviation and Rail Precinct

Activity status: Permitted

Where:

- 1. The *educational facility* is within a *residential unit*; and
- 2. 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, relocated or extended *buildings, structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.

*Note: these requirements do not apply to children who normally reside at the site*

Activity status where compliance is not achieved:

Discretionary

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<p><b>SETZ-R7</b></p>	<p><b>Emergency Services Facility</b></p>	<p>All areas except PREC8 Mandeville Aviation and Rail Precinct</p>	<p><b>Activity Status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>Any new <u>relocated</u> or extended <i>buildings, structure</i> and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.</li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The extent to which the activity may limit or constrain the establishment and use of <i>land</i> for activities that are permitted in the zone.</li> <li>Any potential <i>reverse sensitivity effects</i> and/or conflict with existing activities, and the ability to mitigate these <i>effects</i>.</li> <li>Servicing including low impact design.</li> <li>The matters of discretion for the relevant infringed standard.</li> </ol>
<p><b>SETZ-R8</b></p>	<p><b>Use of Reserve Land</b></p>	<p>All areas</p>	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>All <i>land</i> use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.</li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Discretionary</p>
<p><b>SETZ-R9</b></p>	<p><b>Commercial Activity</b></p>	<p>All areas except PREC8</p>	<p><b>Activity Status:</b> Restricted Discretionary</p> <p><b>Where:</b></p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Discretionary</p>

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Aviation and  
Rail Precinct**

1. The activity is limited to one or more of the following:
  - (a) *retail activity* where the maximum retail area accessible by the public does not exceed 100m<sup>2</sup>
  - (b) *food and beverage activity*
  - (c) *commercial Service activity*; and
2. Any new, **relocated** or extended *buildings, structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7 and SETZ-S8.

**Matters of discretion:**

1. Potential nuisance *effects* on the *amenity values* of adjacent *sites*.
2. Compatibility with the character and amenity of the surrounding residential area.
3. Impacts on street parking and neighbours.
4. Hours of operation.
5. Services.
6. The matters of discretion of any infringed standard.



SETZ-R10	<i>Light Industrial Activity</i>	Activity status where compliance is not achieved:
<p><b>All areas except PREC8 Mandeville Aviation and Rail Precinct</b></p>	<p><b>Activity status:</b> Restricted Discretionary</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. Any on-site service area, including rubbish collection areas, must be fully screened by a 1.8m fence or landscaping from view of:               <ol style="list-style-type: none"> <li>(a) public roads</li> <li>(b) adjoining sites</li> <li>(c) other public spaces; and</li> </ol> </li> <li>2. Any on-site parking must be fully screened by a 1.8m fence or landscaping, from view of adjoining sites; and</li> <li>3. Any new, <b>relocated</b> or extended <i>buildings, structure</i> and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.</li> </ol> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. Any potential <i>reverse sensitivity effects</i> and/or conflict with existing activities, and the ability to mitigate these effects.</li> <li>2. Nuisance <i>effects</i> on adjacent sites.</li> <li>3. <i>Functional need</i> for the activity to locate in the Settlement Zone.</li> <li>4. Any adverse <i>effects</i> on the visual amenity and character of the streetscape and adjoining sites.</li> </ol>	<p>Discretionary</p>

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	<ol style="list-style-type: none"> <li>Servicing including low impact design.</li> <li>The matters of discretion for the relevant infringed standard.</li> </ol>	
<b>SETZ-R11</b>	<b>All other activities</b>	
<b>All areas</b>	<p><b>Activity status:</b> Non-complying</p> <ol style="list-style-type: none"> <li>Any activities, including associated buildings, not otherwise provided for in the list of rules.</li> </ol>	<b>Activity status where compliance is not achieved:</b> N/A
<b>PREC8 Mandeville Aviation and Rail Precinct Rules</b>		
<b>SETZ-PREC8-R1</b>	<b>Commercial Activity</b>	
<b>SETZ-PREC8-R2</b>	<b>Community Facility</b>	
<b>SETZ-PREC8-R3</b>	<b>Industrial Activity (including Light Industrial Activity)</b>	
<b>SETZ-PREC8-R4</b>	<b>Aviation Activity (including agricultural aviation)</b>	
<b>SETZ-PREC8-R5</b>	<b>Vintage Aviation and Transport Activity</b>	
<b>PREC8 Mandeville Aviation and Rail Precinct</b>	<p><b>SETZ-PREC8-R1 to SETZ-PREC8-R5</b></p> <p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>The activity is ancillary to or associated with a <i>Vintage Aviation and Transport Activity</i> or a <i>temporary event</i>; and</li> </ol>	<p><b>Activity status where compliance not achieved with:</b></p> <p><b>SETZ-PREC8-R1 to SETZ-PREC8-R5(1):</b> Discretionary</p> <hr/> <p><b>SETZ-PREC8-R1 to SETZ-PREC8-R5(2):</b> Restricted Discretionary</p> <p><b>Matters of Discretion:</b></p> <ol style="list-style-type: none"> <li>The matters of any infringed standard</li> </ol>

PROPOSED DISTRICT PLAN PROVISIONS

<p>2. Any new <b>or relocated</b> buildings or structures comply with standards SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S11.</p>	
<p><b>SETZ-PREC8-R6</b>  <b>PREC8</b>  <b>Mandeville Aviation and Rail Precinct</b></p>	<p><b>Agricultural, Horticultural and Pastoral Activities</b></p> <p><b>Activity status:</b> Permitted</p>
<p><b>SETZ-PREC8-R7</b>  <b>PREC8</b>  <b>Mandeville Aviation and Rail Precinct</b></p>	<p><b>Temporary Events</b></p> <p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. There are no more than 12 temporary events per year with no more than 3 events per calendar month; and</li> <li>2. The maximum number of persons attending the event does not exceed 1,000 per day; and</li> <li>3. The duration of the temporary event (excluding set up and take down periods) must not exceed three consecutive days with the exception of Easter when an event may span four consecutive days; and</li> <li>4. The event takes place between the hours of 7:00am and 10:00pm; and</li> <li>5. Structures and equipment associated with the event are not installed or erected (set up) more than 2 days prior to the start of the event; and</li> </ol>

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the amenity values of the area.
2. The ongoing effects on the amenity values of surrounding properties and any cumulative effects.
3. The safety and efficiency of the roading network.
4. The matters of discretion for the infringed standard(s).

PROPOSED DISTRICT PLAN PROVISIONS

6. All *structures* and equipment associated with the event are removed from the precinct within 3 working days of the completion of the event, except for when there is another event being held within 5 working days when the *structures* and equipment may remain; and
  7. All *structures* and *buildings* associated with the event comply with standards SETZ-6, SETZ-S7 and SETZ-S11.
- Note: rail days / events associated with the historic railway included within the precinct are not a temporary activity but a commercial activity and therefore assessed under SETZ-PREC8-R1.*

**SETZ-PREC8-R8 Food and Beverage Activity**

**PREC8  
Mandeville  
Aviation and  
Rail Precinct**

**Activity status:** Permitted

Where:

1. The maximum floor area accessible to the public within any one *building* is no greater than 200m<sup>2</sup>; and
2. Any new **or relocated** *buildings* or *structures* comply with standards SETZ-3 to SETZ-S9.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of Discretion:**

1. The *effects* on the function and purpose of the Mandeville Aviation and Rail Precinct.
2. Any cumulative *effects* from multiple *food and beverage activities*.
3. The matters of any infringed standard.

**SETZ-PREC8-R9 Conference Facility**

**PREC8  
Mandeville  
Aviation and  
Rail Precinct**

**Activity status:** Permitted

Where:

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

PROPOSED DISTRICT PLAN PROVISIONS

1. Any new **or relocated** buildings, structure and activity complies with standards SETZ-S3, SETZ-S6, SETZ-S7, and SETZ-S10 to SETZ-S12.
1. The matters of discretion of any infringed standard.

**SETZ-PREC8-R10 Visitor Accommodation**

**PREC8  
Mandeville  
Aviation and  
Rail Precinct**

**Activity status:** Permitted

Where:

1. The *visitor accommodation* is ancillary to a *Temporary Event*; and
2. *Visitor accommodation* ancillary to a *temporary event* complies with SETZ-PREC-S12; or
3. The accommodation is being utilised by persons arriving and /or departing by *aircraft* at the airfield within the precinct; and
4. Any new **or relocated** building or structure not providing *visitor accommodation* ancillary to a *temporary event* complies with the standards SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S12.

**Activity status where compliance is not achieved with:**

**SETZ-PREC8-R10(1) to (3):** Discretionary

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**SETZ-PREC8-R10(4):** Restricted Discretionary

**Matters of discretion:**

1. The matters of discretion of any infringed standard

**SETZ-PREC8-R11 All other activities**

**PREC8  
Mandeville  
Aviation and  
Rail Precinct**

**Activity status:** Non-complying

1. Any activities, including associated buildings, not otherwise provided for in the list of rules.

**Activity status where compliance is not achieved:** N/A

PROPOSED DISTRICT PLAN PROVISIONS

Standards

SETZ-S1	Density	
<p>All activities except those within PREC8 Mandeville Aviation and Rail Precinct</p>	<ol style="list-style-type: none"> <li>There shall be a maximum density of one <i>residential unit</i> per 2000m<sup>2</sup>.</li> <li>There shall be a maximum density of one <i>minor residential unit</i> per <i>residential unit</i>.</li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Non-Complying</p>
SETZ-S2	Services	
<p>All activities</p>	<ol style="list-style-type: none"> <li>Where available any <i>residential unit</i>, <i>minor residential unit</i> and <i>buildings</i> for non-residential activities shall be connected to a Council reticulated water supply.</li> <li>Where available any <i>residential unit</i>, <i>minor residential unit</i> and <i>buildings</i> for non-residential activities shall be connected to a Council reticulated <i>wastewater</i> network.</li> <li>Where Council reticulated water supply is unavailable, any <i>residential unit</i>, <i>minor residential unit</i> and <i>buildings</i> for non-residential activities must:               <ol style="list-style-type: none"> <li>be connected to a community <i>drinking water</i> supply; or</li> <li>be connected to a private <i>drinking water</i> supply; or</li> <li>store 45,000 litres of potable water on-site from another source.</li> </ol> </li> <li>Where Council reticulated <i>wastewater</i> is unavailable, any <i>residential unit</i>, <i>minor residential unit</i> and <i>buildings</i> for non-residential activities must:</li> </ol>	<p><b>Activity status where compliance with not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The ability to provide suitable on-site alternative services</li> </ol>

PROPOSED DISTRICT PLAN PROVISIONS

	(a) be provided with an on-site wastewater treatment and disposal system.
<b>SETZ-S3</b>	<b>Height</b>
<b>All activities</b>	<p>1. The maximum <i>height</i> of any <i>building</i> or <i>structure</i> shall be 8m above ground level.</p> <p>Excluding any roof mounted <i>structures</i> such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the <i>height</i> by more than 1m and is no more than 1 metre in width or length.</p> <p><i>Note: rule TRANS-R3 also applies to height of Buildings, other structures and trees within airfield approach vectors.</i></p> <p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance.</li> <li>2. The <i>effects</i> on the character and <i>amenity values</i> of the surrounding <i>environment</i> and streetscape.</li> <li>3. Whether the <i>structure</i> can be more appropriately located to minimise adverse visual <i>amenity effects</i>.</li> <li>4. The reason for the increase in height.</li> </ol>
<b>SETZ-S4</b>	<b>Height in Relation to boundary</b>
<b>All activities except those within PREC8 Mandeville Aviation and Rail Precinct</b>	<p>1. No part of any <i>building</i> shall project beyond the <i>height in relation to boundary</i> plane measured from points 2.6m above <i>ground level</i> at <i>site boundaries</i>.</p> <p>See Appendix 2 for <i>boundary</i> plane angles</p> <p>Except that:</p> <ol style="list-style-type: none"> <li>(a) this standard does not apply to <i>road boundaries</i>;</li> <li>(b) the following intrusions are permitted: <ol style="list-style-type: none"> <li>(i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the <i>boundary</i>, the end of the ridge may be up to 1.5 metres above the indicator plane and the end</li> </ol> </li> </ol> <p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance</li> <li>2. Whether the <i>structure</i> can be more appropriately located to minimise adverse visual <i>amenity effects</i></li> </ol>

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<p>area up to 2.5 square metres when viewed in elevation.</p> <p>(ii) roof mounted <i>structures</i> such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1m above <i>height</i> limit in SETZ-S2 and not more than 1m in width or length.</p> <p><i>Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way</i></p>	
<p><b>SETZ-S5</b></p> <p><b>All activities except those within PREC8 Mandeville Aviation and Rail Precinct</b></p> <p><b>Setback from side and rear boundaries</b></p> <p>1. Any <i>building</i> or <i>structure</i> is <i>setback</i> a minimum of 4m from any side or rear <i>boundary</i>.</p> <p>Except that:</p> <p>(a) fences are permitted within the setback.</p> <p>(b) water tanks provided they are screened from public views from the road and from directly adjacent neighbouring sites.</p> <p>(c) eaves, gutters and associated downpipes on any <i>building</i> may intrude into the setback by a maximum of 600 mm.</p> <p>(d) an <i>accessory building</i>, either stand alone or attached to the <i>residential unit</i>, may intrude into the setback by a maximum of 2m provided that the maximum length of the <i>building</i> adjacent to the side or rear <i>boundary</i> does not exceed 10 metres and does not contain any windows or openings.</p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance.</li> <li>2. The ability to mitigate adverse <i>effect</i> on adjoining <i>sites</i> through layout, <i>building</i> design and landscaping.</li> <li>3. The extent to which the reduction in the <i>setback</i> is necessary due to the shape or natural and physical features of the <i>site</i>.</li> </ol>



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<p><b>SETZ-S6</b></p>	<p><b>Setback from Roads</b></p>	<p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p>
<p><b>All activities</b></p>	<p>1. Any <i>building</i> or <i>structure</i> shall be <i>setback</i> a minimum of 6m from any <i>road boundary</i>.</p> <p>Except that:</p> <p>(a) fences are permitted within the setback.                  (b) eaves, gutters and associated downpipes on any <i>building</i> may intrude into the <i>setback</i> by a maximum of 600mm.</p>	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The safety and efficiency of the <i>road network</i>.</li> <li>2. <i>Effects</i> on the character and amenity of the streetscape including dominance.</li> <li>3. Compatibility with the surrounding <i>environment</i>.</li> <li>4. The reason for the reduced <i>setback</i>.</li> </ol>
<p><b>SETZ-S7</b></p>	<p><b>Setback from rivers and streams</b></p>	<p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p>
<p><b>All activities</b></p>	<p>1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows:</p> <ol style="list-style-type: none"> <li>(a) 20m for high order rivers or streams (order 5 and above);</li> <li>(b) 10m for middle order rivers or streams (order 3 and 4); and</li> <li>(c) 5m for low order rivers or streams (order 1 and 2).</li> </ol> <p><u>Except that fences of post and wire construction are permitted within the setback where these are:</u></p> <ol style="list-style-type: none"> <li>(i) <u>not constructed with wire mesh;</u></li> <li>(ii) <u>not located within the stream or riverbed;</u></li> </ol>	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. Whether there is a <i>functional need</i> for the <i>building</i> or <i>structure</i> to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.</li> <li>2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and <i>sedimentation control measures</i>.</li> </ol>

PROPOSED DISTRICT PLAN PROVISIONS

- (iii) not constructed across the stream or river channel;  
or
- (iv) not constructed across or along a stopbank.

Refer to Appendix 3 for river and stream orders and guidance on riverbed extents and the location of banks for measuring setbacks.

3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and ~~for habitats~~ proposed mitigation measures, including:
  - a) opportunities for enhancement and restoration;
  - b) methods proposed to monitor or inspect the works undertaken;
  - c) the timing of works to minimise adverse effects on threatened or at risk indigenous species; and
  - d) management of potential adverse effects through a *Council Authorised Biodiversity Management Plan*.
4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.
5. Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3.
6. The effects on public and customary access to the stream or river.
7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other sites.

SETZ-S8

**Building Coverage**

All activities except those within PREC8 Mandeville

1. The maximum *building coverage* shall not exceed 35 percent per site.  
Except that eaves, gutters and downpipes are not considered within the calculation.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

PROPOSED DISTRICT PLAN PROVISIONS

Aviation and Rail Precinct

1. The effects on the character and amenity the surrounding area and streetscape.
2. The effects on *stormwater* management.
3. Adverse effects on *amenity values* of adjoining sites including visual dominance.

SETZ-S9

**Landscaped Permeable Area**

All activities except those within PREC8 Mandeville Aviation and Rail Precinct

1. At least 30 percent of the *net site area* shall comprise *landscaped permeable area*.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of Discretion:**

1. External appearance, location and visual dominance of the *building(s)* as viewed from the street(s) and adjacent properties.
2. *Stormwater* management.

PREC8 Mandeville Aviation and Rail Precinct Standards

SETZ-S10

**Height in relation to boundary**

PREC8 Mandeville Aviation and Rail Precinct only

1. Within Area A no part of any *building* shall project beyond the *height in relation to boundary* plane measured from points 2.6m above *ground level* at *site boundaries*
2. Within the remainder of the precinct no part of any *building* shall project beyond the *height in relation to boundary* plane from points 2.6m above *ground level* at the precinct *boundaries*

See Appendix 2 for *boundary* plane angles.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. The adverse effects on the *amenity values* of adjoining sites including privacy, shading, outlook and dominance.
2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity effects.

PROPOSED DISTRICT PLAN PROVISIONS

Except that:

- (a) this standard does not apply to *road boundaries*;
- (b) the following intrusions are permitted:
  - (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation
  - (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1m above *height* limit in SETZ-S2 and not more than 1m in width or length.

*Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*

**SETZ-S11**

**Setbacks**

**PREC8  
Mandeville  
Aviation and  
Rail Precinct  
only**

- 1. Within the remainder of the precinct any *building* or *structure* shall be *setback* at least 4m from the precinct *boundaries*.

Except that:

- (a) eaves, gutters and associated downpipes on any *building* may project into a *yard* by up to 600 mm.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

- 1. The adverse effects on the *amenity values* of adjoining sites including privacy, shading, outlook and dominance.
- 2. The ability to mitigate adverse effect on adjoining sites through layout, *building* design and landscaping.
- 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.

PROPOSED DISTRICT PLAN PROVISIONS

<p><b>SETZ-S12</b></p>	<p><b>Visitor accommodation ancillary to a Temporary Event</b></p>
<p><b>PREC8</b> <b>Mandeville</b> <b>Aviation and</b> <b>Rail Precinct</b> <b>only</b></p>	<p>The accommodation must be in a temporary structure such as a campervan, caravan or tent; and</p> <p>The accommodation may only be used for the duration of the activity and one night either side of the start and end date; and</p> <p>No accommodation is located within 10m of the precinct boundary; and</p> <p>No accommodation is located within 20m of any water body; and</p> <p>Toilet facilities are provided at the rate of one toilet per 40 persons accommodated.</p> <p><b>Activity status where compliance is not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the amenity values of the area.</li> <li>The ongoing effects on the amenity values of surrounding properties and any cumulative effects.</li> <li>The ability to provide adequate sanitation facilities.</li> </ol>
<p><b>SETZ-S13</b></p>	<p><b>Helicopter Landing Area</b></p>
<p><b>PREC8</b> <b>Mandeville</b> <b>Aviation and</b> <b>Rail Precinct</b> <b>only</b></p>	<p>The helicopter landing area is setback the minimum distances as follows:</p> <ol style="list-style-type: none"> <li>30m from the precinct boundary.</li> <li>50m from a road boundary.</li> </ol> <p><b>Activity status where compliance is not achieved:</b> Discretionary</p>

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S104.018</b>	McLeod-Wantwood Trust/Wantwood Station	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend as follows: Agricultural, horticultural and pastoral activities. Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except for farm quarries</b> ) or direct sales.	Farm quarries should be allowed within the definition of agricultural, horticultural and pastoral activities.	Reject
<b>S126.006</b>	Southland Federated Farmers of New Zealand	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: <del>Agricultural, horticultural and pastoral activities</del> <b>Rural production activities</b>	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	Reject
<b>S105.018</b>	Farm Manager - Wantwood Station	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend as follows: Agricultural, horticultural and pastoral activities. Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery	Farm quarries should be allowed within the definition of agricultural, horticultural and pastoral activities.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					associated with the activity but excludes any processing, quarrying ( <b>except for farm quarries</b> ) or direct sales.		
<b>S127.018</b>	Peters Farm Ltd/Karen Peters	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend as follows: Agricultural, horticultural and pastoral activities. Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except for farm quarries</b> ) or direct sales.	Farm quarries should be allowed within the definition of agricultural, horticultural and pastoral activities.	Reject
<b>S113.082</b>	Trudy Bokser	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except farm quarries</b> ) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
<b>S116.082</b>	Nathan Bokser	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except farm quarries</b> ) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S118.082</b>	AW+ JA Johnston Family Trust	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except farm quarries</b> ) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
<b>S127.118</b>	Peters Farm Ltd/Karen Peters	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except farm quarries</b> ) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
<b>S18.084</b>	Reaby Downs Farm Ltd	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except farm quarries</b> ) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
<b>S19.084</b>	Karen Temple	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.084</b>	Sarah and Peter Barclay	Interpretation	agricultural, horticultural and pastoral activities	Amend	other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except farm quarries</b> ) or direct sales.  Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except farm quarries</b> ) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
<b>S24.084</b>	Helen McIntosh	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and/or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except farm quarries</b> ) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
<b>S68.086</b>	John Baynes	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S115.007	Kevin Robertson	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	processing, quarrying (except farm quarries) or direct sales. Amend title and make any consequential amendments: <del>Agricultural, horticultural and pastoral activities</del> <b>Rural production activities</b>	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	Reject
S143.018	Rural Ratepayers Group	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: <del>Agricultural, horticultural and pastoral activities</del> <b>Rural production activities</b>	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	Reject
S148.019	Alistair & Bernadette Hunt	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: <del>Agricultural, horticultural and pastoral activities</del> <b>Rural production activities</b>	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	
<b>S60.009</b>	Ronald Crispin	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: <del>Agricultural, horticultural and pastoral activities</del> <b>Rural production activities</b>	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	Reject
<b>S68.127</b>	John Baynes	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: <del>Agricultural, horticultural and pastoral activities</del> <b>Rural production activities</b>	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S117.082	Greg Bokser	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except farm quarries</b> ) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
S3.082	Stoney Creek Station Limited	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying ( <b>except farm quarries</b> ) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
FS17.094	Federated Farmers			Support	Allow	Federated Farmers supports this amendment as it helps to clarify the definition.	Reject
S104.032	McLeod-Wantwood Trust/Wantwood Station	Appendix 3 - River and stream order	APP3	Amend	Align setbacks with higher order planning documents.	Setback requirements are greater than Central Government ruling for fencing for stock exclusion.	Reject
S105.032	Farm Manager - Wantwood Station	Appendix 3 - River and stream order	APP3	Amend	Align setbacks with higher order planning documents.	Setback requirements are greater than Central Government ruling for fencing for stock exclusion.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S127.032</b>	Peters Farm Ltd Karen Peters	Appendix 3 - River and stream order	APP3	Amend	Align setbacks with higher order planning documents.	Setback requirements are greater than Central Government ruling for fencing for stock exclusion.	Reject
<b>S146.109</b>	Southland District Council	Appendix 3 - River and stream order	APP3	Support	none specified	Excellent idea. The "Gore District - Southwest" map appears to be slightly truncated.	Accept
<b>S126.014</b>	Southland Federated Farmers of New Zealand	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
<b>S3.084</b>	Stoney Creek Station Limited	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
<b>S113.084</b>	Trudy Bokser	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
<b>S116.084</b>	Nathan Bokser	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
<b>S118.084</b>	AW + JA Johnston Family Trust	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
<b>S127.120</b>	Peters Farm Ltd Karen Peters	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S18.086</b>	Reaby Downs Farm Ltd	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
<b>S19.086</b>	Karen Temple	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
<b>S20.086</b>	Sarah and Peter Barclay	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
<b>S24.086</b>	Helen McIntosh	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
<b>S68.088</b>	John Baynes	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
<b>S115.015</b>	Kevin Robertson	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
<b>S143.026</b>	Rural Ratepayers Group	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
<b>S148.027</b>	Alistair & Bernadette Hunt	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
<b>S60.017</b>	Ronald Crispin	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
<b>S68.135</b>	John Baynes	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
<b>S117.084</b>	Greg Bokser	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S133.001	David Pullar	Interpretation	Definitions	Amend	New definition: <b>Farm fencing Means any fence erected for the purposes of any primary production purpose.</b>	The way fencing is managed in the PDP is confusing, impractical and restrictive. Farm fencing is essential to effectively manage the natural resources used and affected by primary production.	Reject
S126.021	Southland Federated Farmers of New Zealand	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	Reject
S126.028	Southland Federated Farmers of New Zealand	Interpretation	Definitions	Support	Include a new definition for <b>Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.</b>	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
S113.107	Trudy Bokser	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: <b>Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.</b>	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
S113.108	Trudy Bokser	Interpretation	Definitions	Amend	Insert a new definition for <b>supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land</b>	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	amendments sought to GRUZ-R3 and GRUZ-S3.	
S116.107	Nathan Bokser	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
S116.108	Nathan Bokser	Interpretation	Definitions	Amend	Insert a new definition for supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S118.107	AW+JA Johnston Family Trust	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
S118.108	AW+JA Johnston	Interpretation	Definitions	Amend	Insert a new definition for supporting activity: Has the same meaning as per the National	Stoney Creek supports the inclusion of a definition for "supporting activity" as	Accept



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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Family Trust				<b>Policy Statement for Highly Productive Land</b> and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	
<b>S127.143</b>	Peters Farm Ltd Karen Peters	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
<b>S127.144</b>	Peters Farm Ltd Karen Peters	Interpretation	Definitions	Amend	Insert a new definition for supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
<b>S18.109</b>	Reaby Downs Farm Ltd	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S18.110</b>	Reaby Downs Farm Ltd	Interpretation	Definitions	Amend	Insert a new definition for <b>supporting activity</b> : <b>Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).</b>	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
<b>S19.109</b>	Karen Temple	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: <b>Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.</b>	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
<b>S19.110</b>	Karen Temple	Interpretation	Definitions	Amend	Insert a new definition for <b>supporting activity</b> : <b>Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).</b>	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
<b>S20.109</b>	Sarah and Peter Barclay	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: <b>Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and</b>	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.110</b>	Sarah and Peter Barclay	Interpretation	Definitions	Amend	ramps, but excludes fences, farm tracks, feedlots and silage pits.  Insert a new definition for supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
<b>S24.109</b>	Helen McIntosh	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
<b>S24.110</b>	Helen McIntosh	Interpretation	Definitions	Amend	Insert a new definition for supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
<b>S68.111</b>	John Baynes	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.		
S68.112	John Baynes	Interpretation	Definitions	Amend	Insert a new definition for supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S115.022	Kevin Robertson	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	Reject
S115.029	Kevin Robertson	Interpretation	Definitions	Support	Include a new definition for Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
S143.033	Rural Ratepayers Group	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	
<b>S143.040</b>	Rural Ratepayers Group	Interpretation	Definitions	Support	Include a new definition for <b>Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.</b>	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
<b>S148.034</b>	Alistair & Bernadette Hunt	Interpretation	Definitions	Support	Include new definition " <b>farm fences</b> " and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	Reject
<b>S148.041</b>	Alistair & Bernadette Hunt	Interpretation	Definitions	Support	Include a new definition for <b>Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.</b>	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
<b>S60.024</b>	Ronald Crispin	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					fence erected for the purposes of any primary production activity.	multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	
<b>S60.031</b>	Ronald Crispin	Interpretation	Definitions	Support	Include a new definition for <b>Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.</b>	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
<b>S68.142</b>	John Baynes	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	Reject
<b>S68.149</b>	John Baynes	Interpretation	Definitions	Support	Include a new definition for <b>Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.</b>	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
<b>S117.107</b>	Greg Bokser	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: <b>Means those structures (excluding buildings)</b>	Stoney Creek supports the inclusion of a definition for farm infrastructure to	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	
S117.108	Greg Bokser	Interpretation	Definitions	Amend	Insert a new definition for supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S3.107	Stoney Creek Station Limited	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
FS17.103	Federated Farmers			Support in part	Allow	Federated Farmers supports the proposed inclusion of 'farm infrastructure' as it aligns with comments we have made on ECOR1. However, our preference is to include a definition for 'farm fences' therefore we propose 'fences' is updated to 'farm fences' under the new definition for farm infrastructure. Allow the submission point with inclusion of 'farm fences'	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S145.001	Rural Contractor s NZ Incorporated (RCNZ)	Interpretation	Definitions	Amend	Include the following definition for 'Rural Contractor Depot': <b>The land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business that directly supports, services or is dependent on primary production.</b>	RCNZ seek a new rule in GRUZ which should be accompanied by a definition for 'rural contractor depot'.	Reject
FS17.105	Federated Farmers			Support	Allow	Federated Farmers supports the proposed definition for rural contractor depot as it supports the new rule sought by the submitter, which we support	Reject
S3.108	Stoney Creek Station Limited	Interpretation	Definitions	Amend	Insert a new definition for <b>supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).</b>	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
FS17.107	Federated Farmers			Support	Allow	Federated Farmers supports the proposed definition as it adds clarity for plan users.	Accept
S126.017	Southland Federated Farmers of New Zealand	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use <del>within the same site where it is extracted. It</del>	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of	Accept in part



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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.	
<b>S3.087</b>	Stoney Creek Station Limited	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
<b>S113.087</b>	Trudy Bokser	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
<b>S116.087</b>	Nathan Bokser	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
<b>S118.087</b>	AW+ JA Johnston Family Trust	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
<b>S127.123</b>	Peters Farm Ltd Karen Peters	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
<b>S18.089</b>	Reaby Downs Farm Ltd	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
<b>S19.089</b>	Karen Temple	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.089</b>	Sarah and Peter Barclay	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
<b>S24.089</b>	Helen McIntosh	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
<b>S68.091</b>	John Baynes	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
<b>S115.018</b>	Kevin Robertson	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use <del>within the same site where it is extracted. It</del> includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.	Accept in part
<b>S143.029</b>	Rural Ratepayers Group	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use <del>within the same site where it is extracted. It</del> includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full	Accept in part

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Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.030	Alistair & Bernadette Hunt	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use <del>within the same site where it is extracted</del> -it includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.	Accept in part
S60.020	Ronald Crispin	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use <del>within the same site where it is extracted</del> -it includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.138	John Baynes	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use <del>within the same site where it is extracted. It</del> includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.	Accept in part
S117.087	Greg Bokser	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S126.019	Southland Federated Farmers of New Zealand	Interpretation	feedlot	Oppose	Remove definition. <del>Means a stockholding area where cattle—(a)—are kept for at least 80 days in any 6-month period, and (b) are fed exclusively by hand or machine.</del>	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept
S115.020	Kevin Robertson	Interpretation	feedlot	Oppose	Remove definition. <del>Means a stockholding area where cattle—(a)—are kept for at least 80 days in any 6-month period, and (b) are fed exclusively by hand or machine.</del>	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept
S143.031	Rural Ratepayers Group	Interpretation	feedlot	Oppose	Remove definition. <del>Means a stockholding area where cattle—(a)—are kept for at least 80 days in any 6-month period, and (b) are fed exclusively by hand or machine.</del>	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.032	Alistair & Bernadette Hunt	Interpretation	feedlot	Oppose	<del>Remove definition. Means a stockholding area where cattle (a) are kept for at least 90 days in any 6-month period; and (b) are fed exclusively by hand or machine.</del>	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept
S60.022	Ronald Crispin	Interpretation	feedlot	Oppose	<del>Remove definition. Means a stockholding area where cattle (a) are kept for at least 90 days in any 6-month period; and (b) are fed exclusively by hand or machine.</del>	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept
S68.140	John Baynes	Interpretation	feedlot	Oppose	<del>Remove definition. Means a stockholding area where cattle (a) are kept for at least 90 days in any 6-month period; and (b) are fed exclusively by hand or machine.</del>	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept
S104.014	McLeod-Wantwood Trust/Wantwood Station	Interpretation	fences	Amend	Amend the wording to make it clear whether post and wire fences are included.	The definition of fences excludes post and wire fences, yet there are references to fences that are clearly meaning farm post and wire fences.	Accept
S148.001	Alistair & Bernadette Hunt	Interpretation	fences	Oppose	<b>Separate definition for 'farm fences'</b> where farm fences are excluded from the rules requiring setback from waterways.	Rules regarding fences are either limiting or enabling which makes the definition flawed. The Regional Council has a raft of rules regarding agricultural setbacks so duplication / confusion does not need to be added here in the District Plan.	Reject
S126.020	Southland Federated Farmers of New Zealand	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: <b>Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.</b>	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
S3.089	Stoney Creek	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall	It is unclear why post and wire fences have been excluded from this definition	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Station Limited				not include a <del>post-and-wire</del> temporary fence such as an electric fence or construction hoarding.	as they are specifically referenced within the Rules.	
<b>S105.014</b>	Farm Manager - Wantwood Station	Interpretation	fences	Amend	Amend the wording to make it clear whether post and wire fences are included.	The definition of fences excludes post and wire fences, yet there are references to fences that are clearly meaning farm post and wire fences.	Accept
<b>S127.014</b>	Peters Farm Ltd Karen Peters	Interpretation	fences	Amend	Amend the wording to make it clear whether post and wire fences are included.	The definition of fences excludes post and wire fences, yet there are references to fences that are clearly meaning farm post and wire fences.	Accept
<b>S113.089</b>	Trudy Bokser	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a <del>post-and-wire</del> temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
<b>S116.089</b>	Nathan Bokser	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a <del>post-and-wire</del> temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
<b>S118.089</b>	AW+JA Johnston Family Trust	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a <del>post-and-wire</del> temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
<b>S127.125</b>	Peters Farm	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall	It is unclear why post and wire fences have been excluded from this definition	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Ltd Karen Peters				not include a <del>post and wire fence or a</del> temporary fence such as an electric fence or construction hoarding.	as they are specifically referenced within the Rules.	
<b>S18.091</b>	Reaby Downs Farm Ltd	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a <del>post and wire fence or a</del> temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
<b>S19.091</b>	Karen Temple	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a <del>post and wire fence or a</del> temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
<b>S20.091</b>	Sarah and Peter Barclay	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a <del>post and wire fence or a</del> temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
<b>S24.091</b>	Helen McIntosh	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a <del>post and wire fence or a</del> temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
<b>S68.093</b>	John Baynes	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a <del>post and wire fence or a</del>	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					temporary fence such as an electric fence or construction hoarding.		
<b>S115.021</b>	Kevin Robertson	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: <b>Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.</b>	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
<b>S143.032</b>	Rural Ratepayers Group	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: <b>Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.</b>	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
<b>S148.033</b>	Alistair & Bernadette Hunt	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: <b>Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.</b>	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
<b>S60.023</b>	Ronald Crispin	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: <b>Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.</b>	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
<b>S68.141</b>	John Baynes	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: <b>Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.</b>	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
<b>S117.089</b>	Greg Bokser	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a <del>post and wire</del> fence or a	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part



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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					temporary fence such as an electric fence or construction hoarding.		
<b>S126.022</b>	Southland Federated Farmers of New Zealand	Interpretation	fresh water	Support in part	Amend definition: <del>Fresh-water</del> <b>Freshwater or fresh water</b>	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept
<b>S115.023</b>	Kevin Robertson	Interpretation	fresh water	Support in part	Amend definition: <del>Fresh-water</del> <b>Freshwater or fresh water</b>	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept
<b>S143.034</b>	Rural Ratepayers Group	Interpretation	fresh water	Support in part	Amend definition: <del>Fresh-water</del> <b>Freshwater or fresh water</b>	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept
<b>S148.035</b>	Alistair & Bernadette Hunt	Interpretation	fresh water	Support in part	Amend definition: <del>Fresh-water</del> <b>Freshwater or fresh water</b>	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept
<b>S60.025</b>	Ronald Crispin	Interpretation	fresh water	Support in part	Amend definition: <del>Fresh-water</del> <b>Freshwater or fresh water</b>	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept
<b>S68.143</b>	John Baynes	Interpretation	fresh water	Support in part	Amend definition: <del>Fresh-water</del> <b>Freshwater or fresh water</b>	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S145.009	Rural Contractor s NZ Incorporated (RCNZ)	z	GRUZ-Additional provisions sought	Amend	<p><b>GRUZ-R4A - Rural Contractor Depot All areas</b>  <b>Activity status: Permitted Where:</b> 1. Any new building, structure and activity complies with standards GRUZ-S2, GRUZ-S7 and GRUZ-S8. 2. The rural contractor depot (including associated vehicle access, parking and manoeuvring areas) is set back at least 50m from any side or rear boundary. 3. The rural contractor depot (including associated parking and manoeuvring areas) is set back at least 10m from any road boundary. 4. The activity has no customers coming to site; 5. There are a maximum of 12 staff working on site at any time.6. Any building must not exceed 3000m<sup>2</sup>. Activity status where compliance is not achieved with: GRUZ-R4A(1) to GRUZ-R4A(6): Restricted Discretionary Matters of discretion: 1. Location and scale of the activity. 2. The effects on rural character and amenity values of the surrounding environment. 3. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects. 4. Services. 5. Safety and suitability of access and effects on the transport network from additional traffic generation. 6. The matters of discretion of any infringed standard.</p>	GRUZ-R4 and GRUZ-R8 are too restrictive for rural contractor depots. RCNZ seek a new rule permitting small scale rural contractor depots with performance standards.	Reject
S132.150	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Amend	<p>New standard GRUZ-S10 as follows: <b>Setback from rail corridor</b>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</p>	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor. KiwiRail recommend that the following	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S110.049	Royal Forest and Bird Society of NZ Inc	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Amend	<p>of the rail network. 2. Compatibility with the surrounding environment. 3. The reason for the reduced setback.</p> <p>Add: GRUZ-S10 - Setbacks from a Significant Natural Area (all activities) Permitted activity</p> <p>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</p> <p>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.</p>	<p>standard be applied over all zones for setback from rail corridor</p> <p>There is no requirement in the plan for setbacks of buildings/structures from SNAs. The addition of this standard would ensure that buildings/structures are not established within an SNA in the General Rural Zone. NOTE: Compliance with GRUZ-S10 would also need to be added into GRUZ-R1 (1), GRUZ-R2 (5), GRUZ-R3 (5), GRUZ-R4 (1) &amp; (9), GRUZ-R7 (2) &amp; (6), GRUZ-R8 (7), GRUZ-R9 (4), GRUZ-R10 (4), GRUZ-R13 (3) and GRUZ-R14 (3).</p>	Reject
F55.166	Hamish Weir			Oppose	Disallow		Accept
F517.087	Federated Farmers			Oppose	Disallow	Federated Farmers opposes the proposed inclusion of GRUZ-S10. Under the PDP, the definition of 'fence' means any structure'. It is not reasonable for farmers to apply for resource consent if they wish to fence off a SNA at less than 10m from the SNA. Fencing SNAs provide many positive benefits for protecting the SNA.	Accept
F525.135	Stoney Creek Station Ltd			Oppose	Disallow	Stoney Creek does not support a setback from SNAs within the Rural Chapter. Activities affecting SNAs have been addressed in the ECO chapter.	Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S99.031</b>	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Not Stated	Include a provision within the objectives and policies of the General Rural Zone that acknowledges that people do live in the rural zone.	There is no acknowledgement of people living in the rural zone as a valid activity / use of land and these provisions implicate that it is an undesirable activity to be mitigated.	Reject
<b>F55.167</b>	Hamish Weir			Support	Allow		Reject
<b>S124.116</b>	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Not Stated	GRUZ-S10 Servicing All activities 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: 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'	Fire and Emergency consider that new buildings located in the GRUZ should be required to provide a firefighting water supply in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk.	Reject
<b>F55.168</b>	Hamish Weir			Oppose	Disallow	Specific reference to standards that could become out dated	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S85.167</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Support	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.	No objectives or policies in this zone recognise natural hazards risk. More emphasis is needed to ensure infill, brownfield and greenfield development properly considers natural hazard risk.	Reject
<b>F55.169</b>	Hamish Weir			Oppose	Disallow		Accept
<b>F522.066</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - unnecessary as natural hazards are covered by other parts of the PDP.	Accept
<b>S130.043</b>	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Not Stated	Insert new objective: <b>Renewable Electricity Generation Activities and Transmission Enable the operation, use, development and upgrading of renewable electricity generation activities and transmission within the rural environment</b>	It is required to give effect to NPS-REG. REG activities have a functional need to locate where energy resources are located.	Reject – to be considered in HS7
<b>F524.059</b>	Contact Energy Ltd			Support	Allow	Contact support the relief sought as it is consistent with the NPS-REG.	Reject
<b>S77.005</b>	New Zealand Heavy Haulage Association	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Oppose in part	Permitted activity performance standards and criteria for relocation of second hand buildings: <b>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</b>	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>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.</p> <p>OR</p> <p>The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.</p>		
<b>FS14.041</b>	NZ Transport Agency Waka Kotahi			Oppose	Disallow	<p>Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand</p>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						<p>dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.</p>	
<b>S101.084</b>	Transpower New Zealand Limited	GRUZ - General Rural Zone	GRUZ - General	Oppose	<p>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. <b>Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this</b></p>	<p>Transpower does not support Note 1 on the basis that the Note is not sufficiently clear in terms of the rules that might apply to critical infrastructure generally, and the National Grid specifically. That is, as written, the Note could be understood to direct that the General Rural Zone rules apply to infrastructure in addition to the rules in the Infrastructure Chapter. This would result in Rule</p>	Reject – defer to HS7

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					<b>chapter do not apply to infrastructure activities."</b>	GRUZ-R20 applying and all infrastructure activities being non-complying activities. Transpower seeks that Note 1 is amended to explicitly set out that the General Industrial Zone rules do not apply to infrastructure.	
<b>S143.002</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ - General	Amend	Greater setbacks for forests from property boundaries. Dust suppression by water tank when logging trucks are travelling on gravel roads and traffic is heavy.	When logging trucks are travelling on gravel roads with heavy traffic dust suppression by water trucks should be required. The traffic dust cause livestock health issues and coats the pasture reducing grass growth. Forests are becoming larger as off-shore business off-set their pollution. Forests that are too close to neighbouring sites create tree root travel past boundaries to extract nutrients, shading onto neighbouring sites and trees can fall on to fences.	Reject
<b>S146.081</b>	Southland District Council	GRUZ - General Rural Zone	GRUZ - General	Support in part	Update the proposed District Plan with the amendments to the National Environmental Standard for Commercial Forestry (NES-CF) as part of the provisions. At the minimum, Note 2 may need to be revised to reflect the change in legislation and the ability for Gore District Council to regulate commercial forestry. There are other zones which contain this note as well. structure for the General Rural Zone.	The NES-CF allows Councils to implement regulations concerning afforestation within their District. The principal activity for the General Rural Zones is primary production, having provisions concerning afforestation within this zone would be appropriate.	Accept in part
<b>S3.063</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the	Reject



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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					standards and whether standards are to be treated as standalone rules.	standards apply to activities requiring resource consent or only permitted activities.	
<b>S17.004</b>	Resolution Developments Limited	GRUZ - General Rural Zone	GRUZ - General	Support	Support in part the proposal to create Rural Industry Precinct 13	Support in part the proposal to create Rural Industry Precinct 13 adjacent to the west of Pioneer Highway. The Submitter supports the proposed Objectives, Policies, Spatial Mapping Location of the Precinct and all relevant Rules/Standards with exception of the following submission points	Accept in part
<b>S113.063</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
<b>S116.063</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
<b>S118.063</b>	AW + JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	
<b>S127.099</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
<b>S18.065</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
<b>S19.065</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.065</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
<b>S24.065</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
<b>S68.067</b>	John Baynes	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
<b>S117.063</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.011	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ - General	Oppose	standards and whether standards are to be treated as standalone rules. We do not support the new rules restricting agricultural aviation.	resource consent or only permitted activities. This activity is essential to the primary sector and cannot be inhibited by the time delays or uncertainty associated with a consenting regime. The noise created is brief and temporary, and totally tolerated by the rural community in which it takes place as those who live and work in that area understand its essential nature. Location of landing areas for our operation is based 100% on proximity to a water source - as the spray chemicals require a lot of water mixed with them for every load carried by the helicopter. For convenience to those who originally created and now those who service the water supply, these tanks are often in close proximity to a road. Therefore, the restrictions on landing sites could inadvertently rule out the suitable locations if proximity to a road is a restricting factor. These proposed rules aim to solve a problem which does not exist. Farmers and aviators manage this activity in a safe and appropriate way. There is no need for this new suite of rules.	Reject – to be considered in HS6
FS4.22	New Zealand Agricultural Aviation			Support	Allow	Agricultural aviation activities are critical in supporting primary production	Reject – to be considered in HS6

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Association (NZAAA)						
<b>S104.011</b>	McLeod-Wantwood Trust/Wantwood Station	Zone map layers	GRUZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part
<b>S36.002</b>	Clayton Rowland	Zone map layers	GRUZ-MAP	Amend	Zoning changed to Rural Lifestyle at 33 Herron Road.	Given the proximity of the site to the Waikaka township, it can offer housing and business opportunities in the long term.	Reject
<b>S85.051</b>	Environment Southland	Zone map layers	GRUZ-MAP	Support in part	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.	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Accept in part
<b>S105.011</b>	Farm Manager - Wantwood Station	Zone map layers	GRUZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S127.011	Peters Farm Ltd Karen Peters	Zone map layers	GRUZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part
S42.001	Kowhai Trust	Zone map layers	GRUZ-MAP	Oppose	The proposed 38-lot subdivision on site conflicts with the proposed General Rural zoning at 205 Reaby Road. The submitter requests the zoning be changed to Rural Lifestyle Zone.	The submitter considers the site to align with the rural lifestyle zone as the site is not at risk to any natural hazards being well above the flood plain of the Mataura River and tributaries. There are no historical, cultural or ecological features on site and is suitable for onsite waste and stormwater disposal. Roading infrastructure has capacity to support additional traffic and recently a shared use pedestrian/ cycle way has been extended to the front of the site. Adjacent to the site's western boundary and north across Reaby Road RLZ has been proposed with which the site integrated well. There is an existing shelterbelt and Campion Road mitigating potential reverse sensitivity noise. Light and spray drift affects. Land to the south falls down a terrace partially in Lot 7. The site is well elevated above this land, providing similar mitigation as a shelterbelt or road. The Districts "Rural Living Slogan" is emphasised by the subdivision, given	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						the proximity to urban amenities and low-density residential use. Given the proposed development impact on the localities character, the GRUZ is nonsensical.	
FS14.056	NZ Transport Agency Waka Kotahi			Oppose	Disallow	The New Zealand Transport Agency considers that there is not enough information about the implications of the proposed re-zoning on the state highway network, in particular State highway 94. We consider that an Integrated Transport Assessment needs to be completed to identify the traffic effects of the proposed re-zoning, and when the local road intersections with State highway 94 would need to be upgraded and the design and location of any new intersections. NZTA would want provisions included in the Plan to manage the intersection upgrades.	Accept
S156.009	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-O1	Support in part	Amend: Recognise <b>and provide for</b> the importance of primary production and <b>ancillary activities</b> and rural industry to the social and economic wellbeing of the district	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities.	Reject
S128.035	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-O1	Support	No Amendments Required		Accept
S145.004	Rural Contractors NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-O1	Support	Retain as notified.	As rural contractor depots fall within 'rural industry' RCNZ supports the recognition of rural industry as an integral part of primary production and its importance to the district.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S3.048</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
<b>S113.048</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
<b>S116.048</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
<b>S118.048</b>	AW+JA sheddamist on Family Trust	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
<b>S127.084</b>	Peters Farm Ltd/karen Peters	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
<b>S18.050</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
<b>S19.050</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
<b>S20.050</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
<b>S24.050</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.052</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
<b>S115.142</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-01	Support in part	Amend GRUZ-01: <b>Enable, recognise and provide for</b> the importance of primary production, <b>ancillary activities</b> and rural industry to the social, <del>and</del> economic and <b>cultural</b> well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview.	Accept in part
<b>S143.153</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-01	Support in part	Amend GRUZ-01: <b>Enable, recognise and provide for</b> the importance of primary production, <b>ancillary activities</b> and rural industry to the social, <del>and</del> economic and <b>cultural</b> well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview.	Accept in part
<b>S148.154</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-01	Support in part	Amend GRUZ-01: <b>Enable, recognise and provide for</b> the importance of primary production, <b>ancillary activities</b> and rural industry to the social, <del>and</del> economic and <b>cultural</b> well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities. Cultural well-being is an important part	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S60.144</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-01	Support in part	Amend GRUZ-01: <b>Enable, recognise and provide for</b> the importance of primary production, <b>ancillary activities</b> and rural industry to the social, <del>and</del> economic and <b>cultural</b> well-being of the District.	of farmers' well-being as detailed in the comments on the overview.  There is no objective that specifically enables rural production activities in the rural zones. There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview.	Accept in part
<b>S68.262</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-01	Support in part	Amend GRUZ-01: <b>Enable, recognise and provide for</b> the importance of primary industry to the social, <del>and</del> economic and <b>cultural</b> well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview.	Accept in part
<b>S117.048</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
<b>S63.016</b>	New Zealand Helicopter Association	GRUZ - General Rural Zone	GRUZ-01	Support in part	Recognise <b>and provide for</b> the importance of primary production, and <b>ancillary activities</b> and rural industry to the social and economic wellbeing of the district.	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>F54.24</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	It is important to recognize the contribution of ancillary activities.	Reject
<b>F518.22</b>	New Zealand Helicopter Association			Support	Allow	NZHA supports NZAA on this point	Reject
<b>S87.006</b>	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-O1	Support in part	Amend: Recognise <b>and provide for</b> the importance of primary production and <b>ancillary activities</b> and rural industry to the social and economic wellbeing of the district.	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities.	Reject
<b>F54.25</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	It is important to provide for the importance of ancillary activities.	Reject
<b>S126.141</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-O1	Support in part	Amend GRUZ-O1: <b>Enable, recognise and provide for</b> the importance of primary production, <b>ancillary activities</b> and rural industry to the social, <del>and</del> economic and <b>cultural</b> well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>F54.26</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	It is important to provide for the importance of ancillary activities.	Accept in part
<b>F525.130</b>	Stoney Creek Station Ltd			Support	Allow	Stoney Creek supports this submission	Accept in part
<b>S28.010</b>	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-O1	Support in part	Amend: Recognise and <b>provide for</b> the importance of primary production and <b>ancillary activities</b> and rural industry to the social and economic wellbeing of the district	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities.	Reject
<b>F54.27</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	It is important to provide for the importance of ancillary activities.	Reject
<b>F525.131</b>	Stoney Creek Station Ltd			Support	Allow	Stoney Creek supports this submission	Reject
<b>S156.010</b>	New Zealand Agriculture   Aviation Association	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend: Delete Clause 4 Add an additional clause: <b>Smells, noise, dust from primary production activities</b>	There needs to be clear recognition in the description of the character and qualities of the zone that there are effects such as noise, odour and dust that do occur as part of primary production activities. High levels of rural amenity from adjacent sites are	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						not clear and it is encompassed in the descriptions so should be deleted.	
<b>S109.114</b>	Department of Conservation	GRUZ - General Rural Zone	GRUZ-O2	Support in part	The character and qualities of the General Rural zone continue to comprise: ...	GRUZ-O2 as drafted describes a present condition rather than stating an objective	Accept
<b>S122.015</b>	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Retain the majority of GRUZ-O2 as notified, but amend clause 4, as follows: GRUZ-O2 The character and qualities of the General Rural zone comprise: 1. a variety of primary production activities; and 2. a very low degree of built form, well setback from other properties and roads; and 3. high levels of open space and open pasture or crops; and 4. <del>high levels of rural amenity from adjacent sites</del> <b>primary production in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, that may be noticeable to residents and visitors in rural areas.</b>	In general we agree with this objective, in particular the recognition that the General Rural Zone provides for a wide variety of primary productive activities. However, we note that clause (4) could be worded more clearly. Further, the character of rural environments is influenced by activities that are anticipated to occur within them such as primary production. This provides a lens by which to consider what is a reasonable level of amenity in the zone, not the other way around. We request that clause 4 of GRUZ-O2 be amended to set clear expectations around what is expected from rural character and amenity.	Accept in part
<b>S128.036</b>	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-O2	Support	No Amendments Required		Support in part
<b>S129.002</b>	Waikato Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 (4) to recognise that areas of high rural amenity are associated with outstanding natural landscapes and significant natural areas: <b>4. high levels of rural amenity associated with outstanding natural landscapes and significant natural areas.</b>	The notified wording implies high levels of rural amenity in all locations. This is inconsistent with text in the zone overview which recognises the working character of the rural environment where rural activities generate noise, odour and traffic. The Submitter considers the	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						description in the zone overview appropriately acknowledges the spectrum of activities which occur in the rural zone and is consistent with GRUZ-01 which recognises the importance of primary production and rural industry. As it is currently worded, the Objective GRUZ-02(4) creates an	
<b>S132.136</b>	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-02	Amend	Amend GRUZ-02 as follows: The character and qualities of the General Rural zone comprise: .... 2. A very low degree of built form, well setback from other properties, <b>railcorridor</b> and roads; and	KiwiRail supports GRUZ-02 in ensuring there is a very low degree of built form well setback from properties and roads but seeks to include rail. KiwiRail are seeking a 'no build within 5m from the rail corridor boundary' in the standards section of each zone, in addition the Railway noise control overlay is requested to be 100m from the rail corridor boundary. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
<b>S113.049</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-02	Amend	Amend GRUZ-02 as follows: The character and qualities of the General Rural zone comprise: ... 2. a <b>very-low</b> degree of built form, well setback	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					from other properties and roads; and ...		
<b>S116.049</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-02	Amend	Amend GRUZ-02 as follows: The character and qualities of the General Rural zone comprise: ... 2. a <del>very</del> low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
<b>S118.049</b>	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-02	Amend	Amend GRUZ-02 as follows: The character and qualities of the General Rural zone comprise: ... 2. a <del>very</del> low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
<b>S127.085</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-02	Amend	Amend GRUZ-02 as follows: The character and qualities of the General Rural zone comprise: ... 2. a <del>very</del> low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
<b>S18.051</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-02	Amend	Amend GRUZ-02 as follows: The character and qualities of the General Rural zone comprise: ... 2. a <del>very</del> low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
<b>S19.051</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-02	Amend	Amend GRUZ-02 as follows: The character and qualities of the General Rural zone comprise:	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					... 2. a <del>very</del> low degree of built form, well setback from other properties and roads; and ...	built form does not reflect the nature of the zone.	
<b>S20.051</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a <del>very</del> low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
<b>S24.051</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a <del>very</del> low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
<b>S68.053</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a <del>very</del> low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
<b>S115.143</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend GRUZ-O2: The character and qualities of the General Rural zone comprise (...)4. high levels of rural amenity, <b>including smells, noise and dust</b> from <del>adjacent sites</del> . <b>primary production activities.</b>	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S143.154	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-02	Support in part	Amend GRUZ-02: The character and qualities of the General Rural zone comprise (...)4. high levels of rural amenity, <b>including smells, noise and dust from adjacent sites; primary production activities.</b>	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part
S148.155	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-02	Support in part	Amend GRUZ-02: The character and qualities of the General Rural zone comprise (...)4. high levels of rural amenity, <b>including smells, noise and dust from adjacent sites; primary production activities.</b>	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part
S60.145	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-02	Support in part	Amend GRUZ-02: The character and qualities of the General Rural zone comprise (...)4. high levels of rural amenity, <b>including smells, noise and dust from adjacent sites; primary production activities.</b>	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part
S68.263	John Baynes	GRUZ - General Rural Zone	GRUZ-02	Support in part	Amend GRUZ-02: The character and qualities of the General Rural zone comprise (...)4. high levels of rural amenity, <b>including smells, noise and dust from adjacent sites; primary production activities.</b>	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part
S117.049	Greg Bokser	GRUZ - General Rural Zone	GRUZ-02	Amend	Amend GRUZ-02 as follows: The character and qualities of the General Rural zone comprise: ... 2. a <del>very</del> low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Accept in part
S87.007	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-02	Support in part	Delete clause 4. Add an additional clause: <b>Odours, noise, dust from primary production activities</b>	There needs to be clear recognition in the description of the character and qualities of the zone that there are effects such as noise, odour and dust that do occur as part of primary	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						production activities. It is important that these are included in the description of the zone. High levels of rural amenity from adjacent sites are not clear and it is encompassed in the descriptions so should be deleted.	
<b>F54.28</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	There needs to be clear recognition in the description of the character and qualities of the zone that there are effects such as noise, odour and dust that do occur as part of primary production activities. It is important that these are included in the description of the zone. High levels of rural amenity from adjacent sites are not clear and it is encompassed in the descriptions so should be deleted.	Accept in part
<b>S126.142</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-02	Support in part	Amend GRUZ-02: The character and qualities of the General Rural zone comprise (...).4. high levels of rural amenity, <b>including smells, noise and dust</b> from <del>adjacent sites</del> , <b>primary production activities</b> .	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part
<b>F54.29</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	There needs to be clear recognition in the description of the character and qualities of the zone that there are effects such as noise, odour and dust that do occur as part of primary production activities. It is important that these are included in the description of the zone. High levels of rural amenity from adjacent sites are not clear and it is	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S28.011	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend: <b>Delete</b> clause 4. <b>Add</b> an additional clause: <b>Smells, noise, dust from primary production activities</b>	encompassed in the descriptions so should be deleted.  Needs to have clear recognition in the description of the character and qualities of the zone that effects such as noise, odour and dust do occur as part of primary production activities. It is important that these are included in the description of the zone. High levels of rural amenity from adjacent sites are not clear and it is encompassed in the descriptions so should be deleted.	Accept in part
F54.30	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	There needs to be clear recognition in the description of the character and qualities of the zone that there are effects such as noise, odour and dust that do occur as part of primary production activities. It is important that these are included in the description of the zone. High levels of rural amenity from adjacent sites are not clear and it is encompassed in the descriptions so should be deleted.	Accept in part
S3.049	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a <del>very</del> low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>FS17.072</b>	Federated Farmers			Support	Allow	Federated Farmers agrees with the submitter that 'very low' does not correspond to the nature of the zone given the size variance in building structures on working farms.	Reject
<b>S110.047</b>	Royal Forest and Bird Society of NZ Inc	GRUZ - General Rural Zone	GRUZ-O2	Amend	<b>Add: 5. Potential for Significant Natural Areas, and pockets of high ecological/indigenous biodiversity value.</b>	The majority of Significant Natural Areas are found on rurally zoned land; therefore, it is important that ecology/biodiversity are recognised as character/qualities of the zone. This also links in to GRUZ-P4	Accept in part
<b>FS17.073</b>	Federated Farmers			Oppose	Disallow	Federated Farmers does not agree with the submitter's proposed inclusion. Until SNA mapping has been completed, the statement cannot be made that the rural zone comprises the majority of SNAs.	Reject
<b>FS25.132</b>	Stoney Creek Station Ltd	b		Oppose	Disallow	Provision for SNAs and indigenous biodiversity is already provided within the ECO chapter and does not need to be replicated here.	Reject
<b>S130.042</b>	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-O2	Oppose	The character and qualities of the General Rural zone comprise: 1. a variety of primary production activities; and 2. a very low degree of built form, well setback from other properties and roads; and 3. high levels of open space and open pasture or crops; and 4. high levels of rural amenity from adjacent sites. <b>5. presence of structures and effects associated with rural activities, and other activities provided for within the rural</b>	Unclear on how working structures associated with REG activities is provided for in the rural environment.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					environment, such as renewable electricity generation, quarries, mining.		
F524.053	Contact Energy Ltd			Support	Allow	Contact support the relief sought as it is unclear whether this chapter applies to renewable electricity generation activities in addition to the Energy chapter, and this provides greater certainty	Reject
S156.011	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-03	Support in part	Amend: Provide for Non-primary production activities that support primary production or rely on a rural location <b>or have a functional or operational need to locate in the General Rural Zone</b> are provided for. <del>While managing the nature, scale and location of activities:</del>	The objective should identify the key criteria for locating in the GRUZ- the functional or operational need. As currently written the objective is more of a method as it stipulates how it might be achieved.	Reject
S128.037	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-03	Support	No Amendments Required		Accept
S145.005	Rural Contractors Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-03	Support	Retain as notified.	Rural contractor depots support primary production and rely on rural location. The objective provides for such activities and is supported.	Accept
S87.008	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-03	Support in part	Amend Provide for non-primary production activities that support primary production or rely on a rural location are provided for, while managing the nature, <b>and</b> scale <del>and location of</del> such activities.	The objective should not include for managing the location of activities if this is to be via a blanket setback rule that may impact activities that support primary production in the district.	Reject
S126.143	Southland Federated Farmers of	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept

## Appendix B - Recommended Decisions on Submissions on Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	New Zealand						
<b>S3.050</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
<b>S113.050</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
<b>S116.050</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
<b>S118.050</b>	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
<b>S127.086</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
<b>S18.052</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
<b>S19.052</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
<b>S20.052</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S24.052</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
<b>S68.054</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
<b>S115.144</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept
<b>S143.155</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept
<b>S148.156</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept
<b>S60.146</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept
<b>S68.264</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept
<b>S117.050</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-03	Support	Retain GRUZ-03 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S28.012	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-03	Support in part	Amend Non-primary production activities that support primary production or rely on a rural location or have a functional or operational need to locate in the General Rural Zone are provided for. <del>While managing the nature, scale and location of activities.</del>	The objective should identify the key criteria for locating in the GRUZ- the functional or operational need. As currently written the objective is more of a method, not an objective, as it stipulates how it may be achieved.	Reject
F54.31	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	The objective should identify the key criteria for locating in the GRUZ- the functional or operational need.	Reject
S128.038	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-04	Support	No Amendments Required		Accept
S126.144	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept
S3.051	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept
S113.051	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept
S116.051	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept
S118.051	AW+ JA Johnston	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Family Trust						
<b>S127.087</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept
<b>S18.053</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept
<b>S19.053</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept
<b>S20.053</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept
<b>S24.053</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept
<b>S68.055</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept
<b>S115.145</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept
<b>S143.156</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept
<b>S148.157</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept
<b>S60.147</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.265</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept
<b>S117.051</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-04	Support	Retain GRUZ-04 as drafted.	Supportive of GRUZ-04.	Accept
<b>S111.005</b>	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-05	Support	We support GRUZ-05 the way it is worded.	It is a recognition of the need to protect highly productive land including potential quarrying land. Land containing quarry materials is highly productive and quarrying is part of the definition of primary production in the Proposed Plan's definitions (as well as the National Planning Standards ).	Accept in part
<b>S122.016</b>	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-05	Support	Retain as notified	We support the wording of this objective, which uses the National Planning Standards term "primary production". This reflects the National Policy Statement for Highly Productive Land, which recognises that quarrying activities are locationally constrained and may need to be undertaken on highly productive land.	Accept in part
<b>S128.039</b>	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-05	Support	No Amendments Required	Recognises the value and long-term benefits of using HPL and protecting it for future generations	Accept in part
<b>S135.004</b>	Straterra Inc	GRUZ - General Rural Zone	GRUZ-05	Support	Retain as notified	Supports the wording of GRUZ-05 and recognition of the need to protect highly productive mining land.	Accept in part
<b>S126.145</b>	Southland Federated Farmers of	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	New Zealand				primary production for <b>current and future</b> generations is protected.	ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	
<b>S143.007</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for <b>current and future</b> generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	Reject
<b>S113.052</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
<b>S116.052</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					highly productive land for primary production for future generations is protected.		
<b>S118.052</b>	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
<b>S127.088</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
<b>S18.054</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
<b>S19.054</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
<b>S20.054</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S24.054</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
<b>S68.056</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
<b>S115.146</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for <b>current and</b> future generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	Reject
<b>S143.157</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for <b>current and</b> future generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	
<b>S148.158</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for <b>current and future</b> generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	Reject
<b>S60.148</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for <b>current and future</b> generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.266</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for <b>current and</b> future generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	Reject
<b>S117.052</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
<b>S3.052</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using <del>highly productive rural</del> land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
<b>FS17.074</b>	Federated Farmers			Support	Allow	Federated Farmers supports the amendment to GRUZ-05 as the protection offered by the objective should extend to all land for primary production.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S103.004	McNabb Management Ltd	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend the fourth paragraph to read, " <b>Rural lifestyle, settlements and urban expansion are not encouraged in the General Rural Zone to avoid un-coordinated development, fragmentation of rural land, and reverse-sensitivity effects on rural activities.</b> " Delete the second sentence. ( <del>Fragmentation of the rural resource will impact high class soils and rural productivity.</del> ) Add to the end of paragraph 5 a sentence which reads, " <b>Where appropriate, rural industrial activities may be located within the Rural Industry Precincts.</b> " Delete the 6th paragraph. ( <del>Non-rural activities that are incompatible with the rural environment and may cause reverse sensitivity effects, such as urban development and large scale industrial activity, are discouraged, and are sought to be located in other zones, or where appropriate, the Rural Industry Precinct.</del> )	The words 'fragmentation of the rural resource' are ambiguous. The issues are fragmentation of land and reverse-sensitivity effects. Paragraph 6 repeats matters discussed in paragraph 4.	Accepted in part
S109.113	Department of Conservation	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Retain as notified with the following amendments (or words to similar effect): ... <b>Provisions relating to ONLs, SNAs and the natural environment are in the Natural Environment Values section of the Plan.</b>	The D-G recommends that for clarity, a note is made in the overview that matters relating to ONLs, SNAs and the general environment are within the Natural Environment Value chapters of the Plan.	Reject
S111.004	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support	Support overview and purpose	We support the Overview and Purpose of the General Rural Zone chapter in which quarrying activities is specified as being supported in the rural area. "The rural area supports a range of activities that rely on the land resource. This includes quarrying..."	Accept in part



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S128.034</b>	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support	No amendments required	It is supported that mining activities are specified as supported in this area.	Accept in part
<b>S135.003</b>	Straterra Inc	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support	Retain as notified	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.	Accept in part
<b>S126.140</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this land resource underpins the economic, <del>and</del> social and cultural well-being of the District.	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.	Accept
<b>S129.001</b>	Waikaka Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Amend	Replace "rural production activities" with "primary production activities" so the first sentence reads: The purpose of the General Rural Zone is to provide for and protect <b>primary production activities</b> and other activities that rely on the rural resource.	The term rural production activities is not defined in the PDP and the meaning would be more appropriately conveyed by the term primary production activities, which is defined in the PDP.	Accept
<b>S115.141</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S143.152	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	<p>General Rural Zone is the largest zone in the District and this land resource underpins the economic, <del>and</del> social and cultural well-being of the District.</p> <p>Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this land resource underpins the economic, <del>and</del> social and cultural well-being of the District.</p>	<p>intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.</p> <p>In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.</p>	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.153	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this land resource underpins the economic, <del>and</del> social and cultural well-being of the District.	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.	Accept
S60.143	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this land resource underpins the economic, <del>and</del> social and cultural well-being of the District.	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.261	John Baynes	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this land resource underpins the economic, <del>and</del> social and cultural well-being of the District.	and the history of our early pioneering farmers.  In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.	Accept
S28.009	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend paragraph 4: Rural lifestyle, settlement and urban expansion is not promoted in the General Rural zone to avoid un-coordinated development and fragmentation of the rural resource and avoid potential reverse sensitivity effects.	There should be explicit recognition of the need to avoid potential reverse sensitivity effects.	Accept in part
F54.23	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	There should be explicit recognition of the need to avoid potential reverse sensitivity effects.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S85.153	Environment Southland	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Not Stated	The plan should encourage compliance with AS/NZS 1547:2012 On-site domestic wastewater management, unless GDC is relying on the building consent process for this.	To ensure best practice.	Reject
F55.160	Hamish Weir			Oppose	Disallow	Specific standards change and should not be referenced	Accept
S156.008	New Zealand Agriculture   Aviation Association	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend para 4 by adding reverse sensitivity: Rural lifestyle, settlement and urban expansion is not promoted in the General Rural zone to avoid uncoordinated development and fragmentation of the rural resource and avoid potential reverse sensitivity effects.	There should be explicit recognition of the need to avoid potential reverse sensitivity effects.	Accept in part
F517.070	Federated Farmers			Support	Allow	Federated Farmers agrees with the submitter's amendment as it is important to provide for reverse sensitivity.	Accept in part
S122.017	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain as notified	Fulton Hogan supports the use of the term "primary production", as per the National Planning Standards, which provides for a variety of productive activities.	Accept
S128.040	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P1	Support	Nothing stated	Enables primary production which includes mining. (submitter identifies GRUZ-06 -primary production in submission, P1 relates to enabling primary production)	Accept
S126.146	Southland Federated Farmers of	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	New Zealand					primary production activities are enabled and supported.	
<b>S3.053</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
<b>S113.053</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
<b>S116.053</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
<b>S118.053</b>	AW + JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
<b>S127.089</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
<b>S18.055</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
<b>S19.055</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
<b>S20.055</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
<b>S24.055</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.057</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
<b>S115.147</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Accept
<b>S143.158</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Accept
<b>S148.159</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Accept
<b>S60.149</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Accept
<b>S68.267</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Accept
<b>S117.053</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
<b>S111.008</b>	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-P10	Support	Support the policy on the basis quarrying is an appropriate use of highly productive land.	GRUZ-P10 is designed to protect highly productive land from inappropriate use so that it doesn't compromise the use for primary production. We support this the way it is worded. Quarrying will often be an appropriate use of land if that is where the resource is located. It	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S122.019	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-P10	Oppose	Amend GRUZ-P10 to fully reflect the exceptions provided by clause 3.9 of the National Policy Statement for Highly Productive Land.	This policy aims to protect highly productive land, however it omits part of the policy framework from the National Policy Statement for Highly Productive Land (3.9)(2)(j) which provides for aggregate extraction activities provided the tests set out in the policy are met. This consenting pathway should also be provided in the Gore District Plan, so that the Plan is consistent with the higher level policy document.	Reject
S128.057	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P10	Support	No amendments required	Protect HPL from irreversible loss	Accept
S126.154	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
S129.005	Waikato Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-P10	Amend	Add a clause to the end of GRUZ-P10 to provide for temporary activities: <b>4. requiring remediation of highly productive land where activities result in temporary loss or reduction to the productive capacity of the land.</b>	The addition of clause 4 recognises that temporary activities may be undertaken on highly productive land where there is no irreversible loss of productive capacity. This is consistent with the National Policy Statement for Highly Productive Land section 3.9(2)(g).	Reject
S132.139	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 as follows: Protect highly productive land from irreversible loss from inappropriate subdivision, use and development, including	KiwiRail generally supports this policy to protect highly productive land while avoiding and mitigating reverse sensitivity effect. but seek amendment	Reject



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					by: ... 3. avoiding and mitigating reverse sensitivity effects from sensitive and incompatible activities within and adjacent to highly productive land, <b>including protecting the function and operation of the rail corridor.</b>	to the policy to clarify that this policy also relates to potential effects on rail.	
<b>S113.061</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
<b>S116.061</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
<b>S118.061</b>	AW + JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
<b>S127.097</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
<b>S18.063</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
<b>S19.063</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.063</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
<b>S24.063</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
<b>S68.065</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
<b>S115.155</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
<b>S143.166</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
<b>S148.167</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
<b>S60.157</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
<b>S68.275</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
<b>S117.061</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S3.061</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
<b>FS17.075</b>	Federated Farmers			Support	Allow	Federated Farmers supports the alignment of GRUZ-P10 with the NPS-HPL as it adds value to the plan.	Reject
<b>S101.082</b>	Transpower New Zealand Limited	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain Policy GRUZ-P11 as notified.	Transpower supports Policy GRUZ-P11 on the basis that the Policy provides an exception from 'avoidance' for activities that have an operational or functional need for locating in the General Rural Zone.	Accept
<b>S112.144</b>	Waka Kotahi NZ Transport Agency	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain as notified	Waka Kotahi supports this policy in that it seeks to avoid activities that are incompatible with the zone unless there is an operational or functional need to locate there. Waka Kotahi supports this policy on the basis that the use and development of land not foreseen within the zone can place additional unplanned demands on existing infrastructure including State highways.	Accept
<b>S128.058</b>	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P11	Neutral	Neutral - subject to clarification - what is 'incompatible'?	Activities with incompatible character - a question of what is 'incompatible'?	NA
<b>S145.008</b>	Rural Contractors NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain as notified.	The policy provides for activities that have an operational or functional need to locate in the general Rural Zone (such as rural contractor depots).	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S126.055</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
<b>S3.062</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
<b>S124.102</b>	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain as notified	Fire and Emergency support GRUZ P11 as it provides for activities such as emergency service facilities when there is an operational or functional need for them to be located in the General Rural Zone.	Accept
<b>S113.062</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
<b>S116.062</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
<b>S118.062</b>	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
<b>S127.098</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
<b>S18.064</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S19.064</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
<b>S20.064</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
<b>S24.064</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
<b>S68.066</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
<b>S115.156</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
<b>S143.167</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
<b>S148.168</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
<b>S60.158</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
<b>S68.276</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
<b>S117.062</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
<b>S109.117</b>	Department of	GRUZ - General Rural Zone	GRUZ-P12	Support	Retain as notified	The D-G supports the policy to maintain the underlying Ngāi Tahu relationships with the natural environment by	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S130.044	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-P12	Oppose	GRUZ-P12 manage activities and development to maintain rural character, rural amenity and the underlying Ngāi Tahu relationships with the natural environment by: 1. ensuring that buildings and structures are of a scale and height which is compatible with the rural character and amenity of the zone; and 2. requiring appropriate setbacks to waterways to maintain and enhance amenity values and natural character.	requiring appropriate setbacks to waterways.  Anticipating and providing for working structures and associated effects from both rural activities and REG activities is essential. The rural environment involves working structures that require enablement, and noise from wind farms can impact amenity. Ensuring specific provision for working structures associated with rurally located activities, including REG activities, is critical for maintaining and enhancing the amenity and natural character of the rural environment.	Reject
F524.055	Contact Energy Ltd			Support	Allow	Contact support the relief sought as it appropriately recognises and provides for the development of renewable electricity generation activities in the rural environment and these should be enabled.	Reject
S109.118	Department of Conservation	GRUZ - General Rural Zone	GRUZ-P13	Support	Retain as notified	The D-G supports the policy to identify the best location for regionally significant infrastructure except where there is ONL, ONF, SNA or Site of significance to Māori. This gives effect to the Southland RPS (INF.2).	Accept in part
S139.070	Hokonui Rūmanga Inc	GRUZ - General Rural Zone	GRUZ-P13	Oppose	Amend to read: "Recognise that Regionally Significant Infrastructure might be best located in the General Rural Zone, except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area,	There are no specific "sites of cultural significance" identified in the plan. S6(b) requires ONFs and ONLs to be protected from inappropriate subdivision, use or	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S101.083	Transpower New Zealand Limited	GRUZ - General Rural Zone	GRUZ-P13	Support in part	<p><del>Natural Hazard Risk or Site of Significance to Māori.</del> Provide for Regionally Significant Infrastructure in the General Rural Zone, except where: i. The activity would be inappropriate in an area of Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area; ii. There is an unacceptable natural hazard risk; or iii. The site is wāhi tapu or the activity has a significant effect on cultural values that cannot be avoided or mitigated to an appropriate level."</p> <p>Amend Policy GRUZ-P13 as follows: "GRUZ-P13 Recognise that <del>Regionally Significant critical Infrastructure</del> might be best located in the General Rural Zone <b>by enabling the operation, maintenance and upgrading of critical infrastructure and providing for new critical infrastructure, except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area or Natural Hazard Risk or Site of Significance to Māori."</b></p>	<p>development, not all subdivision, use or development.</p> <p>The Policy recognises that the General Rural Zone is often an appropriate location for regionally significant infrastructure. However, Transpower notes that 'critical infrastructure' is a more common (and defined) term in the Proposed District Plan. Transpower considers that 'critical infrastructure' may be the more appropriate term to use in the Policy. Transpower also notes that the Policy 'recognises', but does not go on to say how. Transpower seeks a further amendment to be clear that critical infrastructure is provided for in the General Rural Zone. Such an amendment is important in order to ensure this Policy applies to infrastructure, as opposed to the 'non-rural activities' provisions in Policy GRUZ-P9. In addition, given that the provisions of the Proposed District Plan are to be read as a whole, Transpower considers that reference to various</p>	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						overlays, or protected areas, is not necessary because the specific protections for those areas are set out elsewhere in the Proposed District Plan.	
F524.056	Contact Energy Ltd			Support	Allow	Contact support the relief sought as it is consistent with the NPS-REG and the development of critical infrastructure should be enabled in the General Rural Zone.	Accept in part
S130.045	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-P13	Oppose	GRUZ-P13 Recognise that Regionally Significant Infrastructure has a functional need to be <del>rightly be best</del> located in the General Rural Zone and effects on other significant values must be managed, including <del>except where there is an</del> Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area, <del>Natural Hazard Risk</del> or Site of Significance to Māori.	Wording is not clear, effects on other values need to be assessed. Natural hazards risk relates to land use, critical infrastructure needs to be resilient to risk of outages, ensuring it can function during emergency conditions to support functions of lifeline utilities.	Accept in part
F524.057	Contact Energy Ltd			Support	Allow	Contact supports the relief sought as it provides greater clarity and locating renewable electricity generation activities can be appropriate in these locations when the effects are suitably managed, and this should be enabled.	Accept in part
S156.012	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-P2	Support in part	Amend: Enable rural industry activities whilst <del>preserving</del> retaining rural character, <del>###</del> <del>###</del> and underlying Ngai Tahu relationships with the natural environment and productive capacity of the rural zone by <del>###</del> managing the nature, scale and location of such activities.	Rural character is a subset of amenity, so it is not necessary to include both in the policy. Rural character should be maintained, not preserved, as it is not a s6 matter. The policy should seek to manage the nature, scale and location of such activities, rather than a presumption of limitation.	Accept in part



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S139.068	Hokonui Rūnanga Inc	GRUZ - General Rural Zone	GRUZ-P2	Support in part	Amend to read: "Enable rural industry activities whilst preserving rural character, rural amenity, <del>underlying Ngāi Tahu relationships with the natural environment</del> <b>the mauri of whenua, wai and ecosystems</b> , and productive capacity of the rural zone by limiting the nature, scale and location of such activities."	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Accept
S145.007	Rural Contractor s NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain as notified.	As rural contractor depots fall within 'rural industry', RCNZ supports the recognition of importance of enabling rural industry in the rural zone.	Accept in part
S126.147	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part
S3.054	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S113.054	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S116.054	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S118.054	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S127.090</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
<b>S18.056</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
<b>S19.056</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
<b>S20.056</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
<b>S24.056</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
<b>S68.058</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
<b>S115.148</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part
<b>S143.159</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part
<b>S148.160</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part
<b>S60.150</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part
<b>S68.268</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S117.054	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S28.013	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-P2	Support in part	Amend Enable rural industry activities whilst <del>preserving</del> retaining rural character, rural amenity and underlying Ngai Tahu relationships with the natural environment and productive capacity of the rural zone by <del>managing</del> managing the nature, scale and location of such activities.	Rural character is a subset of amenity, unnecessary to include both in the policy. Rural character should be maintained, not preserved, as it is not a s6 matter and is a dynamic environment which does change over time. The policy should seek to manage the nature, scale and location of such activities, rather than a presumption of limitation.	Accept in part
F54.32	New Zealand Agriculture I Aviation Association (NZAAA)			Support	Allow	Rural character is a subset of amenity, so it is not necessary to include both in the policy. Rural character should be maintained, not preserved, as it is not a s6 matter and is a dynamic environment which does change over time	Accept in part
S3.055	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S143.008	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S113.055	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S116.055	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S118.055</b>	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
<b>S127.091</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
<b>S18.057</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
<b>S19.057</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
<b>S20.057</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
<b>S24.057</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
<b>S68.059</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
<b>S117.055</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
<b>S126.148</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
<b>S3.056</b>	Stoney Creek	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management,	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Station Limited					riparian planting and fencing in the Rural Environment.	
<b>S113.056</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
<b>S116.056</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
<b>S118.056</b>	AW + JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
<b>S127.092</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
<b>S18.058</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
<b>S19.058</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
<b>S20.058</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S24.058</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
<b>S68.060</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
<b>S115.149</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
<b>S143.160</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
<b>S148.161</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
<b>S60.151</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
<b>S68.269</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
<b>S117.056</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
<b>S109.144</b>	Department of	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain as notified	The D-G supports the policy which gives effects to Part 2 of the RMA, NPS-FM and NPS-IB	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Conservation						
<b>S110.048</b>	Royal Forest and Bird Society of NZ Inc	GRUZ - General Rural Zone	GRUZ-P4	Amend	Change: Recognise the benefits of conservation, pest management, <del>increasing</del> <b>protection and enhancement of indigenous biodiversity</b> , riparian planting, and fencing erosion prone areas.	It is important to protect what remains, as well as the potential for an increase/enhancement. It is also important to specify that this is indigenous biodiversity and not exotic biodiversity.	Accept in part
<b>F525.133</b>	Stoney Creek Station Ltd			Oppose in part	Disallow	Stoney Creek does not support the changes proposed by this submission.	Reject
<b>S111.006</b>	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-P5	Support	Support this policy	In terms of what the benefits of quarrying are, it should be noted these relate to the use quarried products have in the district (as set out in the General comments on aggregate section above) as well as the jobs, revenue, tax and economic contribution etc the quarrying sector makes to the local community itself.	Accept
<b>S128.041</b>	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P5	Support in part	GRUZ-P5 Recognize the benefits of quarrying and mining activities on the local economy and supporting associated industries through enabling <del>small-scale</del> quarries and mines.	Recognize benefits of mining on local economy by enabling small scale quarries and mines. This policy should be agnostic to the scale of the mine because implementation of it and Policy GRUZ-P6 can take a different approach based on scale. i.e. permitted for small scale (through standards as proposed) and then consent pathway beyond that. Unclear, why enabling small scale is only outcome, which is unlikely to achieve the outcome sought by the	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S135.005	Straterra Inc	GRUZ - General Rural Zone	GRUZ-P5	Support	Note that the benefits of mining relate to the use minerals have to the district and country as well as the jobs, revenue, tax, and economic contribution etc. created by the mining activity itself. Retain GRUZ-P5 as notified.	policy which is to recognize the benefits of mining generally. Support this policy.	Accept
S126.149	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
S129.003	Waikaka Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-P5	Amend	Edit GRUZ-P5 to address non-small scale quarries and mines by adding text to the end of the policy as below: Recognise the benefits of quarrying and mining activities on the local economy and supporting associated industries through enabling small scale quarries and mines and <b>providing for larger quarries and mines with appropriate effects management as set out in GRUZ-P6</b>	The proposed amendment addresses a policy gap in respect of non-small-scale quarries and mines and appropriately provides for these with suitable effects management. It is consistent with GRUZ-01 which recognises the importance of primary production to the district. GRUZ-P6 does address the effects management of quarries and mines more generally, the recognition of the benefits of quarrying and mining activities on the local economy is specified in GRUZ-P5. The policy framework reads (as notified) that recognition of benefits only applies to small scale operations, however, larger scale operations would logically have larger scale benefits, and these should also be recognised.	Accept in part



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S3.057</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
<b>S113.057</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
<b>S116.057</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
<b>S118.057</b>	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
<b>S127.093</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
<b>S18.059</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
<b>S19.059</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
<b>S20.059</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
<b>S24.059</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
<b>S68.061</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S115.150</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
<b>S143.161</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
<b>S148.162</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
<b>S60.152</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
<b>S68.270</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
<b>S117.057</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
<b>S122.018</b>	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-P5	Support in part	Amend GRUZ-P5, as follows, or similar wording: GRUZ-P5 Recognise the benefits of quarrying and mining activities on the local economy and supporting associated industries through enabling <del>small-scale</del> quarries and mines <b>provided the effects are avoided, managed or mitigated.</b>	We support the underlying direction of this policy, which recognises the benefits of quarrying. It is critical that primary production activities like quarries be provided for in reasonable proximity to where the products will be used. This provides for cost effective construction products for essential developments like housing and roads. This policy recognises that quarries provide an important service, and that they are appropriately located within the Rural Zone. However, the use of the term "small scale" is not clear. We request that this be removed, but	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						additional wording be added to ensure that effects are appropriately taken into account.	
FS11.049	Heritage New Zealand Pouhere Taonga			Oppose	Disallow	<p>HNZPT acknowledges that the dominant land use within the district is agriculture and that the District Plan needs to enable sustainable primary production within appropriate zones.</p> <p>The previously stated activities will involve earthworks and land disturbance during establishment, maintenance, and use, which may affect identified and unknown archaeological sites. As stated in one of the submissions lodged, activities such as fencing require a significant amount of earthworks to provide a buffer for vegetation and allow heavy vehicle access for establishment and maintenance.</p> <p>Ongoing agricultural land use in areas that have undergone previous soil disturbance, such as ploughing, tilling, etc., are unlikely to encounter archaeology. However, earthworks or ground disturbance to areas that have been previously undisturbed, or go below the topsoil have the potential to uncover archaeology.</p> <p>Activities within these areas should have sufficient triggers in the District Plan to create awareness of the plan users' potential obligation under the archaeological provisions of the HNZPTA. For activities involving</p>	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						significant volumes of earthworks, such as quarries, mines, commercial forestry, and renewable electricity generation activities, or areas that have been largely undisturbed, such as significant natural landscapes or features, the effects on archaeology require assessment and a permitted activity status is not appropriate.	
<b>S109.115</b>	Department of Conservation	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain as notified	The D-G supports the policy which gives effects to the RMA and NPS-FM/NPS-IB.	Accept in part
<b>S111.007</b>	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-P6	Support	Support this policy	It is a balanced statement when read alongside GRUZ-P5 recognizing the need to carefully manage environmental impacts.	Accept in part
<b>S128.055</b>	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P6	Support in part	GRUZ-P6 Manage the environmental and cultural effects of quarrying and mining and avoid quarrying and mining activities that result in adverse cultural or environmental effects that cannot be avoided, <b>remedied</b> , mitigated, offset or <b>compensated for</b> .	Support the intention to manage effects; the drafting includes an incomplete use of the effects management tools. It is unclear why, remedy and compensate have not been included. Particularly given their inclusion in effects management hierarchies in higher order documents	Accept in part
<b>S135.006</b>	Straterra Inc	GRUZ - General Rural Zone	GRUZ-P6	Support	Compensation should be added to the list as this is a recognised way of managing environmental effects as well as mitigating and offsetting.	Policy is supported as it is a balanced statement when read alongside GRUZ-P5.	Accept in part
<b>S139.069</b>	Hokonui Rūnanga Inc	GRUZ - General Rural Zone	GRUZ-P6	Support in part	Amend to read: <del>"Manage the environmental and cultural effects of quarrying and mining and avoid quarrying and mining activities that result in</del>	Current wording needs clarifying.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					adverse cultural or environmental effects that cannot be avoided, mitigated or offset. To i. In the first instance avoid adverse effects on the environment; and ii. Where it is not possible to avoid adverse effects from quarrying or mining, require these effects to be mitigated or offset."		
<b>S126.150</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part
<b>S129.004</b>	Waikata Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-P6	Amend	Edit GRUZ-P6 as below: Manage the environmental and cultural effects of quarrying and mining and <del>avoid</del> <b>restrict</b> quarrying and mining activities that result in adverse cultural or environmental effects that cannot be avoided, <b>remedied</b> , mitigated or offset	Replacement of "avoid" with "restrict" allows for an activity to be restricted through controls on conditions of consent, location, scale or methodology that may suitably manage the effects of the activity. The term "remedied" is added into the policy as it may potentially provide an appropriate method for managing effects of an activity.	Accept in part
<b>S3.058</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
<b>S113.058</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
<b>S116.058</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
<b>S118.058</b>	AW+ JA Johnston	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Family Trust						
<b>S127.094</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
<b>S18.060</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
<b>S19.060</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
<b>S20.060</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
<b>S24.060</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
<b>S68.062</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
<b>S115.151</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part
<b>S143.162</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part
<b>S148.163</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part
<b>S60.153</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.271</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part
<b>S117.058</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
<b>S156.013</b>	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend: Enable agricultural aviation activities and rural airstrips and helicopter landing areas to support primary production and conservation activities. <del>whilst managing the noise effects through controlling the location of airstrips and scope of their use</del>	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy.	Accept in part Partly deferred to HS6
<b>S109.116</b>	Department of Conservation	GRUZ - General Rural Zone	GRUZ-P7	Support	Retain as notified	The D-G supports the policy to enable aviation activities to support conservation activities subject to noise effect management.	Accept
<b>S3.059</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse <del>managing the noise effects through controlling the location of airstrips and scale of their use.</del>	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
<b>S113.059</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst <b>avoiding, remedying or mitigating any adverse</b> <del>managing the noise effects through controlling the location of airstrips and scale of their use.</del>	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
<b>S116.059</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S118.059	AW + JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P7	Amend	Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse managing the noise-effects through controlling the location of airstrips and scale of their use.	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S127.095	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P7	Amend	Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse managing the noise-effects through controlling the location of airstrips and scale of their use.	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S18.061	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P7	Amend	Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse managing the noise-effects through controlling the location of airstrips and scale of their use.	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S19.061	Karen Temple	GRUZ - General Rural Zone	GRUZ-P7	Amend	Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse managing the noise-effects through controlling the location of airstrips and scale of their use.	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6



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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S24.061</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse managing the noise-effects through controlling the location of airstrips and scale of their use.	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
<b>S24.061</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse managing the noise-effects through controlling the location of airstrips and scale of their use.	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
<b>S68.063</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse managing the noise-effects through controlling the location of airstrips and scale of their use.	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
<b>S115.152</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst managing the noise-effects through controlling the location of airstrips and scale of their use.	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF do not support limitations on agricultural aviation activities.	Reject – defer to HS6
<b>S60.154</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst managing the noise-effects.	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF	Reject – defer to HS6

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<del>through controlling the location of airstrips and scale of their use.</del>	do not support limitations on agricultural aviation activities.	
<b>S68.272</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, <del>whilst managing the noise effects, through controlling the location of airstrips and scale of their use.</del>	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF do not support limitations on agricultural aviation activities.	Reject – defer to HS6
<b>S117.059</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse <del>managing the noise effects through controlling the location of airstrips and scale of their use.</del>	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
<b>S63.017</b>	New Zealand Helicopter Association	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend to: Enable agricultural aviation activities, <del>and rural airstrips and helicopter landing areas</del> to support primary production and conservation activities, whilst managing the noise effects through controlling the location of airstrips and scope of their use	NZHA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy.	Accept in part Partly defer to HS6
<b>F54.33</b>	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy	Accept in part Partly defer to HS6
<b>F518.21</b>	New Zealand			Support	Allow	NZHA supports NZAA on this point	Accept in part Partly defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Helicopter Association						
<b>S126.151</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities., <del>whilst managing the noise effects through controlling the location of airstrips and scale of their use.</del>	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF do not support limitations on agricultural aviation activities.	Reject – defer to HS6
<b>F54.34</b>	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy	Reject – defer to HS6
<b>S28.014</b>	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend: Enable agricultural aviation activities and rural airstrips <b>and helicopter landing areas</b> to support primary production and conservation activities <del>whilst managing the noise effects through controlling the location of airstrips and scope of their use</del>	The submitter supports GRUZ-P7. However, noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy if this part is deleted.	Accept in part Partly defer to HS6
<b>F54.35</b>	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy	Accept in part Partly defer to HS6
<b>F54.36</b>	New Zealand Agricultural Aviation			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in	Accept in part Partly defer to HS6

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S143.163</b>	Rural Ratepayers Group Association (NZAAA)	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, <del>whilst managing the noise effects through controlling the location of airstrips and scale of their use.</del>	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF do not support limitations on agricultural aviation activities.	Reject – defer to HS6
<b>F54.37</b>	New Zealand Agriculture Aviation Association (NZAAA)			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy	Reject – defer to HS6
<b>S148.164</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, <del>whilst managing the noise effects through controlling the location of airstrips and scale of their use.</del>	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF do not support limitations on agricultural aviation activities.	Reject – defer to HS6
<b>F54.38</b>	New Zealand Agriculture Aviation Association (NZAAA)			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy	Reject – defer to HS6
<b>S121.081</b>	Alliance Group Limited	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain as notified	This proposal appropriately manages residential activities and gives appropriately gives recognition to avoid or mitigate reverse sensitivity effects.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.152	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise <del>the</del> <b>primary</b> production; 2. is of a scale and location that does not compromise the rural character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; <del>and 5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</del> Alternatively, include as a new policy GRUZ-P9: <b>Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</b>	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	Accept in part
S3.060	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
S124.100	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain as notified	Fire and Emergency support GRUZ-P8 insofar that residential activities shall be suitably serviced, particularly in relation to firefighting water supply.	Accept in part
S132.137	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-P8	Amend	Amend GRUZ-P8 as follows: Enable residential activity where it: ... 5. <b>ensure</b> reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated <b>to protect the function and operation of the railway corridor.</b>	KiwiRail generally supports the provision for reverse sensitivity effects to be considered when enabling residential activity but seek and amendment to recognise the need to protect the function and operation of the railway line.	Accept in part
S113.060	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						rural zone to support primary production.	
<b>S116.060</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
<b>S118.060</b>	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
<b>S127.096</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
<b>S18.062</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
<b>S19.062</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
<b>S20.062</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
<b>S24.062</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.064</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
<b>S115.153</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise <del>rural</del> <b>primary</b> production; 2. is of a scale and location that does not compromise the rural character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; <del>and 5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</del> Alternatively, include as a new policy GRUZ-P9: <b>Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</b>	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	Accept in part
<b>S143.164</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise <del>rural</del> <b>primary</b> production; 2. is of a scale and location that does not compromise the rural character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; <del>and 5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</del> Alternatively, include as a new policy GRUZ-P9: <b>Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</b>	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S148.165</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise <del>the</del> <b>primary</b> production; 2. is of a scale and location that does not compromise the rural character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; <del>and 5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</del> Alternatively, include as a new policy GRUZ-P9: <b>Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</b>	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	Accept in part
<b>S60.155</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise <del>the</del> <b>primary</b> production; 2. is of a scale and location that does not compromise the rural character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; <del>and 5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</del> Alternatively, include as a new policy GRUZ-P9: <b>Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</b>	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	Accept in part
<b>S68.273</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise <del>the</del> <b>primary</b> production; 2. is of a scale and location that does not compromise the rural	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that	Accept in part



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; <del>and 5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</del></p> <p>Alternatively, include as a new policy GRUZ-P9: <b>Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</b></p>	<p>some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.</p>	
<b>S117.060</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
<b>S130.064</b>	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-P8	Oppose	Enable residential activity where it... <b>6. constrain the ability to utilise renewable energy resources.</b>	Sensitive activities developed in proximity to renewable energy resources, such as wind resource could constrain future use and development.	Accept in part
<b>F524.054</b>	Contact Energy Ltd			Support	Allow	Contact support the relief sought as consideration should be given to the use and development of renewable electricity generation activities when considering the appropriate location of residential activities in the General Rural Zone.	Accept in part
<b>S112.143</b>	Waka Kotahi NZ Transport Agency	GRUZ - General Rural Zone	GRUZ-P9	Support in part	Amend GRUZ - P9 as follows, or words of similar intent: Provide for small scale industrial activity, commercial activity, and other non-rural activities, where it can be demonstrated that: ... 5. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated	Waka Kotahi generally supports this policy in that it seeks to provide for small scale industrial activity, commercial activity and other non-rural activities providing they can demonstrate that the activity will not adversely impact the safe and efficient	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>services are not available and any new or existing access(es) onto roads that require upgrading. 9. there are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and ancillary residential activity and between sensitive activities and the State highway network.</p>	<p>operation of the road network, and there is suitable loading, manoeuvring and access provided on site. It is anticipated that these types of activities would occur around the State highway network. Waka Kotahi recommends an amendment to point 5 to clarify that the access(es) to the site may require upgrading to accommodate the new or increase in scale of these identified activities. The policy also notes that non-rural activities (i.e. potential noise sensitive activities) must demonstrate that there are measures in place to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone, including ancillary residential activity. However, we recommend for clarity purposes an amendment to point 9 to include the relationship between sensitive activities and the State highway network.</p>	
S128.056	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P9	Neutral	Clarify what 'non-rural' activities includes	There is a question about what 'non-rural' activities includes. Submitter is interested in clarification	N/A
S126.153	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.	Accept
S3.112	Stoney Creek	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Station Limited					link with rural land and primary production.	
S132.138	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-P9	Amend	Amend GRUZ-P9 as follows: Provide for small scale industrial activity, commercial activity, and other non-rural activities where it can be demonstrated that: ..... 5. there is <del>adequate</del> <b>appropriate</b> infrastructure available to service the activity (including the rail network), including on site servicing where .... 9. There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and ancillary residential activity, <b>and appropriately avoided or mitigated reverse sensitivity effects to protect the function and operation of the rail corridor.</b>	KiwiRail supports the intention of GRUZ-P9 but seeks an amendment to clarify that this policy relates to potential reverse sensitivity effects and adequate infrastructure for the rail network.	Reject
S113.112	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S116.112	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S118.112	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S127.148</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
<b>S18.114</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
<b>S19.114</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
<b>S20.114</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
<b>S24.114</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
<b>S68.116</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
<b>S115.154</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.	Accept
<b>S143.165</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						activities are related to, support or are compatible with rural activities.	
<b>S148.166</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.	Accept
<b>S60.156</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.	Accept
<b>S68.274</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.	Accept
<b>S117.112</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
<b>S145.006</b>	Rural Contractors NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-PREC13-O1	Support	Retain objective as notified.	RCNZ supports the establishment of a rural industry precinct which enables larger scale rural industry.	Accept
<b>S17.003</b>	Resolution Developers Limited	GRUZ - General Rural Zone	GRUZ-PREC13-O1	Support in part	Generally supportive of the proposed Precinct zoning over their land parcel subject to the matters raised under GRUZ-S2 & S4.	The applicant requests to retain the Precinct zoning over their property with some minor modifications of to the identified standards.	Accept
<b>S112.145</b>	Waka Kotahi NZ Transport Agency	GRUZ - General Rural Zone	GRUZ-PREC13-P1	Support	Retain as notified	Waka Kotahi supports this policy as it is directive about avoiding access from State Highway 1 for large scale rural industry activities. This will ensure	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						vehicles associated with this activity will access the site from the local road network and the safe, efficient and effective operation of SH1 is not impeded.	
<b>S104.027</b>	McLeod-Wantwood Trust/Wantwood Station	GRUZ - General Rural Zone	GRUZ-R1	Oppose	Activity Status: Permitted Where: 1. Any new or extended building, <del>(excluding farm fences and any farm buildings or structures) structure and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1.	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.	Reject
<b>S111.009</b>	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-R1	Support	Support GRUZ-R1	We support GRUZ-R1 as it applies to primary production. However, quarrying and mining are explicitly excluded and quarrying has its own rule, GRUZ-R3	Accept
<b>S135.007</b>	Straterra Inc	GRUZ - General Rural Zone	GRUZ-R1	Support	Retain as notified	Supported - note that mining has its own rule.	Accept
<b>S132.140</b>	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, and GRUZ -S8 and <b>GRUZ -S9</b> (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
<b>S105.027</b>	Farm Manager - Wantwood Station	GRUZ - General Rural Zone	GRUZ-R1	Oppose	Activity Status: Permitted Where: 1. Any new or extended building, <del>(excluding farm fences and any farm buildings or structures)</del> <del>structure and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1.	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.	Reject
<b>S127.027</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R1	Oppose	Activity Status: Permitted Where: 1. Any new or extended building, <del>(excluding farm fences and any farm buildings or structures)</del> <del>structure and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Forestry in an	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S113.064	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R1	Amend	<p>ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1.</p> <p>Amend GRUZ-R1 as follows:                      Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted                      Where:                      1. Any new <del>or extended</del> building, or structure <b>(excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.  <b>No other GRUZ standards apply.</b>                      Except that:                      (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.                      (b) This rule does not apply to <b>Plantation</b> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1</p>	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
S116.064	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R1	Amend	<p>Amend GRUZ-R1 as follows:                      Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted                      Where:                      1. Any new <del>or extended</del> building, or structure <b>(excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.  <b>No other GRUZ standards apply.</b>                      Except that:                      (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.                      (b) This rule does not apply to <b>Plantation</b></p>	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject



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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S118.064</b>	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R1	Amend	<p>Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1</p> <p>Amend GRUZ-R1 as follows:                      Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted                      Where:                      1. Any new <del>or extended</del> building, <del>or</del> structure <b>(excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.  <b>No other GRUZ standards apply.</b>                      Except that:                      (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.                      (b) This rule does not apply to <b>Plantation</b> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1</p>	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
<b>S127.100</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R1	Amend	<p>Amend GRUZ-R1 as follows:                      Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted                      Where:                      1. Any new <del>or extended</del> building, <del>or</del> structure <b>(excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.  <b>No other GRUZ standards apply.</b>                      Except that:                      (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.</p>	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S18.066	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R1	Amend	<p>(b) This rule does not apply to <b>Plantation</b> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1</p> <p>Amend GRUZ-R1 as follows:            Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted            Where:            1. Any new <del>or extended</del> building, <b>or structure (excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.  <b>No other GRUZ standards apply.</b>            Except that:            (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.            (b) This rule does not apply to <b>Plantation</b> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1</p>	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
S19.066	Karen Temple	GRUZ - General Rural Zone	GRUZ-R1	Amend	<p>Amend GRUZ-R1 as follows:            Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted            Where:            1. Any new <del>or extended</del> building, <b>or structure (excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.  <b>No other GRUZ standards apply.</b>            Except that:            (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules</p>	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to <b>Plantation</b> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1		
<b>S20.066</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new <del>or extended</del> building, or structure <b>(excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. <b>No other GRUZ standards apply.</b> Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to <b>Plantation</b> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
<b>S24.066</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new <del>or extended</del> building, or structure <b>(excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. <b>No other GRUZ standards apply.</b> Except that: (a) This rule does not apply to Quarrying and	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.</p> <p>(b) This rule does not apply to <b>Plantation</b> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1</p>		
<b>S68.068</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R1	Amend	<p>Amend GRUZ-R1 as follows:                      Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted                      Where:                      1. Any new <del>or extended</del> building, or structure <b>(excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.  <b>No other GRUZ standards apply.</b>                      Except that:                      (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.                      (b) This rule does not apply to <b>Plantation</b> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1</p>	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
<b>S117.064</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R1	Amend	<p>Amend GRUZ-R1 as follows:                      Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted                      Where:                      1. Any new <del>or extended</del> building, or structure <b>(excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.  <b>No other GRUZ standards apply.</b>                      Except that:</p>	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>(a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.</p> <p>(b) This rule does not apply to <b>Plantation</b> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1</p>		
<b>S3.064</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R1	Amend	<p>Amend GRUZ-R1 as follows:                      Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted                      Where:                      1. Any new <del>or extended</del> building, or structure <b>(excluding fences and farm infrastructure)</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.  <b>No other GRUZ standards apply.</b>                      Except that:                      (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.                      (b) This rule does not apply to <b>Plantation</b> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1</p>	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
<b>FS17.076</b>	Federated Farmers			Support in part	Allow in part	<p>Federated Farmers supports the proposed changes to GRUZ-R1, however as per our submission we propose 'farm fences' replaces 'fences' in the submitter's amendments:                      Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new building, or structure (excluding farm fences and farm infrastructure) and</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S109.119	Department of Conservation	GRUZ - General Rural Zone	GRUZ-R1	Oppose	Amend GRUZ-R1 to apply to all areas excluding <b>Historic Heritage sites, Significant Natural Areas, Outstanding Natural Landscapes and Outstanding Natural Features.</b>	The D-G considers that there should be restrictions for sites that propose primary production in areas where there are SNAs, outstanding natural landscapes and outstanding natural features. This is in line with the RMA, NPS-IB and NPS-FM.	Reject
FS17.077	Federated Farmers			Oppose	Disallow	Federated Farmers opposes the exclusion of various areas from GRUZ-R1 as permitted activity status for primary production activities is important to enable day-to-day farming operations.	Accept
S125.060	Ministry of Education	GRUZ - General Rural Zone	GRUZ-R10	Support in part	None specified.	The submitter supports GRUZ-10 in part to manage the establishment and operation of educational facilities.	Accept in part
S125.061	Ministry of Education	GRUZ - General Rural Zone	GRUZ-R10	Support in part	Amend as follows: Education Facilities Activity Status: Permitted Where: <del>1. The activity is a rural based education facility centred on agriculture sector training</del> 1. Hours of operation are between 0700 and 1900. <del>A maximum of 12 people (staff and students) on site at any one time</del> 2. Any new building, structure and activity complies with zone standards GRUZ-S1 - GRUZ-S6 <del>Activity status where compliance not</del>	Education facilities should be provided for where there is a potential population to support them. A range of educational facilities should be enabled in this zone as they are essential social infrastructure. The maximum number of people on site places unreasonable restrictions on educational facilities. When compliance is not met, the activity status shall be restricted discretionary as it provides flexibility without unreasonable restrictions for	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p><del>achieved with GRUZ-R10(1) to GRUZ-R10(3); Discretionary GRUZ-R10(4); Restricted matters of discretion; 1. The matters of discretion of any infringed standard; Activity status where compliance not achieved; Restricted Discretionary Matters of discretion are restricted to: 1. Adverse effects on the rural amenity values of adjoining rural properties and the surrounding area are avoided or mitigated; and 2. The character and quality of the surrounding area is not compromised; and 3. They contribute to the health and wellbeing of people in the surrounding area; and 4. The scale, form and design of any building means the amenity values of the surrounding area are maintained; and 5. Road safety and efficiency is maintained; and 6. The activity has an operational or functional need to locate in the General Rural Zone. 7. The matters of discretion of any infringed standard.</del></p>	<p>education facilities that may be best placed to serve educational needs in the GRZ.</p>	
<b>S126.159</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	<p>Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and 2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on-site at any one time;</p>	<p>SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.</p>	Reject
<b>S124.108</b>	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R10	Support in part	<p>Amend as follows: Any new or extended building, structure and activity complies with</p>	<p>Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					General Rural Zone standards... and GRUZ-S10.	there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S132.146	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R10	Amend	Amend GRUZ-R10 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, <del>and</del> GRUZ - S8 and <b>GRUZ -S9</b> (the new proposed standard	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and	Reject



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S115.160</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and <del>2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on-site at any one time;</del>	safety hazards for residents.  SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	Reject
<b>S143.171</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and <del>2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on-site at any one time;</del>	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	Reject
<b>S148.172</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and <del>2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on-site at any one time;</del>	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	Reject
<b>S60.162</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and <del>2. Hours of operation are between 0700 and 1900; and 3.</del>	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					A maximum of 12 people (staff and students) on-site at any one time;	and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	
S68.280	John Baynes	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and 2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on-site at any one time;	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	Reject
S85.160	Environment Southland	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	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 associate 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.	Reject
S3.070	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S124.109	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R11	Support	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards..... and GRUZ-S10.	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S126.184</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11.2. The maximum occupancy does not exceed <del>5</del> <b>8</b> persons.	<p>will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.</p> <p>The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six</p>	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						people. Allowing for eight people would adequately capture a farmstay.	
<b>S113.070</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
<b>S116.070</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
<b>S118.070</b>	AW + JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
<b>S127.106</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
<b>S18.072</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
<b>S19.072</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
<b>S20.072</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
<b>S24.072</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
<b>S68.074</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
<b>S115.185</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11.2. The maximum occupancy does not exceed <b>5 8</b> persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	
<b>S143.196</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11.2. The maximum occupancy does not exceed <b>5 8</b> persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Accept
<b>S148.197</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11.2. The maximum occupancy does not exceed <b>5 8</b> persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples.	Accept

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Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S60.187</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11.2. The maximum occupancy does not exceed <b>5 8</b> persons.	<p>Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.</p> <p>The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.</p>	Accept
<b>S68.305</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11.2. The maximum occupancy does not exceed <b>5 8</b> persons.	<p>The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom hours is utilised as a homestay there could be three bedrooms</p>	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S85.161</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Include a performance standard regarding minimum floor levels	available, sleeping six people. Allowing for eight people would adequately capture a farmstay.  New buildings or activities should only be established where they will be designed and built to minimise impacts associate 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.	Reject
<b>S117.070</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
<b>S148.202</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11: 2. The maximum occupancy does not exceed <del>5</del> <b>8</b> persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Accept
<b>S126.160</b>	Southland Federated Farmers of	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: <del>3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of</del>	SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business	Accept in part

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	New Zealand				<del>vehicles of the receiving of customers of deliveries only occur between the 0700 and 1900.</del>	meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment where disturbance is unlikely. This rule is over regulatory.	
<b>S115.161</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: <del>3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of vehicles of the receiving of customers of deliveries only occur between the 0700 and 1900.</del>	SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment where disturbance is unlikely. This rule is over regulatory.	Accept in part
<b>S143.172</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: <del>3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of vehicles of the receiving of customers of deliveries only occur between the 0700 and 1900.</del>	SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with	Accept in part



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S148.173</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: <del>3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.</del>	international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment where disturbance is unlikely. This rule is over regulatory.  SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment where disturbance is unlikely. This rule is over regulatory.	Accept in part
<b>S60.163</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: <del>3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.</del>	SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.281</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: <del>3. Hours of operation are limited to between the hours of 0700 and 1900; and 4. Unloading or loading of vehicles of the receiving of customers of deliveries only occur between the 0700 and 1900.</del>	where disturbance is unlikely. This rule is over regulatory.  SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment where disturbance is unlikely. This rule is over regulatory.	Accept in part
<b>S85.162</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	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 associate 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.	Reject
<b>S3.071</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.110	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R13	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards.... <b>and GRUZ-S10.</b>	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.147	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R13	Amend	Amend GRUZ-R13 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, <del>and</del> GRUZ - S8 <b>and GRUZ -S9</b> (the new proposed standard	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
<b>S113.071</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
<b>S116.071</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
<b>S118.071</b>	AW + JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
<b>S127.107</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
<b>S18.073</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
<b>S19.073</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
<b>S20.073</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S24.073</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
<b>S68.075</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
<b>S85.163</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-R13	Oppose in part	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 associate 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.	Reject
<b>S117.071</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
<b>S124.111</b>	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R14	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... <b>and GRUZ-S10.</b>	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S132.148</b>	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R14	Amend	Amend GRUZ-R14 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, <del>and</del> GRUZ - S8 and <b>GRUZ -S9</b> (the new proposed standard	subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
<b>S85.164</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-R14	Oppose in part	Include a performance standard regarding minimum floor levels	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S156.015	New Zealand Agriculture   Aviation Association	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Amend: 1. The takeoff and landings are to <del>or</del> from a rural airstrip or helicopter landing area <del>which complies with GRUZ standard GRUZ-S9-2.</del> 2. <b>Retain</b> GRUZ R-16 2. (subject to the amendments sought in submission point S1.11 to NOISE-R8) Amend: <b>default activity status to restricted discretionary. Add matters of discretion: Any mitigation of noise proposed in accordance with best practicable options. Hours of operation.</b>	which could impede or redirect secondary flow paths.  Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission for NOISEOR8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S63.019	New Zealand Helicopter Association	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Amend GRUZ-R16 (1) The takeoff and landings are to <del>or</del> from a rural airstrip or helicopter landing area which complies with GRUZ standard GRZ-S9. (2) <b>Retain</b> GRUZ-R16 as notified (subject to the amendments sought in submission point NOISE-R8) <b>Amend default activity status to restricted discretionary. Add matters of discretion: 1. Any mitigation of noise proposed in accordance with best practicable options 2. Hours of operation.</b>	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
FS4.44	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
FS18.19	New Zealand			Support	Allow	NZHA supports NZAA on this point	Reject - to be considered in HS6

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Helicopter Association						
<b>S87.010</b>	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Amend GRUZ-R16: 1. The takeoff and landings are to <b>or</b> from a rural airstrip or helicopter landing area <del>which complies with GRUZ standard GRZ-S9 2.</del> Retain GRUZ-R16 2. (subject to the amendments sought in submission point S1.6 NOISE-R8) <b>Amend default activity status to restricted discretionary.</b> Add matters of discretion: <b>1. Any mitigation of noise proposed in accordance with best practicable options 2. Hours of operation .</b>	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>F54.45</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S3.072</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
<b>F54.46</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S28.016</b>	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Amend GRUZ-R16: 1. The takeoff and landings are to <b>or</b> from a rural airstrip or helicopter landing area <del>which</del>	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (reasons in	Reject - to be considered in HS6



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<del>complies with GRUZ standard GRZ-S9</del> 2. Retain GRUZ-R16 2. (subject to the amendments sought in submission point S1.6 NOISE-R8) Amend default activity status to restricted discretionary. <b>Add matters of discretion: 1. Any mitigation of noise proposed in accordance with best practicable options 2. Hours of operation.</b>	submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	
<b>F54.47</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S113.072</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
<b>F54.48</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S116.072</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
<b>F54.49</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S118.072</b>	AW+ JA Johnston	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Family Trust						
<b>F54.50</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S18.074</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
<b>F54.51</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S19.074</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
<b>F54.52</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S20.074</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
<b>F54.53</b>	New Zealand Agriculture			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore	Reject - to be considered in HS6

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	I Aviation Association (NZAAA)					the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	
<b>S24.074</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
<b>F54.54</b>	New Zealand Agricultural I Aviation Association (NZAAA)			Support in part	Disallow	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S68.076</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
<b>F54.55</b>	New Zealand Agricultural I Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S127.108</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
<b>F54.56</b>	New Zealand Agricultural I Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S117.072</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>F54.57</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
<b>S3.073</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
<b>S130.047</b>	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-R17	Oppose	The submitter seeks that development within the rural environment is managed and cognisant of; 1.reverse sensitivity effects on existing and authorised activities in the rural environment. 2.Potential to constrain the ability to utilise renewable energy resources.	None specified.	Reject
<b>S113.073</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
<b>S116.073</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
<b>S118.073</b>	AW + JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S127.109</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
<b>S18.075</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
<b>S19.075</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
<b>S20.075</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
<b>S24.075</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
<b>S68.077</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S117.073</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
<b>S125.062</b>	Ministry of Education	GRUZ - General Rural Zone	GRUZ-R18	Support	Retain as proposed.	The submitter supports GRUZ-18 and acknowledges the risks associated with associated with sensitive activities being within this area.	Accept
<b>S130.048</b>	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-R18	Oppose	The submitter seeks that development within the rural environment is managed and cognisant of: 1.reverse sensitivity effects on existing and authorised activities in the rural environment. 2.Potential to constrain the ability to utilise renewable energy resources.	None specified.	Reject
<b>S124.112</b>	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R19	Oppose	Amendment sought: <b>GRUZ-R19 Emergency Services Facility Activity status: Permitted</b> <b>Where: 1. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.</b>	Emergency service facilities are provided for in this Zone as a discretionary. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the performance standards within. Where there is a non-compliance with the performance standards, a restricted discretionary activity is requested subject to the matters of discretion associated with the infringed standard. This will ensure that Council have the discretion over what activities are deemed acceptable to be located in the General Rural Zone based on the performance standards infringed.	
<b>S128.059</b>	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-R2	Support	No amendments required		Accept
<b>S135.008</b>	Straterra Inc	GRUZ - General Rural Zone	GRUZ-R2	Amend	Amend so that "The activity is not located on Highly Productive Land" be deleted. Or alternatively, the definition of highly productive land should be amended to incorporate land containing minerals.	GRUZ-R2 is supported except where it relates to highly productive land as the highly productive land definition in the plan does not currently include land containing minerals.	Reject
<b>S125.057</b>	Ministry of Education	GRUZ - General Rural Zone	GRUZ-R2	Support	Retain as proposed.	The submitter supports GRUZ-R2, acknowledging that sensitive activities are protected from any mining effects.	Accept
<b>S129.006</b>	Waikaka Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-R2	Amend	Edit clause 2 of GRUZ-R2 as follows: 2. The activity is not located on a <b>land parcel greater than 20 hectares that is</b> Highly Productive Land; and Add a new sub-clause (d) to GRUZ-R2(3): <b>(d) 10m from any waterbody, except an aquifer;</b> Amend the activity status of GRUZ-R2 to <b>Restricted Discretionary</b> and add in the	Addition of a land parcel size limit to clause 2 of the rule enables recognition that small land parcels do not contribute to productive capacity to the same degree as larger land parcels. This is consistent National Policy Statement for Highly Productive Land Section 3.9(g).	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.141	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R2	Amend	<p>following matters of discretion. <b>Matters of discretion:</b> 1. Location and scale of the activity. 2. The timing and duration of the activity. 3. Sediment and erosion effects and management. 4. Effects on ground stability. 5. The effects on rural character and amenity values of the surrounding environment. 6. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects. 7. Services. 8. Safety and suitability of access and effects on the transport network from additional traffic generation. 9. Protection of Highly Productive Land. 10. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 11. The matters of discretion of any infringed standard</p>	<p>Addition of a setback from waterbodies reflects appropriate consideration of amenity and public access matters in relation to waterbodies. The term waterbody is defined in the PDP, but specifically includes aquifers. The regional planning requirements more appropriately manage effects on aquifers and hence these are excluded from the additional clause (d). The Restricted Discretionary activity status is consistent with the activity status for quarrying and rural industry in GRUZ-R3 and GRUZ-R4 and enables consideration of relevant effects.</p>	Reject
					<p>Amend GRUZ-R2 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, <del>and</del> GRUZ -S8 and <b>GRUZ -S9</b> (the new proposed standard).</p>	<p>KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.</p>	



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S130.049	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Activity status: Non-complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules; <b>2. Excludes provision of critical infrastructure / renewable electricity generation activities.</b>	This has the potential to affect REG activities, contradicting an enabling framework. As a consequential relief, a new rule needs to be established to specifically provide for critical infrastructure and REG activities.	Reject
S113.074	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying</del> <b>Permitted</b> 1. Any activities, including associated buildings, not otherwise provided for in the list of rules <b>that comply with all General Rural Zone standards.</b> Activity Status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b>	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
S116.074	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying</del> <b>Permitted</b> 1. Any activities, including associated buildings, not otherwise provided for in the list of rules <b>that comply with all General Rural Zone standards.</b> Activity Status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b>	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
S118.074	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying</del> <b>Permitted</b> 1. Any activities, including associated buildings, not otherwise provided for in the list of rules <b>that comply with all General Rural Zone standards.</b> Activity Status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b>	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S127.110</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying</del> <b>Permitted</b> 1. Any activities, including associated buildings, not otherwise provided for in the list of rules <b>that comply with all General Rural Zone standards.</b> Activity Status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b>	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
<b>S18.076</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying</del> <b>Permitted</b> 1. Any activities, including associated buildings, not otherwise provided for in the list of rules <b>that comply with all General Rural Zone standards.</b> Activity Status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b>	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
<b>S19.076</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying</del> <b>Permitted</b> 1. Any activities, including associated buildings, not otherwise provided for in the list of rules <b>that comply with all General Rural Zone standards.</b> Activity Status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b>	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
<b>S20.076</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying</del> <b>Permitted</b> 1. Any activities, including associated buildings, not otherwise provided for in the list of rules <b>that comply with all General Rural Zone standards.</b>	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S24.076</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Activity Status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b> Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying Permitted</del> 1. Any activities, including associated buildings, not otherwise provided for in the list of rules <b>that comply with all General Rural Zone standards.</b> Activity Status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b>	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
<b>S68.078</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying Permitted</del> 1. Any activities, including associated buildings, not otherwise provided for in the list of rules <b>that comply with all General Rural Zone standards.</b> Activity Status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b>	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
<b>S117.074</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying Permitted</del> 1. Any activities, including associated buildings, not otherwise provided for in the list of rules <b>that comply with all General Rural Zone standards.</b> Activity Status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b>	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
<b>S3.074</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: <del>Non-complying Permitted</del> 1. Any activities, including associated	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: N/A Discretionary		
<b>FS17.083</b>	Federated Farmers			Support	Allow	Federated Farmers agrees with the submitter's amendments to GRUZR20 as they ensure that activities not listed which meet zone standards are provided for.	Reject
<b>S111.010</b>	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	We request 3. " <del>The activity is not located on highly productive land</del> " Or alternatively the definition of highly productive land should be amended to incorporate quarrying land.	GRUZ-R3 applies to quarrying activities separate from other primary production. It states that quarrying activities have a Permitted activity status, which we support. But where they are to be located on highly productive land, the activity status becomes Restricted Discretionary. As noted throughout the submission, we oppose making this distinction between quarrying and other primary production. We oppose GRUZ-R3 where it relates highly productive land. Further reasons set out in complete submission para 15-23.	Reject
<b>S122.020</b>	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 to provide setbacks that are appropriate for the type of quarrying activity being undertaken: GRUZ-R3 Quarrying Activities Activity status: Permitted Where: 1. The quarrying activity is in relation to a Farm Quarry where: (...) 2. The quarrying activity has a total area of extraction open at any one time that does not exceed 2,500 m2 and <del>is set back:</del> <b>(a) Any excavation for extraction is set back</b>	Fulton Hogan supports the use of the term "quarrying activities" in this rule, as it recognises and provides for the variety of activities that are undertaken to extract aggregates. Quarrying occurs on relatively large sites and consists of many components, some of which have greater potential to give rise to adverse effects than others. For	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>at least 200 metres from a sensitive activity; (b) The boundary of any aggregate processing area is at least 500 metres from a sensitive activity; (c) Any blasting activity is located at least 500 metres from a sensitive activity; or (d) a zone boundary except with the General Industrial Zone (b) 100m from any side or rear boundary (c) 50m from any road</p> <p>3. The quarrying activity is a continuation of a lawfully established activity; and 4. The activity is not located on Highly Productive Land; and (...)</p>	<p>example, the creation of screening bunds is part of the quarry and quarrying activity but actually reduces effects. Bunds are included in quarrying activities and therefore requiring these be set back from roads and site boundaries will significantly restrict land for quarrying, without necessarily resulting in lower effects. Applying setbacks to any area where quarrying activities occur (as opposed to just those activities that may have effects) has the potential to unnecessarily restrict the sites available for quarrying. We request that variable setbacks are put in place that reflect the relative risk from the activities occurring, and that these setbacks are focussed on protecting sensitive activities. We also request that larger open areas are provided for at any one time. This provides for more options for remediation of areas, while still mitigating effects. For example, if an area is to be rehabilitated as a wetland or other ecological area, more than 2,500 m may be open while the area is shaped and planted.</p>	Accept
S125.058	Ministry of Education	GRUZ - General Rural Zone	GRUZ-R3	Support	Retain as proposed.	<p>The submitter supports GRUZ-R3 as it seeks to protect sensitive activities from the effects of quarrying mining. It is acknowledged that prospecting for, and mining of minerals can result in adverse effects on surrounding sensitive activities.</p>	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.156	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land <b>unless existing use rights apply</b> ; and 4. The area is progressively stabilised, filled or recontoured; and (...)	Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying activities for an existing farm quarry should be permitted	Accept
S124.103	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R3	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... <b>and GRUZ-S10.</b>	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S132.142</b>	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R3	Amend	Amend GRUZ-R3 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, <del>and</del> GRUZ - S8 and GRUZ-S9 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
<b>S113.065</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, <b>unless it is a farm quarry;</b> and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure <b>relating to the quarrying activity</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. <b>No other Standards apply.</b> Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Location and scale of the activity <b>...12. The need for the activity to support</b>	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S116.065	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R3	Oppose	<p>Amend GRUZ-R3 as follows:                      Quarrying Activities                      Activity status: Permitted All areas excluding ONLs.</p> <p>...                      3. The activity is not located on Highly Productive Land, <b>unless it is a farm quarry</b>; and                      4. The area is progressively stabilised, filled or recontoured; and                      5. Any new building or structure <b>relating to the quarrying activity</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. <b>No other standards apply.</b>                      Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:                      1. Location and scale of the activity                      ...<b>12. The need for the activity to support primary production.</b></p>	<p>Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.</p>	Accept in part
S118.065	AW + JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R3	Oppose	<p>Amend GRUZ-R3 as follows:                      Quarrying Activities                      Activity status: Permitted All areas excluding ONLs.</p> <p>...                      3. The activity is not located on Highly Productive Land, <b>unless it is a farm quarry</b>; and                      4. The area is progressively stabilised, filled or</p>	<p>Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.</p>	Accept in part



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S127.101	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R3	Oppose	<p>recontoured; and</p> <p>5. Any new building or structure <b>relating to the quarrying activity</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. <b>No other Standards apply.</b></p> <p>Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</p> <p>1. Location and scale of the activity  <b>...12. The need for the activity to support primary production.</b></p>	<p>Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.</p>	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					1. Location and scale of the activity ... <b>12. The need for the activity to support primary production.</b>		
<b>S18.067</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: PermittedAll areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, <b>unless it is a farm quarry;</b> and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure <b>relating to the quarrying activity</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworksstandards EW-S3, EW-S5 and EW-S7. <b>No other Standards apply.</b> Activity status where compliance is not achieved:Restricted DiscretionaryMatters of discretion: 1. Location and scale of the activity ... <b>12. The need for the activity to support primary production.</b>	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part
<b>S19.067</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: PermittedAll areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, <b>unless it is a farm</b>	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
520.067	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R3	Oppose	<p>Amend GRUZ-R3 as follows:                      Quarrying Activities                      Activity status: Permitted All areas excluding ONLs.                      ...                      3. The activity is not located on Highly Productive Land, <b>unless it is a farm quarry</b>; and                      4. The area is progressively stabilised, filled or recontoured; and                      5. Any new building or structure <b>relating to the quarrying activity</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. <b>No other Standards apply.</b></p> <p>Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:                      1. Location and scale of the activity                      ...  <b>12. The need for the activity to support primary production.</b></p>	<p>Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.</p>	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S24.067	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R3	Oppose	<p>achieved:Restricted DiscretionaryMatters of discretion:                      1. Location and scale of the activity                      ...<b>12. The need for the activity to support primary production.</b></p> <p>Amend GRUZ-R3 as follows:                      Quarrying Activities                      Activity status: PermittedAll areas excluding ONLs.                      ...                      3. The activity is not located on Highly Productive Land, <b>unless it is a farm quarry;</b> and                      4. The area is progressively stabilised, filled or recontoured; and                      5. Any new building or structure <b>relating to the quarrying activity</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworksstandards EW-S3, EW-S5 and EW-S7. <b>No other Standards apply.</b>                      Activity status where compliance is not achieved:Restricted DiscretionaryMatters of discretion:                      1. Location and scale of the activity                      ...<b>12. The need for the activity to support primary production.</b></p>	<p>Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.</p>	Accept in part
S68.069	John Baynes	GRUZ - General Rural Zone	GRUZ-R3	Oppose	<p>Amend GRUZ-R3 as follows:                      Quarrying Activities                      Activity status: PermittedAll areas excluding ONLs.                      ...</p>	<p>Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.</p>	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>3. The activity is not located on Highly Productive Land, <b>unless it is a farm quarry</b>; and</p> <p>4. The area is progressively stabilised, filled or recontoured; and</p> <p>5. Any new building or structure <b>relating to the quarrying activity</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. <b>No other Standards apply.</b></p> <p>Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</p> <p>1. Location and scale of the activity</p> <p><b>...12. The need for the activity to support primary production.</b></p>		
<b>S115.157</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	<p>Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land <b>unless existing use rights apply</b>; and 4. The area is progressively stabilised, filled or recontoured; and (...)</p>	<p>Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying activities for an existing farm quarry should be permitted</p>	Accept
<b>S143.168</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	<p>Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land <b>unless existing use rights apply</b>; and 4. The area is progressively stabilised, filled or recontoured; and (...)</p>	<p>Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying</p>	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S148.169</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land <b>unless existing use rights apply</b> ; and 4. The area is progressively stabilised, filled or recontoured; and (...)	activities for an existing farm quarry should be permitted  Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying activities for an existing farm quarry should be permitted	Accept
<b>S60.159</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land <b>unless existing use rights apply</b> ; and 4. The area is progressively stabilised, filled or recontoured; and (...)	Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying activities for an existing farm quarry should be permitted	Accept
<b>S68.277</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land <b>unless existing use rights apply</b> ; and 4. The area is progressively stabilised, filled or recontoured; and (...)	Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying activities for an existing farm quarry should be permitted	Accept
<b>S117.065</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, <b>unless it is a farm</b>	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S3.065	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R3	Oppose	<p>Amend GRUZ-R3 as follows:            Quarrying Activities            Activity status: Permitted All areas excluding ONLs.            ...            3. The activity is not located on Highly Productive Land, <b>unless it is a farm quarry</b>; and            4. The area is progressively stabilised, filled or recontoured; and            5. Any new building or structure <b>relating to the quarrying activity</b> <del>and activity</del> complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. <b>No other Standards apply.</b></p> <p>Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:            1. Location and scale of the activity            ...  <b>12. The need for the activity to support primary production.</b></p>	<p>Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.</p>	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>achieved: Restricted Discretionary Matters of discretion:</p> <p>1. Location and scale of the activity  <b>...12. The need for the activity to support primary production.</b></p>		
<b>FS17.078</b>	Federated Farmers			Support	Allow	Federated Farmers supports the submitter's proposed amendments to GRUZ-R3. The submitter makes the same point as our submission regarding farm quarries being a supported activity under the NPSHPL. The proposed amendments ensure farm quarries are not unreasonably restricted	Accept in part
<b>S109.120</b>	Department of Conservation	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Remove the activity status where compliance is not achieved from <del>Restricted-Discretionary</del> to <b>Discretionary</b> (and all other associated amendments).	The D-G considers that where compliance is not achieved that it should be considered as a discretionary activity. This is to ensure that consideration of adverse effects on ecological values including indigenous vegetation and habitats of indigenous fauna in line with the RMA, NPS-IB and NPS-FM.	Accept in part
<b>FS17.079</b>	Federated Farmers			Oppose	Disallow	Federated Farmers does not agree with the submitter on changing the activity status. The matters of discretion provide an appropriate tool for considering consent applications. Further, GRUZ-R3 does not apply to SNAs, ONLs or ONFs so there is limited justification to further restrict.	Accept in part



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.104	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R4	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... <b>and GRUZ-S10.</b>	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.143	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R4	Amend	Amend GRUZ-R4 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, <del>and</del> GRUZ - S8 <b>and GRUZ -S9</b> (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S85.154	Environment Southland	GRUZ - General Rural Zone	GRUZ-R4	Oppose in part	Include a performance standard regarding minimum floor levels	risks of physical interference with railway operations and avoiding health and safety hazards for residents.  New buildings or activities should only be established where they will be designed and built to minimise impacts associate 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	Reject
S145.010	Rural Contractors NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-R4	Support in part	Seeks amendment so that GRUZ-R4 does not apply to rural contractor depots. Amend GRUZ-R4 as follows: <b>Rural Industry (excluding a Rural Contractor Depot) Activity</b> status: Permitted Where: 1. Any new building, structure and activity complies with standards GRUZ-S2, <del>GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.</del> 2. There are no more than 20 customers coming to site on any day. 3. The activity is set back 100m from any side or rear boundary. 4. <del>The activity</del> <b>Any building or structure</b> is setback at least 10m from any road boundary. 5. There are a maximum of 12 staff working on-site at any point in time. 6. <b>Any building must not exceed The activity is over an area no greater than 13000m<sup>2</sup>.</b>	Relatively large buildings are required for storage associated with rural contractor depots. When rural contractor depots fall under 'rural industry' the rules/standards are too restrictive for the activity. RCNZ considers GRUZ-R4 unreasonably restrictive for any other 'rural industry' and seeks a number of amendments. Multiple cross references to other standards are unnecessary.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Retain the restricted discretionary activity status where compliance is not achieved with GRUZ-R4(1) to GRUZ-R4(6).		
<b>FS17.080</b>	Federated Farmers			Support	Allow	Federated Farmers supports the submitter's proposed amendments which ensure GRUZ-R4 is not unreasonably restrictive for rural contractor depots.	Accept in part
<b>S126.157</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
<b>S3.066</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
<b>S113.066</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
<b>S116.066</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
<b>S118.066</b>	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
<b>S127.102</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S18.068</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
<b>S19.068</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
<b>S20.068</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
<b>S24.068</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
<b>S68.070</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
<b>S115.158</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
<b>S143.169</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
<b>S148.170</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
<b>S60.160</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
<b>S68.278</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
<b>S85.155</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-R5	Oppose in part	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 associate with natural hazards, flood inundation. Consideration should also	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
<b>S117.066</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
<b>S99.032</b>	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-R5	Not Stated	In order to retain those high value soils for food production, new exotic forestry on highly productive lands should be a discretionary activity	The objectives and policies seek the protection of high soil values yet the establishment of new exotic forestry on these soils remains a permitted activity.	Accept in part
<b>F510.004</b>	Port Blakely Limited			Oppose	Disallow	The use of highly productive soils is governed by the NPS-HPL. According to the NPS-HPL, land based primary production includes forestry activities. Furthermore, it should be the market which decides which kinds of land based primary production occurs within a certain area of highly productive land. Oppose changes suggested to GRUZ-R5, as follows: "In order to retain those high value soils for food production, new exotic forestry on highly productive land should be a discretionary activity."	Accept in part
<b>F55.161</b>	Hamish Weir			Support	Allow		Accept in part
<b>S156.014</b>	New Zealand Agricultura	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain the rule	NZAAA supports conservation activities as a permitted activity. This includes	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Aviation Association					weed and pest control undertaken by aircraft.	
<b>S3.067</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
<b>S99.033</b>	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-R6	Not Stated	Clarification should be required in GRUZ-R6 as to whether "conservation activities" includes any associated buildings and development and these are to be assessed under GRUZ-R6.	Many conservation activities require buildings and development. However, it is not made clear that any buildings and/or development would be subject to standards GRUZ-S1-S6 and any non-compliance with those standards would be a restricted discretionary activity.	Reject
<b>S113.067</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
<b>S116.067</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
<b>S118.067</b>	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
<b>S127.103</b>	Peters Farm Ltd/Karen Peters	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
<b>S18.069</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
<b>S19.069</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.069</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
<b>S24.069</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
<b>S68.071</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
<b>S85.156</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-R6	Oppose in part	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 associate 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.	Reject
<b>S117.067</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
<b>S63.018</b>	New Zealand Helicopter Association	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain the Rule	NZHA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
<b>F54.39</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
<b>F518.20</b>	New Zealand			Support	Allow	NZHA supports NZAA on this point	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Helicopter Association						
<b>S87.009</b>	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain the rule	Ballance supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
<b>F54.40</b>	New Zealand Zealanda Agricultura I Aviation Association (NZAAA)			Support	Allow	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
<b>S109.121</b>	Department of Conservation	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain as notified	The D-G supports the permitted activity status for conservation activities.	Accept
<b>F54.41</b>	New Zealand Zealanda Agricultura I Aviation Association (NZAAA)			Support	Allow	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
<b>S28.015</b>	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6.	The submitter and NZAAA GRUZ-RG. This includes weed and pest control undertaken by aircraft.	Accept
<b>F54.42</b>	New Zealand Zealanda Agricultura I Aviation Association (NZAAA)			Support	Allow	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept



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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.201	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as notified.	SFF supports this rule as it provides for conservation activities as permitted.	Accept
F54.43	New Zealand Agriculture   Aviation Association (NZAAA)			Support	Allow	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
S124.105	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R7	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... <b>and GRUZ-S10.</b>	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S113.068	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R7	Amend	<p>Amend GRUZ-R7 to read: Residential Activity All areas Activity status: Permitted Where:</p> <ol style="list-style-type: none"> <li>1. For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and</li> <li>2. Any new building, <del>addition, or external alteration</del> <b>that increases the number of habitable rooms</b> and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and</li> <li>3. For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and</li> <li>4. The residential unit is connected to telecommunications services (whether hardwired or wireless).</li> </ol> <p>Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): <del>Non-Complying Discretionary</del> GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are</p>	Supportive of permitted status for residential activities with minor amendments.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S116.068	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R7	Amend	<p>suitable alternative locations for a residential unit on site.</p> <p>Amend GRUZ-R7 to read: Residential Activity All areas Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and</li> <li>Any new building, <del>addition</del>, or <del>external</del> alteration <b>that increases the number of habitable rooms</b> and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and</li> <li>For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and</li> <li>The residential unit is connected to telecommunications services (whether hardwired or wireless).</li> </ol> <p>Activity status where compliance is not achieved with:  GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion.  GRUZ-R7(2): Restricted Discretionary Matters of Discretion:  1. The matters of discretion of any infringed standard.  GRUZ-R7(3): <del>Non-Complying Discretionary</del>  GRUZ-R7(4): Restricted Discretionary Matters of Discretion:  1. Whether any form of telecommunication is available at the location the proposed residential unit  2. The functional need to having a residential unit in a location without access to</p>	Supportive of permitted status for residential activities with minor amendments.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S118.068	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R7	Amend	<p>telecommunication and whether there are suitable alternative locations for a residential unit on site.</p> <p>Amend GRUZ-R7 to read: Residential Activity All areas Activity status: Permitted Where: 1. For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, <del>addition, or external alteration that increases the number of habitable rooms</del> and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(3)(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): <del>Not-Complying Discretionary</del> GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential</p>	Supportive of permitted status for residential activities with minor amendments.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S127.104	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R7	Amend	<p>unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.</p> <p>Amend GRUZ-R7 to read: Residential Activity All areas Activity status: Permitted Where:            1. For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and            2. Any new building, <del>addition, or external alteration</del> <b>that increases the number of habitable rooms</b> and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and            3. For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and            4. The residential unit is connected to telecommunications services (whether hardwired or wireless).            Activity status where compliance is not achieved with:            GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion.            GRUZ-R7(2); Restricted Discretionary Matters of Discretion:            1. The matters of discretion of any infringed standard.            GRUZ-R7(3); <del>Non-Complying</del> <b>Discretionary</b>            GRUZ-R7(4); Restricted Discretionary Matters of Discretion:            1. Whether any form of telecommunication is available at the location the proposed residential unit</p>	Supportive of permitted status for residential activities with minor amendments.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S18-070	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R7	Amend	<p>Amend GRUZ-R7 to read: Residential Activity: All areas Activity status: Permitted Where: 1. For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, <del>addition</del>, or <del>external</del> alteration <b>that increases the number of habitable rooms</b> and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): <del>Non-Complying Discretionary</del> GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location</p>	Supportive of permitted status for residential activities with minor amendments.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation	
S19.070	Karen Temple	GRUZ - General Rural Zone	GRUZ-R7	Amend	<p>Amend GRUZ-R7 to read: Residential Activity All areas Activity status: Permitted Where: 1. For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, <del>addition, or external alteration</del> <b>that increases the number of habitable rooms</b> and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): <del>Non-Complying</del> <b>Discretionary</b> GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of</p>	<p>the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.</p>	<p>Supportive of permitted status for residential activities with minor amendments.</p>	<p>Accept in part</p>

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
<b>S20.070</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: 1. For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, <del>addition, or external alteration</del> <b>that increases the number of habitable rooms</b> and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m2; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2); Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3); <del>Non-Complying Discretionary</del> GRUZ-R7(4): Restricted Discretionary Matters of Discretion:	Supportive of permitted status for residential activities with minor amendments.	Accept in part



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S24.070	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R7	Amend	<p>Amend GRUZ-R7 to read: Residential Activity/All areas Activity status: Permitted Where: 1. For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, <del>addition</del>, or <del>external</del> alteration <b>that increases the number of habitable rooms</b> and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): <del>Non-Complying Discretionary</del> GRUZ-R7(4): Restricted Discretionary</p>	<p>1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.</p> <p>Supportive of permitted status for residential activities with minor amendments.</p>	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.072	John Baynes	GRUZ - General Rural Zone	GRUZ-R7	Amend	<p>Matters of Discretion:</p> <ol style="list-style-type: none"> <li>Whether any form of telecommunication is available at the location the proposed residential unit</li> <li>The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.</li> </ol> <p>Amend GRUZ-R7 to read: Residential Activity All areas Activity status: Permitted Where:  <ol style="list-style-type: none"> <li>For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and</li> <li>Any new building, <del>addition, or external alteration that increases the number of habitable rooms</del> and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and</li> <li>For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and</li> <li>The residential unit is connected to telecommunications services (whether hardwired or wireless).</li> </ol>                     Activity status where compliance is not achieved with:                      GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion.                      GRUZ-R7(2): Restricted Discretionary Matters of Discretion:  <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol>                     GRUZ-R7(3): <del>Non-Complying</del> <b>Discretionary</b></p>	Supportive of permitted status for residential activities with minor amendments.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
<b>S85.157</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-R7	Oppose in part	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 associate 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.	Reject
<b>S117.068</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential Activity All areas Activity status: Permitted Where: 1. For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, <del>addition, or external</del> alteration <b>that increases the number of habitable rooms</b> and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m <sup>2</sup> ; and 4. The residential unit is connected to	Supportive of permitted status for residential activities with minor amendments.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation	
S3.068	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R7	Amend	<p>Amend GRUZ-R7 to read: Residential Activity: All areas Activity status: Permitted Where: 1. For <b>new</b> residential units and <b>new</b> minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, <del>addition</del>, or <del>external</del> alteration <b>that increases the number of habitable rooms</b> and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and</p>	<p>telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2); Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3); <del>Non-Complying Discretionary</del> GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.</p>	Supportive of permitted status for residential activities with minor amendments.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): <del>Non-Complying Discretionary</del> GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.</p>		
<b>FS17.081</b>	Federated Farmers			Support	Allow	Federated Farmers supports the submitter's proposed amendments which ensure that the application of zone standards is restricted to alterations that increase the habitable area of a building only.	Accept in part
<b>S130.046</b>	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-R7	Oppose	Activity status: Permitted Where: 1. For residential units and minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, addition, or external alteration and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and	The management of reverse sensitivity effects on REG activities and future utilisation of renewable energy resources lacks clarity.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>3. For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and</p> <p>4. The residential unit is connected to telecommunications services (whether hardwired or wireless). <b>Where standards are exceeded, resource consents shall consider:</b></p> <p><b>1.reverse sensitivity effects on existing and authorised activities in the rural environment, and;</b></p> <p><b>2.Potential to constrain the ability to utilise renewable energy resources.</b></p>		
F524.058	Contact Energy Ltd			Support	Allow	Contact support the relief sought as it appropriately recognises reverse sensitivity effects that can occur when residential activities develop near renewable electricity generation activities.	Reject
S124.106	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R8	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... <b>and GRUZ-S10.</b>	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
<b>S132.144</b>	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R8	Amend	Amend GRUZ-R8 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, <del>and</del> GRUZ - S8 <b>and GRUZ -S9</b> (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
<b>S85.158</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-R8	Oppose in part	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 associate 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.	Reject
<b>S145.011</b>	Rural Contractor s NZ	GRUZ - General Rural Zone	GRUZ-R8	Support in part	Industrial Activities (Including Light Industrial Activities <b>but Excluding Rural Contractor Depots</b> )	If GRUZ-R8 applies to a rural contractor depot, there's currently a duplication of permitted activity rules because GRUZ-	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Incorporated (RCNZ)				<p>Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is a contractor yard (excluding rural contractor depots) or the activity involves the manufacturing of primary produce produced on site (excluding activities that are defined as rural industry); and</li> <li>The activity has no customers coming to site; and</li> <li>The activity is set back at least 100m from any side or rear boundary; and</li> <li>Is setback at least 50m from any road boundary; and</li> <li>Has a maximum of 12 staff that work on-site at any one time; and</li> <li>The activity is no greater than 500m<sup>2</sup>; and</li> <li>Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.</li> </ol>	R4 also applies (as a rural contractor depot would be defined as a "rural industry"). GRUZ-R8 is too restrictive for rural contractor depots.	
FS17.082	Federated Farmers			Support	Allow	Federated Farmers agrees with the submitter's amendments to GRUZ-R8 as currently drafted GRUZ-R8 is too restrictive for rural contractor depots.	Reject
S126.158	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	<p>Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and <del>2. Hours of operation for people visiting the site are between 0700 and 1900; and 3. A maximum of 12 staff are on site at any one time;</del></p>	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for	Reject



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						example an animal boarding facility during a busy period. These rules are over regulatory.	
<b>S3.069</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
<b>S124.107</b>	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R9	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... <b>and GRUZ-S10.</b>	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
<b>S132.145</b>	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R9	Amend	Amend GRUZ-R9 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2,	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, <del>and</del> GRUZ - S8 and GRUZ -S9 (the new proposed standard	the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
<b>S113.069</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
<b>S116.069</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
<b>S118.069</b>	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
<b>S127.105</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
<b>S18.071</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
<b>S19.071</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.071</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
<b>S24.071</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
<b>S68.073</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
<b>S115.159</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and <del>2. Hours of operation for people visiting the site are between 0700 and 1900; and 3. A maximum of 12 staff are on-site at any one time;</del>	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility during a busy period. These rules are over regulatory.	Reject
<b>S143.170</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and <del>2. Hours of operation for people visiting the site are between 0700 and 1900; and 3. A maximum of 12 staff are on-site at any one time;</del>	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S148.171</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and <del>2. Hours of operation for people visiting the site are between 0700 and 1900; and 3. A maximum of 12 staff are on-site at any one time;</del>	during a busy period. These rules are over regulatory.  SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility during a busy period. These rules are over regulatory.	Reject
<b>S60.161</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and <del>2. Hours of operation for people visiting the site are between 0700 and 1900; and 3. A maximum of 12 staff are on-site at any one time;</del>	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility during a busy period. These rules are over regulatory.	Reject
<b>S68.279</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and <del>2. Hours of operation for people visiting</del>	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<del>the site are between 0700 and 1900; and 3. A maximum of 12 staff are on site at any one time;</del>	and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility during a busy period. These rules are over regulatory.	
<b>S85.159</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	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 associate 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.	Reject
<b>S117.069</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
<b>S148.006</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S1	Support	<b>Supports the increased 8ha limit for rural subdivision.</b>	Concerned at the increasing prevalence of small lifestyle blocks within farmland.	Accept
<b>S126.161</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of <del>one</del> <b>three</b> minor residential units per site Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit. <del>to support primary production.</del>	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. In farm succession situations, it is common for two generations to live in	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	
<b>S3.075</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit ( <b>not including minor residential units</b> ) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit ( <b>not including minor residential units</b> ) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
<b>S99.034</b>	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-S1	Not Stated	Amend GRUZ-S1 to limit one minor residential unit per residential unit. Alternatively, add a provision that requires a discretionary or restricted discretionary activity for any site that has more than one minor unit.	Allowing multiple minor units on a general rural site, under the current proposal, would be impractical without significant land area. If considering more than one minor unit, it should be subject to discretionary or restricted discretionary activity to maintain proper control.	Accept
<b>S130.050</b>	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Matters of discretion: 1. The necessity of the additional residential	Acknowledgment of potential use of renewable energy resources is required,	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					unit or minor residential unit to support primary production. 2. The effects on rural character and amenity values of the surrounding environment and from adjacent properties. 3. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects. 4. Services. 5. Access and traffic generation. 6. Impact of development on rural productivity. 7. Whether development is on LUC 1, 2 or 3 soils and impacts of the loss of highly productive land. <b>8. ability to constrain the future use of renewable energy resources.</b>	as it is not covered by reverse sensitivity.	
<b>S105.025</b>	Farm Manager - Wantwood Station	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend rule GRUZ-S1 as follows: 1. There shall be no more than one residential unit per 2.40 hectares; and 2. For sites under 2.40 hectare, no more than one residential unit per site; and 3. There shall be a maximum density of one minor residential unit per site	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	Reject
<b>S127.025</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend rule GRUZ-S1 as follows: 1. There shall be no more than one residential unit per 2.40 hectares; and 2. For sites under 2.40 hectare, no more than one residential unit per site; and 3. There shall be a maximum density of one minor residential unit per site	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	Reject
<b>S113.075</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit ( <b>not including minor residential units</b> ) per	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					40 hectares; and 2. For sites under 40 hectare, no more than one residential unit ( <b>not including minor residential units</b> ) per site; and 3. There shall be a maximum density of one minor residential unit per site		
<b>S116.075</b>	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit ( <b>not including minor residential units</b> ) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit ( <b>not including minor residential units</b> ) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
<b>S118.075</b>	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit ( <b>not including minor residential units</b> ) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit ( <b>not including minor residential units</b> ) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
<b>S127.111</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit ( <b>not including minor residential units</b> ) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit ( <b>not including minor residential units</b> ) per site; and	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S18.077</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S1	Oppose	<p>3. There shall be a maximum density of one minor residential unit per site</p> <p>Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (<b>not including minor residential units</b>) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (<b>not including minor residential units</b>) per site; and 3. There shall be a maximum density of one minor residential unit per site</p>	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
<b>S19.077</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-S1	Oppose	<p>Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (<b>not including minor residential units</b>) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (<b>not including minor residential units</b>) per site; and 3. There shall be a maximum density of one minor residential unit per site</p>	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
<b>S20.077</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S1	Oppose	<p>Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (<b>not including minor residential units</b>) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (<b>not including minor residential units</b>) per site; and 3. There shall be a maximum density of one minor residential unit per site</p>	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S24.077</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit ( <b>not including minor residential units</b> ) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit ( <b>not including minor residential units</b> ) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
<b>S68.079</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit ( <b>not including minor residential units</b> ) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit ( <b>not including minor residential units</b> ) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
<b>S115.162</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of <del>one</del> <b>three</b> minor residential units per site Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit. <del>to support primary production.</del>	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. In farm succession situations, it is common for two generations to live in close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S143.173</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of <del>one</del> <b>three</b> minor residential units per site Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit. <del>to support primary production.</del>	units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support primary production as these could be required to house additional family members or live in staff (for example an Au Pair).  Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. In farm succession situations, it is common for two generations to live in close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	Reject
<b>S148.174</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of <del>one</del> <b>three</b> minor residential units per site Matters of discretion: 1. The necessity of the additional residential unit or minor	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					residential unit. <del>to support primary production.</del>	residential units within close proximity. In farm succession situations, it is common for two generations to live in close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	
S60.164	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of <del>one</del> <b>three</b> minor residential units per site. Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit. <del>to support primary production.</del>	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. In farm succession situations, it is common for two generations to live in close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	
<b>S68.282</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of <del>one</del> <b>three</b> minor residential units per site Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit. <del>to support primary production.</del>	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. In farm succession situations, it is common for two generations to live in close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	Reject
<b>S85.165</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-S1	Oppose in part	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 associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S117.075	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit ( <b>not including minor residential units</b> ) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit ( <b>not including minor residential units</b> ) per site; and 3. There shall be a maximum density of one minor residential unit per site	which could impede or redirect secondary flow paths.  The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
S104.025	McLeod-Wantwood Trust/Wantwood Station	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend rule GRUZ-S1 as follows: 1. There shall be no more than one residential unit per 2.40 hectares; and 2. For sites under 2.40 hectare, no more than one residential unit per site; and 3. There shall be a maximum density of one minor residential unit per site	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	Reject
F522.065	Clark Fortune McDonald & Associates			Support	Allow	Support - the existing 2ha minimum has proven practical since 2006, and evidence does not justify the proposed change.	Reject
S124.113	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-S2	Support in part	Amend as follows: All areas except PREC13 Rural Industry Precinct <b>Except that emergency service facilities are exempt from this rule.</b> PREC13 Rural Industry Precinct <b>Except that: emergency service facilities are exempt from this rule.</b>	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 1.5% building coverage for per site would not provide for emergency service facilities should they need to construct a new fire station in the GRUZ	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S17.001	Resolution Developments Limited	GRUZ - General Rural Zone	GRUZ-S2	Oppose	Wording changed to: The maximum building coverage shall not exceed 5 percent per site where the building is used for a rural industry activity on sites greater than 7,000m <sup>2</sup> . Where sites are equal to or less than 7,000m <sup>2</sup> , building coverage shall not exceed 25 percent of the site.	<p>in future. Typically, Fire and Emergency purchase land from 2000m<sup>2</sup> to 4000m<sup>2</sup> to facilitate the construction and operation of new emergency service facilities. Therefore 1.5% building coverage on a 2000m<sup>2</sup> site would provide for 30m<sup>2</sup> of building coverage. This would not facilitate a volunteer fire station or a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the GRUZ.</p> <p>GRUZS2-2: Definition of rural industry incorporates services such as PGG Wrightson, Farmalands etc. Analysis provided in attachment shows site coverage for these businesses is much higher than the permitted 5%. The concern is that proposals for these businesses in the Precinct will all trigger the need for Resource Consent requiring neighbor approvals discouraging them from establishing. Intention to establish is indicated by zoning but contradicted by rules- easily corrected. See pg 3 of original submission for Analysis table. The reduction of the coverage from the calculated existing 27% average to 25% strikes a better balance than the currently proposed 5%. It is understood that lower density is desired but 5% results in excessive land area to obtain necessary building sizes. The</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						geotechnical constraints of the site will naturally limit the density of the area as a whole and this increase in coverage should be considered in this light.	
F517.084	Federated Farmers			Support	Allow	Federated Farmers agrees with the submitter's amendments to GRUZ52 as it enables appropriate site coverage for rural support businesses, such as PGG Wrightson, Farmlands etc.	Reject
S113.076	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and <b>whether it is for a supporting activity</b> . 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
S116.076	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3.	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept



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Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>4. Whether the building is located on high class soils <b>and whether it is for a supporting activity.</b></p> <p>5. The reason for the additional building size.</p> <p>6. Noise and odour from housing animals</p>		
<b>S118.076</b>	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S3	Oppose	<p>Amend GRUZ-S3 to read:</p> <p>... Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> <li>The adverse effects on the rural character.</li> <li>The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness.</li> <li>The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3.</li> <li>Whether the building is located on high class soils <b>and whether it is for a supporting activity.</b></li> <li>The reason for the additional building size.</li> <li>Noise and odour from housing animals</li> </ol>	<p>The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.</p>	Accept
<b>S127.112</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S3	Oppose	<p>Amend GRUZ-S3 to read:</p> <p>... Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> <li>The adverse effects on the rural character.</li> <li>The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness.</li> <li>The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3.</li> <li>Whether the building is located on high class soils <b>and whether it is for a supporting activity.</b></li> </ol>	<p>The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.</p>	Accept

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Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S18.078	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S3	Oppose	<p>5. The reason for the additional building size. 6. Noise and odour from housing animals</p> <p>Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils <b>and whether it is for a supporting activity</b>. 5. The reason for the additional building size. 6. Noise and odour from housing animals</p>	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
S19.078	Karen Temple	GRUZ - General Rural Zone	GRUZ-S3	Oppose	<p>Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils <b>and whether it is for a supporting activity</b>. 5. The reason for the additional building size. 6. Noise and odour from housing animals</p>	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.078</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils <b>and whether it is for a supporting activity</b> . 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
<b>S24.078</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils <b>and whether it is for a supporting activity</b> . 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
<b>S68.080</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion:	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<ol style="list-style-type: none"> <li>1. The adverse effects on the rural character.</li> <li>2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness.</li> <li>3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3.</li> <li>4. Whether the building is located on high class soils <b>and whether it is for a supporting activity.</b></li> <li>5. The reason for the additional building size.</li> <li>6. Noise and odour from housing animals</li> </ol>		
<b>S117.076</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S3	Oppose	<p>Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The adverse effects on the rural character.</li> <li>2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness.</li> <li>3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3.</li> <li>4. Whether the building is located on high class soils <b>and whether it is for a supporting activity.</b></li> <li>5. The reason for the additional building size.</li> <li>6. Noise and odour from housing animals</li> </ol>	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
<b>S85.166</b>	Environment Southland	GRUZ - General Rural Zone	GRUZ-S3	Oppose in part	<p>Include "<b>not within an identified natural hazard area</b>" criteria into this rule.</p>	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.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>F55.162</b>	Hamish Weir			Oppose	Disallow		Accept
<b>S3.076</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils <b>and whether it is for a supporting activity</b> . 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
<b>F517.085</b>	Federated Farmers			Support	Allow		Accept
<b>S17.002</b>	Resolution Developments Limited	GRUZ - General Rural Zone	GRUZ-S4	Oppose	GRUZ-S4-3 - Buildings greater than 500 square metres are setback 200m, except for in the Rural Industry Precinct (PREC13) where the setback is <del>400m</del> <b>10m</b> . Also request that a 10m wide green buffer strip is added to the plan similar to that shown adjacent to Saleyard Road. This will address setback issues externally and internally for staged development	Federated Farmers supports the submitter's proposed amendments to GRUZ-S3. These amendments align with the new proposed definition for 'supporting activity' as defined by the NPS-HPL  GRUZ-S4-3: Rural Businesses require buildings greater than 500m <sup>2</sup> at an average of 1517m <sup>2</sup> , bringing the 100m setback rule into play in all but one instance in attached Figure 1. If the site development is proposed all at once 20.55 Ha or 16% of the area becomes subject to the discretion of the neighbouring landowners and occupants. Neighbouring parties often become strategic or disruptive when	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						<p>given the opportunity under the guise of 'Reserve Sensitivity and Amenity values'. At Saleyard Road nearby a 5m green buffer area has been proposed between the Industrial and Rural Lifestyle Zones. It makes sense that Reserve Sensitivity and Amenity Values are addressed by Plan Notification using same along the western boundary of Section 7E Edendale Settlement (depicted in figure 3, pg 6). If the 100m setback were to remain it is likely to be avoided creating a 'waste land' strip of land avoided by development. This would be a lost opportunity for the District with land set aside for economic development by the plan remaining undeveloped or productive. It follows that adverse amenity effects are probable if the strip of land is not managed with the likely establishment of weeds and such. The 100m setback seems to apply internally to the zone which is concerning for staged site development by unrelated parties. Internally the coal extraction activities and non-structural reinstatement of the ground post, serve to constrain development density. It seems unreasonable to apply the setback internally beyond the typical yard and daylight restrictions. These businesses will likely share clientele being sympathetic to each other as opposed to adverse, significantly reducing</p>	

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.149	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-S4	Amend	Amend GRUZ-S4 as follows. Any building is setback from any side or rear boundary the minimum distances as follows: ... 6. <b>Any building or structure must not be located within a 5m setback from a boundary with a rail corridor.</b> Matters of discretion: <b>7. The safe and efficient operation of the rail network 8. Compatibility with the surrounding environment 9. The reason for the reduced setback.</b>	potential for occurrence of reverse sensitivity.  KiwiRail supports the intention of this rule. KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S113.077	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback <del>200m</del> <b>50m</b> , except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural	Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation	
S116.077	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S4	Oppose	<p>Amend GRUZ-S4 as follows:            Setback to Side and Rear Boundaries All Areas            Any building is setback from any side or rear boundary the minimum distances as follows:            1. Residential buildings are setback 30m;            2. Dairy sheds and buildings that house animals are setback 50m;            3. Buildings greater than 500 square metres are setback <del>20m</del> <b>50m</b>, except for in the Rural Industry Precinct (PREC13) where the setback is 100m;            4. Buildings less than 10 square metres are setback 2m; and/or            5. All other buildings are setback 15m.            Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:            1. The adverse effects on rural character            2. The adverse effects on amenity values of</p>	<p>character            2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness            3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space            4. The reasons for the reduced setback            5. Noise and odour from housing animals            6. Reverse Sensitivity effects <b>7. The ownership of the adjoining site and whether it forms part of the same farming operation.</b></p>	<p>Reduced setback distances are sought for primary production buildings over 500 m<sup>2</sup>. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.</p>	Reject



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation	
S118.077	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S4	Oppose	<p>Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows:</p> <ol style="list-style-type: none"> <li>1. Residential buildings are setback 30m;</li> <li>2. Dairy sheds and buildings that house animals are setback 50m;</li> <li>3. Buildings greater than 500 square metres are setback <del>40m</del> <b>50m</b>, except for in the Rural Industry Precinct (PREC13) where the setback is 100m;</li> <li>4. Buildings less than 10 square metres are setback 2m; and/or</li> <li>5. All other buildings are setback 15m.</li> </ol> <p>Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The adverse effects on rural character</li> <li>2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness</li> </ol>	<p>adjoining sites, including outlook, privacy, shading, dominance and sense of openness</p> <ol style="list-style-type: none"> <li>3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space</li> <li>4. The reasons for the reduced setback</li> <li>5. Noise and odour from housing animals</li> <li>6. Reverse Sensitivity effects</li> </ol> <p><b>7. The ownership of the adjoining site and whether it forms part of the same farming operation.</b></p>	<p>Reduced setback distances are sought for primary production buildings over 500 m<sup>2</sup>. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space</p> <p>4. The reasons for the reduced setback</p> <p>5. Noise and odour from housing animals</p> <p>6. Reverse Sensitivity effects <b>7. The ownership of the adjoining site and whether it forms part of the same farming operation.</b></p>		
S127.113	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S4	Oppose	<p>Amend GRUZ-S4 as follows:</p> <p>Setback to Side and Rear Boundaries All Areas</p> <p>Any building is setback from any side or rear boundary the minimum distances as follows:</p> <ol style="list-style-type: none"> <li>Residential buildings are setback 30m;</li> <li>Dairy sheds and buildings that house animals are setback 50m;</li> <li>Buildings greater than 500 square metres are setback <del>200m</del> <b>50m</b>, except for in the Rural Industry Precinct (PREC13) where the setback is 100m;</li> <li>Buildings less than 10 square metres are setback 2m; and/or</li> <li>All other buildings are setback 15m.</li> </ol> <p>Activity status where compliance is not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>The adverse effects on rural character</li> <li>The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness</li> <li>The extent to which buildings are set back on the adjoining sites and the use of the</li> </ol>	<p>Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>intervening space</p> <p>4. The reasons for the reduced setback</p> <p>5. Noise and odour from housing animals</p> <p>6. Reverse Sensitivity effects<b>7. The ownership of the adjoining site and whether it forms part of the same farming operation.</b></p>		
<b>S18.079</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S4	Oppose	<p>Amend GRUZ-S4 as follows:</p> <p>Setback to Side and Rear Boundaries All Areas</p> <p>Any building is setback from any side or rear boundary the minimum distances as follows:</p> <ol style="list-style-type: none"> <li>1. Residential buildings are setback 30m;</li> <li>2. Dairy sheds and buildings that house animals are setback 50m;</li> <li>3. Buildings greater than 500 square metres are setback<del>200m</del><b>50m</b>, except for in the Rural Industry Precinct (PREC13)where the setback is 100m;</li> <li>4. Buildings less than 10 square metres are setback 2m; and/or</li> <li>5. All other buildings are setback 15m.</li> </ol> <p>Activity status where compliance is not achieved:Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The adverse effects on rural character</li> <li>2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness</li> <li>3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space</li> <li>4. The reasons for the reduced</li> </ol>	<p>Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S19.079	Karen Temple	GRUZ - General Rural Zone	GRUZ-S4	Oppose	<p>setback</p> <p>5. Noise and odour from housing animals</p> <p>6. Reverse Sensitivity effects <b>7. The ownership of the adjoining site and whether it forms part of the same farming operation.</b></p> <p>Amend GRUZ-S4 as follows:            Setback to Side and Rear Boundaries All Areas            Any building is setback from any side or rear boundary the minimum distances as follows:            1. Residential buildings are setback 30m;            2. Dairy sheds and buildings that house animals are setback 50m;            3. Buildings greater than 500 square metres are setback <del>20m</del> <b>50m</b>, except for in the Rural Industry Precinct (PREC13) where the setback is 100m;            4. Buildings less than 10 square metres are setback 2m; and/or            5. All other buildings are setback 15m.            Activity status where compliance is not achieved: Restricted Discretionary            Matters of discretion:            1. The adverse effects on rural character            2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness            3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space            4. The reasons for the reduced setback            5. Noise and odour from housing animals</p>	<p>Reduced setback distances are sought for primary production buildings over 500 m<sup>2</sup>. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.079	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S4	Oppose	<p>6. Reverse Sensitivity effects <b>7. The ownership of the adjoining site and whether it forms part of the same farming operation.</b></p> <p>Amend GRUZ-S4 as follows:            Setback to Side and Rear Boundaries All Areas            Any building is setback from any side or rear boundary the minimum distances as follows:            1. Residential buildings are setback 30m;            2. Dairy sheds and buildings that house animals are setback 50m;            3. Buildings greater than 500 square metres are setback <del>200m</del> <b>50m</b>, except for in the Rural Industry Precinct (PREC13) where the setback is 100m;            4. Buildings less than 10 square metres are setback 2m; and/or            5. All other buildings are setback 15m.            Activity status where compliance is not achieved: Restricted Discretionary            Matters of discretion:            1. The adverse effects on rural character            2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness            3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space            4. The reasons for the reduced setback            5. Noise and odour from housing animals            6. Reverse Sensitivity effects <b>7. The ownership</b></p>	<p>Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S24-079	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S4	Oppose	<p>Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas</p> <p>Any building is setback from any side or rear boundary the minimum distances as follows:</p> <ol style="list-style-type: none"> <li>1. Residential buildings are setback 30m;</li> <li>2. Dairy sheds and buildings that house animals are setback 50m;</li> <li>3. Buildings greater than 500 square metres are setback <del>20m</del> <b>50m</b>, except for in the Rural Industry Precinct (PREC13) where the setback is 100m;</li> <li>4. Buildings less than 10 square metres are setback 2m; and/or</li> <li>5. All other buildings are setback 15m.</li> </ol> <p>Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The adverse effects on rural character</li> <li>2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness</li> <li>3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space</li> <li>4. The reasons for the reduced setback</li> <li>5. Noise and odour from housing animals</li> <li>6. Reverse Sensitivity effects</li> </ol> <p><b>7. The ownership of the adjoining site and whether it forms part of the same farming operation.</b></p>	<p>Reduced setback distances are sought for primary production buildings over 500 m<sup>2</sup>. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.081	John Baynes	GRUZ - General Rural Zone	GRUZ-S4	Oppose	<p>Amend GRUZ-S4 as follows:            Setback to Side and Rear Boundaries All Areas            Any building is setback from any side or rear boundary the minimum distances as follows:            1. Residential buildings are setback 30m;            2. Dairy sheds and buildings that house animals are setback 50m;            3. Buildings greater than 500 square metres are setback <del>200m</del> 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m;            4. Buildings less than 10 square metres are setback 2m; and/or            5. All other buildings are setback 15m.            Activity status where compliance is not achieved: Restricted Discretionary            Matters of discretion:            1. The adverse effects on rural character            2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness            3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space            4. The reasons for the reduced setback            5. Noise and odour from housing animals            6. Reverse Sensitivity effects  <b>7. The ownership of the adjoining site and whether it forms part of the same farming operation.</b></p>	<p>Reduced setback distances are sought for primary production buildings over 500 m<sup>2</sup>. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.</p>	Reject
S115.163	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	<p>Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum</p>	<p>SFF requests an amendment to reduce the setback for buildings greater than</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback <del>200</del> 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	500 square metres. Buildings of this size are likely used for primary production and as such a 200m setback is unreasonable.	
<b>S143.174</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback <del>200</del> 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size are likely used for primary production and as such a 200m setback is unreasonable.	Reject
<b>S148.175</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback <del>200</del> 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size are likely used for primary production and as such a 200m setback is unreasonable.	Reject
<b>S60.165</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings	SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size	Reject



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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.283</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	<p>are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback <del>200</del><b>50m</b>, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.</p> <p>Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback <del>200</del><b>50m</b>, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.</p>	<p>are likely used for primary production and as such a 200m setback is unreasonable.</p> <p>SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size are likely used for primary production and as such a 200m setback is unreasonable.</p>	Reject
<b>S117.077</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S4	Oppose	<p>Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback <del>200</del><b>50m</b>, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.</p>	<p>Reduced setback distances are sought for primary production buildings over 500 m<sup>2</sup>. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects <b>7. The ownership of the adjoining site and whether it forms part of the same farming operation.</b>		
<b>S99.035</b>	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-S4	Not Stated	the ODP setback of 6m should be retained by proposed PDP provision.	The 30m setback from side or rear boundary for residential buildings required by GRUZ-S4 has not been adequately justified, is excessive and impractical for many existing sites, especially compared to the current 6m setback.	Reject
<b>F55.163</b>	Hamish Weir			Support	Allow		Reject
<b>S3.077</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house	Reduced setback distances are sought for primary production buildings over 500 m <sup>2</sup> . The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>animals are setback 50m;</p> <p>3. Buildings greater than 500 square metres are setback <del>200m</del> <b>50m</b>, except for in the Rural Industry Precinct (PREC13) where the setback is 100m;</p> <p>4. Buildings less than 10 square metres are setback 2m; and/or</p> <p>5. All other buildings are setback 15m.</p> <p>Activity status where compliance is not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The adverse effects on rural character</li> <li>2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness</li> <li>3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space</li> <li>4. The reasons for the reduced setback</li> <li>5. Noise and odour from housing animals</li> <li>6. Reverse Sensitivity effects</li> </ol> <p><b>7. The ownership of the adjoining site and whether it forms part of the same farming operation.</b></p>		
<b>FS17.086</b>	Federated Farmers			Support	Allow	<p>Federated Farmers supports the submitter's proposed amendments to GRUZ-S3. These amendments align with our submission and with the new proposed definition for 'supporting activity' as defined by the NPS-HPL.</p>	Reject
<b>S126.162</b>	Southland Federated Farmers of	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings	<p>SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size are likely used for primary production</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	New Zealand				that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback <del>200</del> <b>50m</b> , except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	and as such a 200m setback is unreasonable.	
<b>F525.134</b>	Stoney Creek Station Ltd			Support	Allow	Stoney Creek supports this submission	Reject
<b>S126.163</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept
<b>S124.114</b>	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-S5	Support in part	Amend as follows: <b>Except that Emergency service facilities are exempt from this rule</b>	Fire and Emergency request that emergency service facilities (as proposed) are excluded from the minimum setback from road boundary rule. Where are setback is greater than 8-10m, this will result in increased civil costs; land parcel size and can create fire separation issue at rear boundaries The exclusion would support the logistical and operational requirements of Fire and Emergency	Reject
<b>S113.078</b>	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S116.078	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S5	Amend	<p>road boundary the minimum distances as follows:</p> <p>1. Residential buildings are setback: (a) <del>100m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road;</p> <p>...</p> <p>5. All other buildings and structures, except fences <b>and farm infrastructure</b> [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</p> <p><b>..8. The functional or operational need for the building to be located within the road setback</b></p>		
					<p>Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows:</p> <p>1. Residential buildings are setback: (a) <del>100m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road;</p> <p>...</p> <p>5. All other buildings and structures, except fences <b>and farm infrastructure</b> [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</p>	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S118.078</b>	AW+JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S5	Amend	<p><b>...8. The functional or operational need for the building to be located within the road setback</b></p> <p>Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences <b>and farm infrastructure</b> [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: <b>...8. The functional or operational need for the building to be located within the road setback</b></p>	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part
<b>S127.114</b>	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S5	Amend	<p>Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road;</p>	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>...                      5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:                      ...8. <b>The functional or operational need for the building to be located within the road setback</b></p>		
S18.080	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S5	Amend	<p>Amend GRUZ-S5 as follows:                      Setback to Road Boundaries All Areas                      Any building or structure is setback from any road boundary the minimum distances as follows:                      1. Residential buildings are setback:                      (a) <del>100m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway);                      (b) 40m from the boundary of a Rural Connector road;                      ...                      5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:                      ...8. <b>The functional or operational need for the building to be located within the road setback</b></p>	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part
S19.080	Karen Temple	GRUZ - General Rural Zone	GRUZ-S5	Amend	<p>Amend GRUZ-S5 as follows:                      Setback to Road Boundaries All Areas                      Any building or structure is setback from any</p>	Generally supportive of setbacks to road boundaries, but seeks a reduced	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>road boundary the minimum distances as follows:</p> <ol style="list-style-type: none"> <li>1. Residential buildings are setback:               <ol style="list-style-type: none"> <li>(a) <del>100m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway);</li> <li>(b) 40m from the boundary of a Rural Connector road;</li> </ol> </li> <li>...</li> <li>5. All other buildings and structures, except fences <b>and farm infrastructure</b> [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</li> </ol> <p><b>..8. The functional or operational need for the building to be located within the road setback</b></p>	<p>setback from Interregional Connector roads.</p>	
<b>S20.080</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S5	Amend	<p>Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows:</p> <ol style="list-style-type: none"> <li>1. Residential buildings are setback:               <ol style="list-style-type: none"> <li>(a) <del>100m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway);</li> <li>(b) 40m from the boundary of a Rural Connector road;</li> </ol> </li> <li>...</li> <li>5. All other buildings and structures, except fences <b>and farm infrastructure</b> [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</li> </ol>	<p>Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.</p>	<p>Accept in part</p>



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p><b>...8. The functional or operational need for the building to be located within the road setback</b></p>		
<b>S24.080</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S5	Amend	<p>Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: <b>...8. The functional or operational need for the building to be located within the road setback</b></p>	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part
<b>S68.082</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-S5	Amend	<p>Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road;</p>	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>...                      5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:                      ...8. The functional or operational need for the building to be located within the road setback</p>		
S115.164	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	<p>Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40</del>50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)</p>	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept
S143.175	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	<p>Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40</del>50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)</p>	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept
S148.176	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	<p>Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40</del>50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)</p>	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S60.166</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept
<b>S68.284</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept
<b>S117.078</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences <b>and farm infrastructure</b> [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>...8. The functional or operational need for the building to be located within the road setback</p>		
S3.078	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S5	Amend	<p>Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) <del>40m</del> 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...8. The functional or operational need for the building to be located within the road setback</p>	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part
FS14.025	NZ Transport Agency Waka Kotahi			Oppose	Disallow	<p>The New Zealand Transport Agency (NZTA) is uncertain what the implications would be if the amendment sought to the residential building setback, from 100m to 50m, was accepted by the Council. The matters that this setback is intended to manage includes effects, like reverse sensitivity noise and road safety effects, that NZTA has a particular interest in and has submitted on (via TRANS and</p>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						NOISE provisions). NZTA wishes to be involved in any further discussion on this submission point.	
<b>S125.059</b>	Ministry of Education	GRUZ - General Rural Zone	GRUZ-S6	Support	Retain as proposed.	The submitter supports GRUZ-S6 as it seeks to protect sensitive activities from any effects associated with gravel roads.	Accept
<b>S99.036</b>	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-S6	Not Stated	Without adequate justification, the ODP setback of 50m should be retained by proposed PDP provision.	The 100m setback from a state highway required by GRUZ-S5 has not been adequately justified, is excessive and impractical for many existing sites, especially compared to the current 50m setback.	Accept
<b>F55.164</b>	Hamish Weir			Support	Allow		Accept
<b>F514.026</b>	NZ Transport Agency Waka Kotahi			Oppose	Disallow	The New Zealand Transport Agency (NZTA) is uncertain what the implications would be if the amendment sought to the residential building setback, from 100m to 50m, was accepted by the Council. The matters that this setback is intended to manage includes effects, like reverse sensitivity noise and road safety effects, that NZTA has a particular interest in and has submitted on (via TRANS and NOISE provisions). NZTA wishes to be involved in any further discussion on this submission point.	Reject
<b>S104.026</b>	McLeod-Wantwood Trust/Wan	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend as follows: Setbacks from stream and riverAll activities <b>(excluding fencing)</b> 1. Any building or structure is set back from	Why are setback requirements larger than what is required from central government laws for farm fences? Fences are classed as a structure in this	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation	
S109.122	Department of Conservation	GRUZ - General Rural Zone	GRUZ-S7	Support in part	<p>Retain GRUZ-S7 with the following amendments (or words to similar effect):</p> <p>Include an appropriate setback from any wetland. Amend the assessment matters listed in matters of discretion to include (or words to similar effect): (...). 3. The nature of existing riparian vegetation and the effects opportunities for enhancement and restoration of proposed planting or modification for indigenous biodiversity and/or habitats. (...).X. any adverse effects on indigenous vegetation and habitats of indigenous fauna and proposed mitigation measures. Y. methods proposed to monitor or inspect the works undertaken z. the timing of works to minimise adverse effects on threatened or at risk indigenous species.x. management of potential adverse effects through a Council Authorised Biodiversity Management Plan. Insert a diagram which demonstrates where the river and wetland setback is measured from</p>	<p>the top of the closest bank of any stream or river the minimum distance as follows:</p> <p>(a) 20m for high order rivers or streams (order 5 and above);</p> <p>(b) 10m for middle order rivers or streams (order 3 and 4); and</p> <p>(c) 5m for low order rivers or streams (order 1 and 2). <b>(d) exception being farm fences which are required to be a minimum of 5m.</b></p> <p>Refer to Appendix 3 for river and stream orders</p>	<p>plan. The setback should be the standard 5m setback from the waterbody.</p>	<p>Accept in part</p>
						<p>The D-G supports the setbacks provided from stream and rivers. It is also recommended that a setback is provided for wetlands to align with the provisions of the RMA and NPS-FM. It is recommended that a diagram is included in the plan, for clarity, to demonstrate where the setback from the watercourse is measured from such as from the annual highest level or annual fullest flow. Amendments are also made to the assessment matters to align better with the provisions of the RMA, NPS-IB and NPS-FM.</p>		

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.164	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure <b>(not including farm fences)</b> is set back from the top of the closest bank of any stream or river the minimum distance as follows:	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part
S105.026	Farm Manager - Wantwood Station	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend as follows: Setbacks from stream and riverAll activities <b>(excluding fencing)</b> 1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). <b>(d) exception being farm fences which are required to be a minimum of 5m.</b> Refer to Appendix 3 for river and stream orders	Why are setback requirements larger than what is required from central government laws for farm fences? Fences are classed as a structure in this plan. The setback should be the standard 5m setback from the waterbody.	Accept in part
S127.026	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend as follows: Setbacks from stream and riverAll activities <b>(excluding fencing)</b> 1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). <b>(d) exception being farm fences which are required to be a minimum of 5m.</b>	Why are setback requirements larger than what is required from central government laws for farm fences? Fences are classed as a structure in this plan. The setback should be the standard 5m setback from the waterbody.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S113.079	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S7	Oppose	<p>Refer to Appendix 3 for river and stream orders</p> <p>Amend GRUZ-S7 as follows:            Setbacks from stream and river            All activities            Any building or structure (<b>excluding fences for stock exclusion</b>) is set back from the top of the closest bank of any stream or river the minimum distance as follows:            (a) 20m for high order rivers or streams (order 5 and above)            ...            Activity status where compliance is not achieved: Restricted Discretionary            Matters of discretion:  <b>...8. Whether the activity will result in environmental benefits through the exclusion of stock.</b></p>	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
S116.079	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S7	Oppose	<p>Amend GRUZ-S7 as follows:            Setbacks from stream and river            All activities            Any building or structure (<b>excluding fences for stock exclusion</b>) is set back from the top of the closest bank of any stream or river the minimum distance as follows:            (a) 20m for high order rivers or streams (order 5 and above)            ...            Activity status where compliance is not achieved: Restricted Discretionary            Matters of discretion:  <b>...8. Whether the activity will result in environmental benefits through the exclusion of stock.</b></p>	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part



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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S118.079	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure ( <b>excluding fences for stock exclusion</b> ) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: <b>...8. Whether the activity will result in environmental benefits through the exclusion of stock.</b>	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
S127.115	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure ( <b>excluding fences for stock exclusion</b> ) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: <b>...8. Whether the activity will result in environmental benefits through the exclusion of stock.</b>	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part

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Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S18.081</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure ( <b>excluding fences for stock exclusion</b> ) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: <b>...8. Whether the activity will result in environmental benefits through the exclusion of stock.</b>	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
<b>S19.081</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure ( <b>excluding fences for stock exclusion</b> ) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: <b>...8. Whether the activity will result in environmental benefits through the exclusion of stock.</b>	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.081</b>	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure ( <b>excluding fences for stock exclusion</b> ) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: <b>..8. Whether the activity will result in environmental benefits through the exclusion of stock.</b>	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
<b>S24.081</b>	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure ( <b>excluding fences for stock exclusion</b> ) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: <b>..8. Whether the activity will result in environmental benefits through the exclusion of stock.</b>	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
<b>S68.083</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river	An exclusion is sought for fences where required to exclude stock from	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<p>All activities</p> <p>Any building or structure <b>(excluding fences for stock exclusion)</b> is set back from the top of the closest bank of any stream or river the minimum distance as follows:</p> <p>(a) 20m for high order rivers or streams (order 5 and above)</p> <p>...</p> <p>Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</p> <p><b>...8. Whether the activity will result in environmental benefits through the exclusion of stock.</b></p>	waterbodies or to protect areas of riparian planting.	
<b>S115.165</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure <b>(not including farm fences)</b> is set back from the top of the closest bank of any stream or river the minimum distance as follows:	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part
<b>S143.176</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure <b>(not including farm fences)</b> is set back from the top of the closest bank of any stream or river the minimum distance as follows:	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part
<b>S148.177</b>	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure <b>(not including farm fences)</b> is set back from the top of the closest bank of any stream or river the minimum distance as follows:	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part
<b>S60.167</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure <b>(not including farm fences)</b> is set back from the top of the closest bank of any stream or river the minimum distance as follows:	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part
<b>S68.285</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure <b>(not including farm fences)</b> is set back from	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S117.079</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S7	Oppose	<p>the top of the closest bank of any stream or river the minimum distance as follows:</p> <p>Amend GRUZ-S7 as follows:            Setbacks from stream and river            All activities            Any building or structure (<b>excluding fences for stock exclusion</b>) is set back from the top of the closest bank of any stream or river the minimum distance as follows:            (a) 20m for high order rivers or streams (order 5 and above)            ...            Activity status where compliance is not achieved: Restricted Discretionary            Matters of discretion:  <b>...8. Whether the activity will result in environmental benefits through the exclusion of stock.</b></p>	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
<b>S3.079</b>	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S7	Oppose	<p>Amend GRUZ-S7 as follows:            Setbacks from stream and river            All activities            Any building or structure (<b>excluding fences for stock exclusion</b>) is set back from the top of the closest bank of any stream or river the minimum distance as follows:            (a) 20m for high order rivers or streams (order 5 and above)            ...            Activity status where compliance is not achieved: Restricted Discretionary            Matters of discretion:  <b>...8. Whether the activity will result in environmental benefits through the exclusion of stock.</b></p>	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
F55.165	Hamish Weir			Support	Allow		Accept in part
S124.115	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-S8	Support in part	Amend as follows: <b>GRUZ-S8 Height: Except that Communication towers and poles used for emergency service facilities are exempt from this rule.</b>	<p>Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or are platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B. The frequency of towers or poles being required at stations is generally dependent on locational and operational requirements of each station. Some existing fire station sites across the country have aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for communication towers and poles.</p>	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.178	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject
FS16.009	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	Reject
S68.286	John Baynes	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject
FS16.001	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	
<b>S115.166</b>	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject
<b>FS16.011</b>	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	Reject
<b>S60.168</b>	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>FS16.012</b>	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	Reject
<b>S143.177</b>	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject
<b>FS16.013</b>	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S126.165</b>	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject
<b>FS16.014</b>	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	Reject
<b>S156.016</b>	New Zealand Agriculture   Aviation Association	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Delete GRUZ- S9	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission for NOISE-R8) and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include in flight horizontal setbacks as proposed.	Reject – defer to HS6
<b>S63.020</b>	New Zealand Helicopter Association	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Delete GRUZ-S9	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) and are not justified by the s32 Report. Council controls land use NOT aircraft in flight.	Reject – defer to HS6

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>FS4.58</b>	New Zealand Agriculture & Aviation Association (NZAAA)			Support	Allow	<p>It is inappropriate to include inflight horizontal setbacks as proposed.</p> <p>Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) and are not justified by the s32 Report.</p> <p>Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.</p>	Reject – defer to HS6
<b>FS18.18</b>	New Zealand Helicopter Association			Support	Allow		Reject – defer to HS6
<b>S87.011</b>	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Delete GRUZ-S9	<p>This blanket setback rule does not consider the practicality of siting rural airstrips, creating access tracks to the airstrips, or the increased potential health and safety risks that may result from this. Setbacks as proposed do not enable the provision of services to support primary production.</p>	Reject – defer to HS6
<b>FS4.59</b>	New Zealand Agriculture & Aviation Association (NZAAA)			Support	Allow	<p>Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) and are not justified by the s32 Report.</p> <p>Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.</p>	Reject – defer to HS6

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S3.080	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area. <del>and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.</del>	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
F54.60	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
F518.33	New Zealand Helicopter Association			Oppose	Disallow in part	NZHA opposes the submitters position on removing item 2.	Reject – defer to HS6
S28.017	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Delete GRUZ-S9	Any setbacks as proposed do not enable the provision of services to support primary production (reasons in submission point NOISE R8) and are not justified by the s32 Report. Council controls land use, not aircraft in flight and is inappropriate to include inflight horizontal setbacks as proposed.	Reject – defer to HS6
F54.61	New Zealand			Support	Allow	Any setbacks as proposed do not enable the provision of services to support	Reject – defer to HS6

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S113.080	Trudy Bokser Agricultura / Aviation Association (NZAAA)	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary <b>to a noise sensitive activity</b> on a site not being serviced by the use of the rural airstrip or helicopter landing area. <del>and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.</del>	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
F54.62	New Zealand Agricultura / Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
S116.080	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary <b>to a noise sensitive activity</b> on a site not being serviced by the use of the rural airstrip or helicopter landing area. <del>and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of</del>	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>F54.63</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Oppose	Disallow <del>any national boundary to a noise sensitive activity.</del>	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
<b>S118.080</b>	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any national boundary <b>to a noise sensitive activity</b> on a site not being serviced by the use of the rural airstrip or helicopter landing area. <del>1 and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any national boundary to a noise sensitive activity.</del>	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
<b>F54.64</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
<b>S18.082</b>	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive	Reject – defer to HS6

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area. and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.	activity is unworkable as this does not account for any vertical separation.	
<b>FS4.65</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
<b>S19.082</b>	Karen Temple	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area. and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
<b>FS4.66</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.082	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area. <del>2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.</del>	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
F54.67	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
S24.082	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area. <del>2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.</del>	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
F54.68	New Zealand Agricultural Aviation			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land	Reject – defer to HS6



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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Association (NZAAA)					use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	
<b>S68.084</b>	John Baynes	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary <b>to a noise sensitive activity</b> on a site not being serviced by the use of the rural airstrip or helicopter landing area. <del>1 and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.</del>	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
<b>F54.69</b>	New Zealand Agriculture   Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
<b>S127.116</b>	Peters Farm Ltd/karen Peters	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary <b>to a noise sensitive activity</b> on a site not being serviced by the use of the rural airstrip or helicopter landing area. <del>1 and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.</del>	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>FS4.70</b>	New Zealand Agriculture / Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
<b>S117.080</b>	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area. <del>2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.</del>	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
<b>FS4.71</b>	New Zealand Agriculture / Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
<b>S111.003</b>	Aggregate and Quarry Association	Interpretation	highly productive land	Oppose	We oppose the definition of highly productive land	We oppose the definition of highly productive land, which is not taken from the National Planning Standards, as it excludes land containing quarrying materials,	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S135.002	Straterra Inc	Interpretation	highly productive land	Oppose	Not stated.	The definition does not allow for land containing minerals (as it does in the National Planning Standards).	Reject
S126.024	Southland Federated Farmers of New Zealand	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
S113.091	Trudy Bokser	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
S116.091	Nathan Bokser	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S118.091	AW + JA Johnston Family Trust	Interpretation	highly productive land	Amend	<p>productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)</p> <p>Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the <b>National Policy Statement for Highly Productive Land</b> and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the <b>National Policy Statement for Highly Productive Land</b> for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)</p>	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
S127.127	Peters Farm Ltd Karen Peters	Interpretation	highly productive land	Amend	<p>Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the <b>National Policy Statement for Highly Productive Land</b> and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the <b>National Policy Statement for Highly Productive Land</b> for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)</p>	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S18.093</b>	Reaby Downs Farm Ltd	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land/Meanings land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
<b>S19.093</b>	Karen Temple	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land/Meanings land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
<b>S20.093</b>	Sarah and Peter Barclay	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land/Meanings	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					land that has been mapped in accordance with clause 3.4 of the <b>National Policy Statement for Highly Productive Land</b> and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the <b>National Policy Statement for Highly Productive Land</b> for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	NPSHPL that may cause confusion for plan users.	
<b>S24.093</b>	Helen McIntosh	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the <b>National Policy Statement for Highly Productive Land</b> and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the <b>National Policy Statement for Highly Productive Land</b> for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
<b>S68.095</b>	John Baynes	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the <b>National Policy Statement for Highly Productive Land</b> and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<b>the National Policy Statement for Highly Productive Land</b> for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)		
<b>S115.025</b>	Kevin Robertson	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
<b>S143.036</b>	Rural Ratepayers Group	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
<b>S148.037</b>	Alistair & Bernadette Hunt	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
<b>S60.027</b>	Ronald Crispin	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
<b>S68.145</b>	John Baynes	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
<b>S117.091</b>	Greg Bokser	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the <b>National Policy Statement for Highly Productive Land</b> and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the <b>National Policy Statement for Highly Productive Land</b> for what is treated as highly	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S3.091	Stoney Creek Station Limited	Interpretation	highly productive land	Amend	productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)  Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land/Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
FS17.097	Federated Farmers			Support	Allow	Federated Farmers supports this amendment as it provides clarity for plan users and aligns with higher order planning documents.	Accept
S126.027	Southland Federated Farmers of New Zealand	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S115.028	Kevin Robertson	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S143.039</b>	Rural Ratepayers Group	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
<b>S148.040</b>	Alistair & Bernadette Hunt	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
<b>S60.030</b>	Ronald Crispin	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
<b>S68.148</b>	John Baynes	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
<b>S3.096</b>	Stoney Creek Station Limited	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
<b>S113.096</b>	Trudy Bokser	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
<b>S116.096</b>	Nathan Bokser	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
<b>S118.096</b>	AW + JA Johnston Family Trust	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
<b>S127.132</b>	Peters Farm Ltd/Karen Peters	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S18.098</b>	Reaby Downs Farm Ltd	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
<b>S19.098</b>	Karen Temple	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
<b>S20.098</b>	Sarah and Peter Barclay	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
<b>S24.098</b>	Helen McIntosh	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
<b>S68.100</b>	John Baynes	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
<b>S117.096</b>	Greg Bokser	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
<b>S113.111</b>	Trudy Bokser	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
<b>S116.111</b>	Nathan Bokser	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
<b>S118.111</b>	AW+JA Johnston	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the	Stoney Creek's preferred relief relies upon the establishment of a new	Reject – defer to HS9

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Family Trust				underlying zoning of this area (General Rural) with the special precinct zoning.	precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	
<b>S127.147</b>	Peters Farm Ltd Karen Peters	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
<b>S18.113</b>	Reaby Downs Farm Ltd	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
<b>S19.113</b>	Karen Temple	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
<b>S20.113</b>	Sarah and Peter Barclay	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S24.113</b>	Helen McIntosh	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limiters to protect the Hokonui Hills.	Reject – defer to HS9
<b>S68.115</b>	John Baynes	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limiters to protect the Hokonui Hills.	Reject – defer to HS9
<b>S117.111</b>	Greg Bokser	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limiters to protect the Hokonui Hills.	Reject – defer to HS9
<b>S3.111</b>	Stoney Creek Station Limited	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limiters to protect the Hokonui Hills.	Reject – defer to HS9
<b>F531.022</b>	Department of Conservation			Oppose	Disallow	The D-G would need to review the proposed area and provisions for any new precinct in the Hokonui Hills to determine whether the provisions are consistent with higher order documents	Reject – defer to HS9

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						in relation to indigenous biodiversity values, significant natural landscapes and features and significant natural areas.	
<b>S128.003</b>	Greenbriar Ltd.	Interpretation	mining	Support	No amendments	Mining - Crown Minerals Act definition adopted	Accept
<b>S110.007</b>	Royal Forest and Bird Society of NZ Inc	Interpretation	plantation forestry	Amend	Change: <del>Plantation-Forestry-Commercial Forestry</del>	Has the same meaning as per the National Environmental Standards for Commercial Forestry.	Accept in part
<b>S126.037</b>	Southland Federated Farmers of New Zealand	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part
<b>S115.038</b>	Kevin Robertson	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part
<b>S143.049</b>	Rural Ratepayers Group	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part
<b>S148.050</b>	Alistair & Bernadette Hunt	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part
<b>S60.040</b>	Ronald Crispin	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.158</b>	John Baynes	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part
<b>S138.012</b>	Port Blakely Limited	Interpretation	plantation forestry	Support in part	Amend the definition of plantation forestry, to have the same meaning as per the NES-CF.	The National Environmental Standards for Commercial Forestry (NES-CF) replaced the National Environmental Standards for Plantation Forestry (NES-PF) when it came into force on the 3 November 2023 and is the relevant national standard.	Accept in part
<b>S111.002</b>	Aggregate and Quarry Association	Interpretation	primary production	Support	Support definition	The Proposed Plan uses the definition of National Planning Standards of primary production, which we fully support. This definition incorporates quarrying as it should.	Accept
<b>S128.004</b>	Greenbriar Ltd.	Interpretation	primary production	Support	No amendments	Primary Production - NZ Planning standards definition adopted	Accept
<b>S135.001</b>	Straterra Inc	Interpretation	primary production	Support	Retain as notified	Definition incorporates mining which is supported.	Accept
<b>S126.038</b>	Southland Federated Farmers of New Zealand	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
<b>S3.099</b>	Stoney Creek Station Limited	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>S113.099</b>	Trudy Bokser	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S116.099</b>	Nathan Bokser	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>S118.099</b>	AW+ JA Johnston Family Trust	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>S127.135</b>	Peters Farm Ltd Karen Peters	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>S18.101</b>	Reaby Downs Farm Ltd	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>S19.101</b>	Karen Temple	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>S20.101</b>	Sarah and Peter Barclay	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>S24.101</b>	Helen McIntosh	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>S68.103</b>	John Baynes	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>S115.039</b>	Kevin Robertson	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
<b>S143.050</b>	Rural Ratepayers Group	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.051	Alistair & Bernadette Hunt	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S60.041	Ronald Crispin	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S68.159	John Baynes	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S117.099	Greg Bokser	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S126.039	Southland Federated Farmers of New Zealand	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject
S115.040	Kevin Robertson	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject
S143.051	Rural Ratepayers Group	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject
S148.052	Alistair & Bernadette Hunt	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject
S60.042	Ronald Crispin	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.160</b>	John Baynes	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject
<b>S126.182</b>	Southland Federated Farmers of New Zealand	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
<b>S115.183</b>	Kevin Robertson	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
<b>S143.194</b>	Rural Ratepayers Group	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
<b>S148.195</b>	Alistair & Bernadette Hunt	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
<b>S60.185</b>	Ronald Crispin	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
<b>S68.303</b>	John Baynes	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.199	Alistair & Bernadette Hunt	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: <b>This definition does not include 'farm quarries'.</b>	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
S3.101	Stoney Creek Station Limited	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S113.101	Trudy Bokser	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S116.101	Nathan Bokser	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S118.101	AW+ JA Johnston Family Trust	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S127.137	Peters Farm Ltd/Karen Peters	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S18.103	Reaby Downs Farm Ltd	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S19.103	Karen Temple	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S20.103	Sarah and Peter Barclay	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S24.103</b>	Helen McIntosh	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
<b>S68.105</b>	John Baynes	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
<b>S117.101</b>	Greg Bokser	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
<b>S3.102</b>	Stoney Creek Station Limited	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
<b>S113.102</b>	Trudy Bokser	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
<b>S116.102</b>	Nathan Bokser	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
<b>S118.102</b>	AW+ JA Johnston Family Trust	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
<b>S127.138</b>	Peters Farm Ltd Karen Peters	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
<b>S18.104</b>	Reaby Downs Farm Ltd	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
<b>S19.104</b>	Karen Temple	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.104</b>	Sarah and Peter Barclay	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
<b>S24.104</b>	Helen McIntosh	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
<b>S68.106</b>	John Baynes	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
<b>S117.102</b>	Greg Bokser	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
<b>S128.006</b>	Greenbriar Ltd.	Interpretation	rural industry	Support	No amendments	Supportive of this definition.	Accept
<b>S40.012</b>	Silver Fern Farms	Interpretation	rural industry	Oppose	Amend to distinguish the reference to "rural environment" sufficiently to comply with the definition prescribed in the National Planning Standards.	The National Planning Standards do not define the term "rural environment"; This definition incorporates (indicated by the italicised text) a definition of "rural environment" which is as follows: "Rural environment Means land within the General Rural Zone, Rural Lifestyle Zone, Settlement Zone and Natural Open Space Zone". The upshot is that the National Planning Standards contemplate "rural industry" in any zone. This proposed definition confines the activity further than the National Planning Standards definition does, as it would require that "rural industry" can only occur in the four zones that are specified as comprising the "rural environment". Therefore, it is not	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S3.103</b>	Stoney Creek Station Limited	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>S126.044</b>	Southeastland Federated Farmers of New Zealand	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept
<b>FS29.013</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S113.103</b>	Trudy Bokser	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>FS29.015</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S116.103</b>	Nathan Bokser	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>FS29.016</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S118.103</b>	AW+ JA Johnston Family Trust	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>FS29.017</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S18.105</b>	Reaby Downs Farm Ltd	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>FS29.018</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S19.105</b>	Karen Temple	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>FS29.019</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S20.105</b>	Sarah and Peter Barclay	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>FS29.020</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S24.105</b>	Helen McIntosh	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	introduces additional limitations (see Silver Ferns Farms' original submission) Supportive of the alignment with national planning standards.	Accept
<b>FS29.021</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S68.107</b>	John Baynes	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>FS29.022</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S127.139</b>	Peters Farm Ltd Karen Peters	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>FS29.023</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S115.045</b>	Kevin Robertson	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>FS29.024</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S60.047</b>	Ronald Crispin	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept
<b>FS29.025</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S143.056</b>	Rural Ratepayers Group	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept
<b>FS29.026</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S148.057</b>	Alistair & Bernadette Hunt	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept
<b>FS29.027</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject



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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.165</b>	John Baynes	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept
<b>FS29.028</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S117.103</b>	Greg Bokser	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
<b>FS29.029</b>	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
<b>S3.104</b>	Stoney Creek Station Limited	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
<b>S113.104</b>	Trudy Bokser	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
<b>S116.104</b>	Nathan Bokser	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
<b>S118.104</b>	AW+ JA Johnston Family Trust	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
<b>S127.140</b>	Peters Farm LtdKaren Peters	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S18.106</b>	Reaby Downs Farm Ltd	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
<b>S19.106</b>	Karen Temple	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
<b>S20.106</b>	Sarah and Peter Barclay	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
<b>S24.106</b>	Helen McIntosh	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
<b>S68.108</b>	John Baynes	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
<b>S117.104</b>	Greg Bokser	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
<b>S128.060</b>	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	<b>Overview and purpose: The purpose of the New Vale Special Purpose Zone is to enable the sustainable management, operation and development of the New Vale Mine. The Zone objectives, policies and rules provide the framework for enabling expanded mining activities whilst managing their effects and ensuring that offsite rural amenity values are maintained and enhanced. The potential adverse effects of buildings are controlled by bulk and location standards. New Vale mine provides coal to a number of largescale primary sector processing facilities that will continue to be require a reliable source of fuel while they undertake the necessary work to reduce reliance on non-renewable energy sources. New Vale also provides Coal to</b>	Request - NEW VALE SPECIAL PURPOSE ZONE	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					domestic customers (via local retailers) who rely on it for home heating. There are advantages associated with locally sourced coal for these purposes as opposed to importing product from outside the Region or the Country. New Vale Mine currently operates in accordance with a suite of resource consents. During the life of this District Plan it is likely that the existing consented mine area will be exhausted and that mining will need to commence within an expanded area of the site. The Special Zone provides clarity and a framework for assessing applications in the short to medium term and provide a degree of certainty regarding the availability of coal from New Vale to support the decision making of organisations and individuals reliant on it prior to their transition to alternative renewable sources of energy		
<b>S128.061</b>	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	New Vale Mining Activity: Means the use of land and buildings for - the extraction, processing (including crushing, screening, blending), transport, storage, stockpiling and sale of coal and superdirt - recycling of byproducts from processing (including clay, silk, rock, sand, soil), - earthworks associated with the scraping and deposition of overburden material, including the return of coal ash to ground, - rehabilitation of mining areas including landscaping, - cleanfilling, - administration offices, workshops and associated car parking areas.	New Definition - New Vale Mining Activity	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S128.062	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	NVSZ-O1 - Ongoing .NVSZ - O2 - The effects arising from expanded mining within the New Vale Special Zone are minimised to the extent practicable, taking into account the locational constraints and the functional and operational needs of the activities. NVSZ - O3 - Ensure that activities within the Zone are undertaken in accordance with industry best practice and opportunities for enhancing values within the Zone are taken. NVSZ-O4 - ensure that the site is rehabilitated so that primary production capacity is retained for future generations following mining.	Objectives as listed for the proposed New Vale Special Purpose Zone	Accept in part
S128.063	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	NVSZ - P1 - Recognise New Vale Mine as a strategically important activity that is necessary to support the dominant land use activities within the Gore District and wider Southland Region. NVSZ - P2 - Provide for mining activities within the New Vale Zone. NVSZ - P3 - New Vale Mining activities within the New Vale Zone are undertaken in a way that: 1. Utilises an effects management hierarchy approach where applicable; 2. Maintains the rural character and rural amenity surrounding the Zone; 3. Retains the productive potential of the land following the mining activity being undertaken; 4. Identifies opportunities to enhance ecological and freshwater values 5. Responds to the underlying Ngai Tahu relationships within the natural environment.	Policies as listed for the proposed New Vale Special Purpose Zone	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S128.064</b>	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Provisions in Other Chapters: 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.	Notes for the proposed New Vale Special Purpose Zone	Accept in part
<b>S128.065</b>	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	NVSZ- R1 - New Vale Mining Activity Activity Status - permitted Where: 1. The New Vale Mining Activity activity has a total area of extraction open at any one time that does not exceed 2,500m2; and 2. The activity is set back: (a) 500 metres from a sensitive activity or a zone boundary except the General Industrial Zone. (b) 100m from any side or rear boundary (c) 50m from any road boundary; and 3. The area is progressively stabilised, filled or recontoured; and 4. Any new building or structure complies with General Rural Zone standards GRUZ-S2-S8 and Earthworks Standards EW-S3, S5 and S7. 5. Extraction of Coal occurs within the Mining Area identified on the Planning Maps. Activity status where compliance is not achieved with Standards 1-4 - controlled. 1. The timing and duration of the activity 2. Sediment and erosion management 3. Effects on rural character and amenity values of neighbouring properties 4. Safety and suitability of access and effects on the transportation network 5. Staging and progressing rehabilitation works 6. Retention of any Highly Productive soils for	Rules for the proposed New Vale Special Purpose Zone	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					use following rehabilitation 7. Impacts on Ngai Tahu cultural values, including those listed in MR2.3. 8. Matters of discretion of any infringed standard. 9. Effects on indigenous biodiversity 10. Environmental Management Plan to managed effects if the activities within the site?? Activity Status where compliance is not achieved with Standard 5 - discretionary		
<b>S128.066</b>	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	NVSZ-R3 Primary production (excluding prospecting for and mining minerals) Activity Status: Permitted Where: 1. Any new building or structure complies with General Rural Zone standards GRUZ-S2-S8 Activity Status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard	Rules for the proposed New Vale Special Purpose Zone	Accept in part
<b>S128.067</b>	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	NVSZ-R4 Conservation Activity Activity status: Permitted Where: 1. The activity is the establishment of a new, or expansion of an existing conservation activity. Activity Status where compliance is not achieved: N/A	Rules for the proposed New Vale Special Purpose Zone	Accept in part
<b>S128.068</b>	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	All other activities Activity status: Discretionary 1. Any activities, including associated buildings, not otherwise provided for in the list of rules. Activity status where compliance is not achieved: N/A	Rules for the proposed New Vale Special Purpose Zone	Reject
<b>S128.069</b>	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Need to include special zone in Noise Standard Provisions	Consequential addition of New Vale Special Purpose Zone to NOISE-S1 - 2.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S128.070</b>	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	<b>Additions of New Vale Special Purpose Zone as identified in Appendix 2</b> Submitter would also accept alternative relief that achieves the same outcome. If the Special Zone is not accepted Greenbriar seek to have the provisions outlined in the Special Zone Table included as provisions in the General Rural Zone as alternative relief, and/or the development of a New Vale Precinct within the Rural Zone	See appendix 2 in original submission for Mapped area requested.	Accept in part
<b>S122.001</b>	Fulton Hogan	Interpretation	stream	Oppose in part	Stream Means a continually or intermittently flowing natural or modified body of fresh water and includes headwaters and smaller tributaries to rivers or other streams. <b>Streams are included in the definition of "River" under the Resource Management Act 1991.</b>	Although this term is used in colloquial language, a stream is a sub-set of "river" under the Resource Management Act (RMA) and Natural and Built Environment Act (NBEA) definitions. Creating a separate definition creates confusion. Using the term "natural" makes it unclear whether this definition includes modified waterbodies or not. a) Alter the definition so that it is clear that a "stream" is the same thing as a "river" under the RMA and NBEA; and b) Alter the definition so it is clear whether a modified stream is included within the definition or not.	Accept
<b>S59.001</b>	Adrienne Crispin	SUB - Subdivision	SUB - General	Oppose	Reduce minimum lot size for rural properties	Smaller portions of land are better economically than having good economic properties split up into larger parcels of uneconomic blocks which don't contribute to the GDP for the country. Would like to retain the	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						option to stay on the property in the next life phase.	
<b>FS5.69</b>	Hamish Weir			Support	Allow		Reject
<b>FS22.001</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree the district plan should provide for some smaller rural lots.	Reject
<b>S60.001</b>	Ronald Crispin	SUB - Subdivision	SUB - General	Oppose	Minimum lot size to be decreased for rural properties.	Wish for farmers to retain rights to subdivide a small portion of their land to retire on. A small lot is a better option that having a larger economic property split into larger parcels of uneconomic blocks, creating Hobby farms which don't contribute to the GDP.	Reject
<b>FS22.002</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree the district plan should provide for some smaller rural lots	Reject
<b>S115.121</b>	Kevin Robertson	SUB - Subdivision	SUB-S1	Support in part	Retain SUB-S1 as drafted.	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Accept



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S143.132</b>	Rural Ratepayers Group	SUB - Subdivision	SUB-S1	Support in part	Retain SUB-S1 as drafted.	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Accept
<b>S148.133</b>	Alistair & Bernadette Hunt	SUB - Subdivision	SUB-S1	Support in part	Retain SUB-S1 as drafted.	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Accept
<b>S60.123</b>	Ronald Crispin	SUB - Subdivision	SUB-S1	Support in part	Retain SUB-S1 as drafted.	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.241</b>	John Baynes	SUB - Subdivision	SUB-S1	Support in part	Retain SUB-S1 as drafted.	'the loss of highly productive land and farmland available for primary production'.  SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Accept
<b>S36.001</b>	Clayton Rowland	SUB - Subdivision	SUB-S1	Oppose	Oppose changing of General Rural Lot size from 2ha to 8ha- requests it remain 2ha	Would like the ruling of minimum subdivision area to remain 2ha- feels this is more beneficial to the general public and would give the younger population a better chance of starting with a section.	Reject
<b>FS5.111</b>	Hamish Weir			Support	Allow		Reject
<b>FS22.024</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>FS25.114</b>	Stoney Creek Station Ltd			Support	Allow	Agree with this submission to retain a 2 ha minimum lot size in the Rural zone.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S3.033</b>	Stoney Creek Station Limited	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha <b>2 ha</b> .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
<b>FS5.112</b>	Hamish Weir			Support	Allow		Reject
<b>FS17.058</b>	Federated Farmers			Oppose	Disallow	Federated Farmers supports a minimum lot size of 8ha in the interests of protecting highly productive land and ensuring the district maintains suitably sized working farms.	Accept
<b>FS22.026</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>S99.015</b>	Clark Fortune McDonald & Associates	SUB - Subdivision	SUB-S1	Not Stated	Primarily, the current 2ha minimum is retained. Secondarily, a minimum average area for subdivision with a smaller absolute minimum area. Thirdly, provision for smaller areas in the situation of redundant dwellings being subdivided from larger rural properties.	The proposed 8ha minimum area for the rural zone in Gore is impractical and diverges significantly from current plans and neighbouring districts. It lacks flexibility for smaller allotments based on specific needs and conditions. This could result in substantial loss of productive land, contradicting zone objectives.	Reject
<b>FS5.113</b>	Hamish Weir			Support	Allow		Reject
<b>FS25.117</b>	Stoney Creek Station Ltd			Support	Allow	Agree with this submission to retain a 2 ha minimum lot size in the Rural zone.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S104.028</b>	McLeod-Wantwood Trust/Wantwood Station	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha <b>2ha</b> .	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Reject
<b>FS22.025</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>FS25.115</b>	Stoney Creek Station Ltd			Support	Allow	Agree with this submission to retain a 2 ha minimum lot size in the Rural zone.	Reject
<b>S74.019</b>	Hamish Weir	SUB - Subdivision	SUB-S1	Support in part	Rule 1(h) should be reworded as follows; General Rural - 8ha <b>2ha</b>	The submitter supports 1 (a) to (g). The submitter opposes (h). The Operative DP allows for 2ha minimum allotments in the Rural Zone, which allows for existing residential dwellings to be subdivided of adjacent farmland this reduces value, therefore reducing costs for farm ownership entry which is generally beyond the means of many persons. The minimum size of 2ha has been Operative since 2006 and worked well without any notably publicly. Rural productive activity can be maintained in several ways as detailed on Country Callender ep20 season 2023 at 19:26 minutes which details an example of productive market garden operations just 1.2ha. Horticultural uses of properties at this size are also possible	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						along with calf rearing operations aimed at reducing bobby calf slaughter rates.	
<b>FS22.027</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>FS25.116</b>	Stoney Creek Station Ltd			Support	Allow	Agree with this submission to retain a 2 ha minimum lot size in the Rural zone.	Reject
<b>S105.028</b>	Farm Manager - Wantwood Station	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: (h) General Rural - 8ha <b>2ha.</b>	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Reject
<b>FS22.029</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>S127.028</b>	Peters Farm Ltd Karen Peters	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha <b>2ha.</b>	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Reject
<b>FS22.030</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S113.033</b>	Trudy Bokser	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha <b>2 ha</b> .	demonstrate that the existing 2ha minimum area is inappropriate.  An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
<b>FS22.031</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>S116.033</b>	Nathan Bokser	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha <b>2 ha</b> .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
<b>FS22.032</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>S118.033</b>	AW+ JA Johnston Family Trust	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified:	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					... (h) General Rural - 8ha 2 ha.	farmers subdivide discrete areas of larger parcels.	
<b>FS22.033</b>	Clark Fortune McDonald & Associates			Oppose	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>S18.035</b>	Reaby Downs Farm Ltd	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha.	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
<b>FS22.034</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>S19.035</b>	Karen Temple	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha.	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
<b>FS22.035</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S20.035</b>	Sarah and Peter Barclay	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha <b>2 ha</b> .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
<b>FS22.036</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>S24.035</b>	Helen McIntosh	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha <b>2 ha</b> .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
<b>FS22.037</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>S68.037</b>	John Baynes	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha <b>2 ha</b> .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>FS22.038</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>S127.069</b>	Peters Farm Ltd Karen Peters	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha <b>2 ha</b> .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
<b>FS22.039</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
<b>S117.033</b>	Greg Bokser	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha <b>2 ha</b> .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
<b>FS22.040</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S50.003</b>	Jacklyn (Jackie) Johnston	SUB - Subdivision	SUB-S1	Oppose	General Rural Zone: Minimum Lot size- 0.101ha	It would be better to protect this type of land by permitting the opposite. Some people may not have the ability or desire to manage 8ha sections. This could include those seeking a quarter-acre section for building, whether on their existing farm for retirement or due to health and financial considerations. The current rules, and potentially the new 8ha proposal, may hinder people who have spent their lives in rural communities but are unable to comply. Enabling subdivision of smaller sections would accommodate those desiring a rural lifestyle without the burden of excess land which people. There are suitable options for septic systems on the proposed minimum lot size. It's crucial to provide options, particularly for those within the rural community.	Reject
<b>FS25.118</b>	Stoney Creek Station Ltd			Support in part	Allow	Agree that a smaller lot size than 8 ha in the Rural zone is beneficial.	Reject
<b>S138.009</b>	Port Blakely Limited	Whole Plan	Whole Plan	Not Stated	That the Proposed Plan be amended to incorporate the equivalent regulation of the NES-CF or otherwise amend or delete the rule so that the equivalent NES-CF regulation applies instead of the Proposed Plan rule;		Reject
<b>S138.010</b>	Port Blakely Limited	Whole Plan	Whole Plan	Not Stated	That the relevant Proposed Plan objectives and policies be amended as required to support and implement the particular relief described above; and/or		Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S156.001	New Zealand Agricultural Aviation Association	Whole Plan	Whole Plan	Oppose in part	Amend provisions to ensure that they are justified in the s32 report	S32 Report does not provide rationale and justification for the approach taken to the setback rules for agricultural aviation.	Reject – defer to HS6
FS5.1	Hamish Weir			Support	Allow	The matters raised could have significant cost implications for what are permitted activities under the current plan.	Reject – defer to HS6
FS18.1	New Zealand Helicopter Association			Support in part	Allow		Reject – defer to HS6
S136.004	Jenny Campbell	Whole Plan	Whole Plan	Not Stated	No new mines, no previous mines being re-opened	This improves the health of people & in particular old & people who are more susceptible to lung and breathing impacts from polluted air.	Reject
FS22.051	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - any mining proposal should be assessed based on its particular effects, an idealistic blanket rule as suggested is impractical and unnecessary.	Accept
S126.053	Southland Federated Farmers of New Zealand	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, <b>shelter belts and trees planted for conservation purposes.</b>	SFF considers the definition of woodlot should also exclude shelterbelts and trees planted for conservation purposes.	Accept
S115.054	Kevin Robertson	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of	SFF considers the definition of woodlot should also exclude shelterbelts and	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, <b>shelter belts and trees planted for conservation purposes.</b>	trees planted for conservation purposes.	
<b>S143.065</b>	Rural Ratepayers Group	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, <b>shelter belts and trees planted for conservation purposes.</b>	SFF considers the definition of woodlot should also exclude shelterbelts and trees planted for conservation purposes.	Accept
<b>S148.066</b>	Alistair & Bernadette Hunt	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, <b>shelter belts and trees planted for conservation purposes.</b>	SFF considers the definition of woodlot should also exclude shelterbelts and trees planted for conservation purposes.	Accept
<b>S60.056</b>	Ronald Crispin	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, <b>shelter belts and trees planted for conservation purposes.</b>	SFF considers the definition of woodlot should also exclude shelterbelts and trees planted for conservation purposes.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.174	John Baynes	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, <b>shelter belts and trees planted for conservation purposes.</b>	SFF considers the definition of woodlot should also exclude shelterbelts and trees planted for conservation purposes.	Accept

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S103.014</b>	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Support	Add a new policy that reads: " <b>RLZ - P10: In the Rural Lifestyle Zone at McNabb, rural lifestyle development maintains the rural character of the area and facilitates pastoralism, agriculture, horticulture and mahinga kai.</b> "	RLZ-P3, P4 and P9 policies are inconsistent, in relation to whether activities and amenity values should align primarily with a rural or residential environment in Rural Lifestyle Zones.	Reject - to be considered in HS4a
<b>S85.007</b>	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Support	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.	No objectives of policies in this zone recognize natural hazards risk. More emphasis is needed to ensure infill and greenfield development properly considers risk	Reject
<b>S132.158</b>	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Amend	Insert RLZ-SXX as follows after RLZ-S8: <b>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.</b>	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor. KiwiRail recommend that the following standard be applied over all zones for setbacks from the rail corridor.	Reject
<b>S110.051</b>	Royal Forest and Bird Society of NZ Inc	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Amend	Add: <b>RLZ-S13- 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,</b>	There is no requirement in the plan for setbacks of buildings/structures from SNAs. The addition of this standard would ensure that buildings/structures are not established within an SNA in the Rural Lifestyle Zone. NOTE: Compliance with RLZ-S12 would also need to be added into RLZ-R2 (3) & (6), RLZ-R4 (4), RLZ-R5 (1), RLZ-R8 (1) and RLZ-R9 (3).	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					remedied or mitigated. 3. The activity has a functional need to be located in the area.		
F55.170	Hamish Weir			Oppose	Disallow		Accept
F517.091	Federated Farmers			Oppose	Disallow	Federated Farmers opposes the submitter's proposed new standard RLZ-S12 as requiring setbacks to SNAs is unreasonable and will restrict farming practices which actually help to protect SNAs such as fencing.	Accept
S124.128	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Amend	<p><b>RLZ S13 - Servicing All activities</b></p> <p>1. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated water unit and buildings for non-residential activities shall be connected to a Council reticulated wastewater network.</p> <p>3. Where 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.</p> <p>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.</p> <p>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'</p>	<p>Fire and Emergency consider that new buildings located in the RLZ should be required to provide a firefighting water supply in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk.</p>	Reject
F55.171	Hamish Weir			Oppose in part	Disallow in part	Remove specific reference to standards that could out date	Accept in part

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S77.006</b>	New Zealand Heavy Haulage Association	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Support	<p>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. f. 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.</p>	<p>"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.</p>	Accept in part
<b>FS14.042</b>	NZ Transport Agency Waka Kotahi			Oppose	Disallow	Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby	Reject



## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submissi on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S101.087</b>	Transpower New Zealand Limited	RLZ - Rural Lifestyle Zone	RLZ - General	Oppose	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. <b>Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this chapter do not apply to infrastructure activities.</b> "	that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.	Reject – defer to HS7
<b>S109.125</b>	Department of Conservation	RLZ - Rural Lifestyle Zone	RLZ - General	Oppose in part	Amend the rules to provide clarity around where the ECO chapter provisions apply. Where the Rules apply to 'All areas' it should	The D-G considers that there should be clarity that the relevant ECO chapter provisions such as SNAs and the indigenous vegetation clearance rules apply.	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S146.082</b>	Southland District Council	RLZ - Rural Lifestyle Zone	RLZ - General	Support in part	Update the proposed District Plan with the amendments to the National Environmental Standard for Commercial Forestry (NES-CF) as part of the provisions.	To facilitate rural lifestyle activities in addition to rural activities, then commercial activities and primary industries (including commercial Forestry) may be inappropriate for this zone. Southland District Council has no comparable zone to the RLZ in the District Plan, but any future RLZ would likely be aligned in some regard with Gore. Southland District, as a neighbour of Gore shares issues with the conflict between maintaining highly productive land and providing housing for people. RLZ is both expansive in area and expensive for councils to maintain and may not be suited to taking up highly productive land. It may be suited to higher-density use as it is adjacent to the town.	Accept in part
<b>S39.002</b>	Bernadette Howard	RLZ - Rural Lifestyle Zone	RLZ - General	Support	Support for the Rezoning of 171A Wentworth Street to Rural Lifestyle	Wishes to transfer part ownership of the land parcel to her son	Accept
<b>S148.012</b>	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ - General	Oppose	We do not support the new rules restricting agricultural aviation.	his activity is essential to the primary sector and cannot be inhibited by the time delays or uncertainty associated with a consenting regime. The noise created is brief and temporary, and totally tolerated by the rural community in which it takes place as those who live and work in that area understand its essential nature. Location of landing areas for our operation is based 100% on proximity to a watercourse - as the spray chemicals require a lot of water mixed with them for every load carried by the helicopter. For convenience to those who originally created and now those who service the water supply, these tanks are often in close proximity to a road. Therefore, the restrictions on landing sites could inadvertently rule out the only suitable locations if proximity to a road is a restricting factor. These proposed rules aim to solve a problem which does not exist. Farmers and aviators manage this	Reject – to be considered in HS6

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submissi on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S96.001</b>	Anna Kaui	RLZ - Rural Lifestyle Zone	RLZ - General	Oppose in part	A reassessment of the zoning along Main Street (North), to be zoned as Rural Lifestyle Zone.	There are 2 separate zones that run across 4 lifestyle properties, with different rules in the zones. If a shed was built in this area, it would be subject to 2 sets of zone rules, which creates confusion.	Reject
<b>FS22.061</b>	Clark Fortune McDonald & Associates			Support	Allow	Support - Zone boundaries should generally be rationalised to coincide with cadastral boundaries or clear physical features.	Reject
<b>S140.004</b>	Robina Johnston	RLZ - Rural Lifestyle Zone	RLZ - General	Not Stated	The entire Hokonui Lifestyle Zoned area from the road would have to be mitigated to avoid public view. The transformation of road buffering the Reaby Road would need vegetation or bunds to hide public view. Reverse sensitivity should be a consideration for Hokonui Lifestyle zone and vegetation buffers are needed. Raises concerns about adequate fencing for stock and that this should be netting.	The Hokonui Hills area has historically been used for its many resources and settlements by Māori and Pakeha. The Reserve is a pathway for recreation users. Visual effects of existing development has been mitigated by low reflectivity material and landscaping of the road boundary. Screening is not regulated and indigenous species are favoured, but indigenous species are not as fast growing as exotics and native birds enjoy the exotics. Considers the entire Hokonui Lifestyle Zone need to be visually mitigated. The area is high in amenity values and will grow west.	Reject
<b>FS22.062</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical to introduce that level of regulation for an area that is already predominantly rural lifestyle land use.	Accept
<b>S103.029</b>	McNabb Management Ltd	Zone map layers	RLZ-MAP	Support in part	Retain the proposed Rural Lifestyle Zone over part of land located at 10 McKinnon Road, but amend the area and boundaries as shown on the concept plan attached to and forming part of this submission. Retain the proposed General Rural Zone over part of land located at 10 McKinnon Rd, but amend the area and boundaries as shown on the attached concept plan and overlay that General Rural Zone with a Rural Industrial Precinct called 'PREC14 - McNabb Rural Industry Precinct'. Add a new	Proposed amendments support a bespoke development concept for the property at 10 McKinnon Rd as a kainga nohoanga: providing opportunities for living, working and community while maximising the natural capital of the property and its surroundings. The requested amendments to the proposed zonings work with the geography of the site: - Developing around rather than over existing water bodies and natural drainage patterns; - Promoting an extensive area for biodiversity enhancement, mahinga kai and flood management	Reject – defer to HS4a

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Māori Special Purpose Zone as shown on the concept plan. Add a deferred Light Industrial Zoning over 10 hectares of the proposed GRUZ-PREC14 adjoining Waipawa Highway/SH 1 as shown in the concept plan, with the zoning deferred until such time as:- Te Ika Rama Marae is relocated to the new Māori Special Purpose Zone at 10 McKinnon Rd; and - An alternative access road is provided from Waipawa Highway/SH 1 as shown in the concept plan	on those parts of the property which have those characteristics; - Relocating Te Ika Rama Marae to higher ground and providing opportunities for associated housing and community facilities; - Using the concept of clustering and open space, to provide a rural lifestyle development that is rural in character, has a low environmental footprint, and retains options for productive use of the land; and - Providing rural industrial support facilities in an appropriate location.	
<b>S39.001</b>	Bernadette Howard	Zone map layers	RLZ-MAP	Support	Support for the Rezoning of 171A Wentworth Street to Rural Lifestyle	Wishes to transfer part ownership of the land parcel to her son	Accept
<b>S85.052</b>	Environment Southland	Zone map layers	RLZ-MAP	Support in part	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.	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Accept in part
<b>S104.034</b>	McLeod-Wantwood Trust/Wantwood Station	Zone map layers	RLZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part
<b>S84.001</b>	John Sheddan	Zone map layers	RLZ-MAP	Oppose in part	Inclusion of the Racecourse Road area into the Lifestyle Rural Zone.	The nature and use of properties on Racecourse Road is residential in nature and not in keeping with the Rural Lifestyle Zone. The proposed zoning does not provide protection or benefit to current land use.	Reject
<b>S99.001</b>	Clark Fortune McDonald & Associates	Zone map layers	RLZ-MAP	Not Stated	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.	PDP Rural Lifestyle zone cuts an arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Split zoning results in large portions of properties being surrounded by existing rural lifestyle land uses but	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submissi on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						further lifestyle land uses not being enabled. Results in the inefficient use of land.	
<b>S99.003</b>	Clark Fortune McDonald & Associates	Zone map layers	RLZ-MAP	Not Stated	Align the extent of the Whiterig Rural Lifestyle Zone to align with the existing cadastral arrangement.	Acknowledged that the PDP zone boundary has been changed to exclude some flood-prone land from this lifestyle zone. However, it has been re-aligned to a position where it cuts across allotments.	Reject
<b>S105.034</b>	Farm Manager - Wantwood Station	Zone map layers	RLZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part
<b>S127.034</b>	Peters Farm Ltd/Karen Peters	Zone map layers	RLZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part
<b>S92.001</b>	Nadine Fletcher	Zone map layers	RLZ-MAP	Oppose in part	To alter the division between LLRZ and RLZ.	The submitter are owners of 120 Wentworth Street, located in the proposed RLZ adjacent to a LLRZ, the natural division between these zones should be the ridgeline on our Northern boundary, rather than the Southern boundary. RLZ-S1 stipulates one residential unit per hectare, given the existence of a smaller block (1143m <sup>2</sup> at 118 Wentworth St) within this zone, it seems more fitting for this land to fall within the Large Lot Residential Zone. This adjustment would facilitate a smoother transition from the Large Lot Residential Zone to the Rural Lifestyle Zone on the other side of the ridgeline.	Accept in part
<b>F55.192</b>	Hamish Weir			Support	Allow		Accept in part

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S121.001</b>	Alliance Group Limited	Zone map layers	RLZ-MAP	Oppose	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.	Alliances water treatment plant is an established industrial activity servicing Alliance's meat processing activity identified within the Rural Lifestyle Zone of the Proposed Plan. This activity does not align with the description of the Rural Lifestyle Zones set out within National Planning Standards, which describes the zone as "areas used predominantly for a residential lifestyle within a rural environment". Additionally, this activity does not align with the overview and purpose of the Rural Lifestyle Zone of the Proposed Plan, which states that "industrial activities are not provided for or anticipated in the zone...". The s32 report does not provide reasoning as to why this area specifically was re-zoned to Rural Lifestyle Zone. Alliance is of the view that the established water treatment plant has been inappropriately zoned and does not meet the criteria for the Rural Lifestyle Zone. This will result in inappropriate restrictions on potential upgrade and maintenance works associated with the water treatment plant. The Proposed Plan states that the purpose of the General Industrial Zone "is to provide zones where industrial activities and compatible activities are enabled and managed". It is Alliance's view that the water treatment plant more appropriately aligns with the General Industrial Zone, along with the remainder of Alliances sites. Alliance therefore request that the Rural Lifestyle Zone maps are amended to exclude Alliance's water treatment plant, and it is rezoned to General Industrial Zone.	Reject – defer to HS4
<b>S99.046</b>	Clark Fortune McDonald & Associates	Zone map layers	RLZ-MAP	Not Stated	The land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore: it is more efficient to <b>extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd.</b>	On the land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore, the PDP Rural Lifestyle zone cuts a somewhat arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd. These roads would then provide a logical physical boundary to the PDP Rural Lifestyle	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
F514.055	NZ Transport Agency Waka Kotahi			Oppose	Disallow	<p>zone, instead of an arbitrary line cutting through the middle of titles.</p> <p>The New Zealand Transport Agency considers that there is not enough information about the implications of the proposed re-zoning on the state highway network, in particular State highway 94. We consider that an Integrated Transport Assessment needs to be completed to identify the traffic effects of the proposed re-zoning, and when the local road intersections with State highway 94 would need to be upgraded and the design and location of any new intersections. NZTA would want provisions included in the Plan to manage the intersection upgrades.</p>	Accept
S126.167	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S115.168	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S143.179	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S148.180	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S60.170	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S68.288	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S101.085	Transpower New Zealand Limited	RLZ - Rural Lifestyle Zone	RLZ-O3	Support in part	Amend Objective RLZ-O3 as follows: "RLZ-O3 To enable rural lifestyle living opportunities whilst protecting other anticipated activities, including critical infrastructure <del>in adjacent</del>	<p>Considers that the Objective is not expressed and an outcome and, as such, is not sufficiently clear. Further, it is not clear how this Objective would relate to the National Grid, and give effect to Policy</p>	Accept in part

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					zones from <b>adverse effects, including reverse</b> sensitivity effects arising from, and impacting on, rural lifestyle activities.	10 and 11 of the NPSET. Transpower considers that the outcome sought requires refinement in a manner that is consistent with provisions elsewhere in the Proposed District Plan that protect the National Grid and therefore gives effect to the NPSET.	
<b>S121.082</b>	Alliance Group Limited	RLZ - Rural Lifestyle Zone	RLZ-O3	Amend	Amend as follows: To enable rural lifestyle living opportunities whilst protecting <b>existing and anticipated</b> activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.	"Existing" activities in adjacent zones can be adversely affected by the encroachment of rural living zones and activities, and should be protected in this objective, alongside "anticipated" activities.	Accept
<b>S40.086</b>	Silver Fern Farms	RLZ - Rural Lifestyle Zone	RLZ-O3	Oppose	Amend as follows: To enable rural lifestyle living opportunities whilst protecting <b>existing and anticipated</b> activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.	"Existing" activities in adjacent zones can be adversely affected by the encroachment of rural living zones and activities, and should be protected in this objective, alongside "anticipated" activities.	Accept
<b>FS17.089</b>	Federated Farmers			Support	Allow in part	Federated Farmers supports the amendment to RLZ-O3 as existing activities in adjacent zones must be protected.	Accept
<b>S132.151</b>	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-O3	Amend	Amend RLZ-O3 as follows: To enable rural lifestyle living opportunities whilst protecting the function <b>and operation of the rail corridor and</b> adjacent activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.	KiwiRail generally supports RLZ-O3 but seeks an amendment to clarify that this policy also relates to protecting the function and operation of the rail corridor from potential effects.	Reject
<b>FS29.048</b>	Silver Fern Farms Limited			Oppose	Disallow	The proposed changes to are not necessary and would alter the meaning such that the focus of the policy is on railway effects only.	Accept
<b>SS1.001</b>	Nick Crisp	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Amend	Rezone from Robertson Street to Terry Road to residential or large residential section from RLZ.	The submitters property is zoned as rural lifestyle zone, and it boundaries the residential zone. As there is extra noise and traffic created from the	Reject



## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.166	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that <del>sustainable</del> primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	school, it minimises any benefits of the property being zoned rural.  SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary production' therefore we seek its removal. There is a typography issue that needs to be amended.	Accept
S100.016	Charlton Rise Limited	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support	None specified.	Support the overview, purpose, objectives and policies of the Rural Lifestyle Zone	Accept
S115.167	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that <del>sustainable</del> primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary production' therefore we seek its removal. There is a typography issue that needs to be amended.	Accept
S143.178	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that <del>sustainable</del> primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary	Accept

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.179	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that <del>sustainable</del> primary production activities are not compromised. <b>The</b> precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	production' therefore we seek its removal. There is a typography issue that needs to be amended.  SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary production' therefore we seek its removal. There is a typography issue that needs to be amended.	Accept
S60.169	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that <del>sustainable</del> primary production activities are not compromised. <b>The</b> precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary production' therefore we seek its removal. There is a typography issue that needs to be amended.	Accept
S68.287	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that <del>sustainable</del> primary production activities are not compromised. <b>The</b> precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary production' therefore we seek its removal. There is a typography issue that needs to be amended.	Accept

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S103.011	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-P3	Oppose	Delete policies RLZ-P3, P4 and P9 and replace with one policy that reads: "To provide for Rural Lifestyle Zones as primarily low density residential environments but which retain a rural character and associated amenity values; and: (i) Enable outdoor primary production activities but avoid intensive primary production, mining, quarrying, or rural industrial activities unless these activities are of a scale and nature that effects on residents can be avoided; and (ii) Enable home-based occupations, home-based businesses and other commercial activities provided they are of a scale and nature that effects on residents can be avoided or appropriately mitigated."	Policies RLZ-P3, RLZ-P4 & RLZ-P9 are inconsistent, in relation to whether activities and amenity values should align primarily with a rural or residential environment in Rural Lifestyle Zones.	Accept in part
S126.168	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. <del>where they are compatible with the amenity and values of these zones.</del>	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.	Accept in part
S115.169	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. <del>where they are compatible with the amenity and values of these zones.</del>	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.	Accept in part
S143.180	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. <del>where they are compatible with the amenity and values of these zones.</del>	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.	Accept in part
S148.181	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. <del>where they are compatible with the amenity and values of these zones.</del>	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here.	Accept in part

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S60.171</b>	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. <del>where they are compatible with the amenity and values of these zones.</del>	Furthermore, RLZ-P4 provides for 'compatible activities'. If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.	Accept in part
<b>S68.289</b>	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. <del>where they are compatible with the amenity and values of these zones.</del>	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.	Accept in part
<b>S103.012</b>	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-P4	Oppose	Delete policies RLZ-P3, P4 and P9 and replace with one policy that reads: <b>"To provide for Rural Lifestyle Zones as primarily low density residential environments but which retain a rural character and associated amenity values; and: (i) Enable outdoor primary production activities but avoid intensive primary production, mining, quarrying, or rural industrial activities unless these activities are of a scale and nature that effects on residents can be avoided; and (ii) Enable home-based occupations, home-based businesses and other commercial activities provided they are of a scale and nature that effects on residents can be avoided or appropriately mitigated."</b>	RLZ-P3, P4 and P9 policies are inconsistent, in relation to whether activities and amenity values should align primarily with a rural or residential environment in Rural Lifestyle Zones.	Accept in part
<b>S139.071</b>	Hokonui Rūnanga Inc	RLZ - Rural Lifestyle Zone	RLZ-P5	Support in part	Amend to read: "Enable buildings and structures for permitted activities that maintain the character and qualities of the Rural Lifestyle zone, by requiring: ... 4. appropriate setbacks to waterways to maintain and enhance amenity values, ecological values, <del>Ngāi Tahu cultural values</del>	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Accept in part

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<b>maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai, and natural character."</b>		
<b>S110.050</b>	Royal Forest and Bird Society of NZ Inc	RLZ - Rural Lifestyle Zone	RLZ-P5	Amend	Add: 4. appropriate setbacks to waterways and <b>Significant Natural Areas</b> to maintain and enhance amenity values, ecological values, Ngāi Tahu cultural values, and natural character.	It is important that setbacks apply to no only waterways, but to SNAs which may occur in the zone to ensure their ecological and biodiversity values are protected from inappropriate activities and development	Reject
<b>FS17.090</b>	Federated Farmers			Oppose	Disallow	Federated Farmers opposes the submitter's proposed addition to RLZ-P5 as requiring setbacks to SNAs is unreasonable and will restrict farming practices which actually help to protect SNAs such as fencing.	Accept
<b>S101.086</b>	Transpower New Zealand Limited	RLZ - Rural Lifestyle Zone	RLZ-P6	Support	Retain Policy RLZ-P6 as notified.	Transpower supports Policy RLZ-P6 because the National Grid generally has an operational need or functional need for its location and, as such, the Policy provides an exception to the strict requirement to 'avoid' activities.	Accept
<b>S125.063</b>	Ministry of Education	RLZ - Rural Lifestyle Zone	RLZ-P6	Support	Retain as proposed.	The submitter supports RLZ-P6 and acknowledges that whilst the primary purposes is for rural-residential living, the needs and benefit for educational facilities are recognised.	Accept
<b>S124.117</b>	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-P6	Support	Retain as notified	Fire and Emergency support RLZ-P6 as it recognises the benefit of emergency service facilities within the RLZ where it does not detract from the rural character and amenity	Accept
<b>S148.182</b>	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: <del>Recognise the benefit</del> <b>Enable the location</b> of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS16.003	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	Reject
S68.290	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: <del>Recognise the benefit</del> <b>Enable the location</b> of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject
FS16.004	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	Reject
S115.170	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: <del>Recognise the benefit</del> <b>Enable the location</b> of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject
FS16.005	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S60.172	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: <del>Recognise the benefit</del> <b>Enable the location</b> of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject
FS16.006	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	Reject
S143.181	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: <del>Recognise the benefit</del> <b>Enable the location</b> of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject
FS16.007	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.169	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: <del>Recognise the benefit</del> <b>Enable the location</b> of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject
FS16.008	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	Reject
S103.015	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-P7	Oppose	Delete policy.	"Functional and operational need" has been defined by the Courts very narrowly and is used for activities that are location-specific such as farming, mining and some infrastructure. It is debatable whether any activity has an operational or functional need to locate in a Rural Lifestyle Zone.	Accept in part
S112.146	Waka Kotahi NZ Transport Agency	RLZ - Rural Lifestyle Zone	RLZ-P7	Support	Retain as notified	Waka Kotahi supports this policy in that it seeks to avoid activities that are incompatible with the zone unless there is an operational or functional need to locate there. Waka Kotahi supports this policy on the basis that the use and development of land not foreseen within the zone can place additional unplanned demands on existing infrastructure including State highways.	Accept in part
S124.118	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-P7	Support	Retain as notified	Fire and Emergency support RLZ-P7 insofar that it recognises that there may be a need for activities such as fire and emergency facilities to be located in the RLZ where there is an operational or functional need.	Accept in part



## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S103.016</b>	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-P8	Oppose	Delete policy.	Under s4, the RMA does not apply to land uses on land administered under the Conservation Act 1987 or Acts listed in Sch 1 to that Act, if the activity is provided for within a reserve management plan. A local authority reserve management plan is prepared under the Reserves Act 1977; the Reserves Act 1977 is listed in Sch 1 to the Conservation Act 1987.	Reject
<b>S103.013</b>	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-P9	Oppose	Delete policies RLZ-P3, P4 and P9 and replace with one policy that reads: <b>"To provide for Rural Lifestyle Zones as primarily low density residential environments but which retain a rural character and associated amenity values; and: (i) Enable outdoor primary production activities but avoid intensive primary production, mining, quarrying, or rural industrial activities unless these activities are of a scale and nature that effects on residents can be avoided; and (ii) Enable home-based occupations, home-based businesses and other commercial activities provided they are of a scale and nature that effects on residents can be avoided or appropriately mitigated."</b>	RLZ-P3, P4 and P9 policies are inconsistent, in relation to whether activities and amenity values should align primarily with a rural or residential environment in Rural Lifestyle Zones.	Accept in part
<b>S126.170</b>	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are <b>generally</b> appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part
<b>S115.171</b>	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are <b>generally</b> appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part

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Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S143.182</b>	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are <b>generally</b> appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part
<b>S148.183</b>	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are <b>generally</b> appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part
<b>S60.173</b>	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are <b>generally</b> appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part
<b>S68.291</b>	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are <b>generally</b> appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part
<b>S109.123</b>	Department of Conservation	RLZ - Rural Lifestyle Zone	RLZ-PREC11-O1	Support in part	Retain RLZ-PREC11-O1 with the following amendments (or words to similar effect): RLZ-PREC11-O1Recognise and protect the landscape <b>and ecological</b> values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve.	The D-G considers that landscape and ecological values are recognised and protected within this area.	Reject
<b>S69.001</b>	Ian Davidson-Watts	RLZ - Rural Lifestyle Zone	RLZ-PREC11-O1	Support in part	Recognises and protects the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve	Support the objective and rules for protecting and sustainably managing this part of the district. Recent development has highlighted the need for proper management, in particular the impact on the road.	Accept

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S109.124</b>	Department of Conservation	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Retain RLZ-PREC11-O1 with the following amendments (or words to similar effect): Limited the nature, scale and design of development within PREC11 in order to protect the landscape and ecological values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development.	The D-G considers that landscape and ecological values are recognised and protected within this area.	Accept in part
<b>S126.171</b>	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept
<b>S115.172</b>	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept
<b>S143.183</b>	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S148.184</b>	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1L: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept
<b>S60.174</b>	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1L: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept
<b>S68.292</b>	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1L: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept
<b>S109.126</b>	Department of Conservation	RLZ - Rural Lifestyle Zone	RLZ-R1	Support	Retain as notified	The D-G supports conservation activity being a permitted activity in this zone.	Accept
<b>S103.017</b>	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R10	Oppose	Delete rule.	Under s4, the RMA does not apply to land uses on land administered under the Conservation Act 1987 or Acts listed in Sch 1 to that Act, if the activity is provided for within a reserve management plan. A local authority reserve management plan is prepared under the Reserves Act 1977; the Reserves Act 1977 is listed in Sch 1 to the Conservation Act 1987.	Reject

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Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S125.064	Ministry of Education	RLZ - Rural Lifestyle Zone	RLZ-R11	Support in part	<p>Amend as follows: Education Facility All areas except PREC1.1 Hokonui Hills Rural Lifestyle Precinct Activity status: <del>Discretionary</del> Permitted</p> <p>1. Any new or extended building or structure complies with standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, and RLZ-S7. <b>Activity status where compliance not achieved with:</b> <b>Restricted discretionary</b> Matters of control are restricted to: <b>1. the location and design of buildings and any proposed car parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and waste treatment and disposal.</b></p>	<p>Educational facilities should be provided for where there is a potential for a population to support them, including in the RLZ. This will support active modes of transport and reduce trip lengths and times. Provides flexibility without unreasonable restrictions for education facilities, that may be placed within RLZ to serve the education needs.</p>	Reject
S124.124	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R12	Oppose in part	<p>Amendment sought: <b>RLZ-R12 - Emergency Services Facility Activity status: Permitted</b> <b>Where: Any new or extended buildings, structure and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12.</b></p>	<p>Emergency service facilities are provided for in this Zone as a discretionary activity. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. 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. Where there is a non-compliance with the performance standards, a restricted discretionary activity is requested subject to the matters of discretion associated with the infringed standard. This will ensure that Council have the</p>	Reject

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Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S109.127	Department of Conservation	RLZ - Rural Lifestyle Zone	RLZ-R2	Support in part	Amend PREC11 to include matters of control (or words to similar effect) as follows: Matters of Control (...) 2. The siting, design and finish of the proposed buildings and the extent to which it avoids or mitigates adverse effects on the landscape <b>and ecological</b> values of PREC11	The D-G supports the controlled activity status but considers that assessment matters include consideration of mitigation of adverse effects on ecological values given the close proximity to Croydon Bush.	Reject
S124.119	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R2	Support in part	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... <b>and RLZ-S10</b>	Fire and Emergency support in part RLZ-R2, R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.152	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-R2	Amend	Amend RLZ-R2 as follows: Where: Any new building, addition or external alteration and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, <b>and RLZ-xx</b> (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical	Reject

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Submissi on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S85.002</b>	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R2	Oppose in part	Include <b>"not within an identified natural hazard area"</b> criteria into this rule.	interference with railway operations and avoiding health and safety hazards for residents.  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.	Reject
<b>FS22.092</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
<b>S85.168</b>	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R2	Oppose in part	Include <b>"not within an identified natural hazard area"</b> criteria into this rule.	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
<b>FS22.097</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
<b>S103.018</b>	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R3	Oppose in part	Amend RLZ-R3 subclause 3 to read: <b>"The maximum occupancy is 6 people per night excluding those who normally reside at the property."</b>	The rule as currently written limits the number of people who may occupy the dwelling to 5. It is assumed this is meant to mean 5 guests per night. However, 5 is inconsistent with RLZ-R4 for visitor accommodation.	Accept in part
<b>S126.172</b>	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed <b>58</b> persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this	Accept

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Submissi on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S115.173</b>	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed <b>58</b> persons.	<p>rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.</p> <p>The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.</p>	Accept
<b>S143.184</b>	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed <b>58</b> persons.	<p>The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.</p>	Accept
<b>S148.185</b>	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed <b>58</b> persons.	<p>The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.</p>	Accept
<b>S60.175</b>	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed <b>58</b> persons.	<p>The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.</p>	Accept



## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S68.293</b>	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed <b>58</b> persons.	<p>rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.</p> <p>The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.</p>	Accept
<b>S85.003</b>	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R3	Oppose in part	Include " <b>not within an identified natural hazard area</b> " criteria into this rule	<p>New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.</p>	Reject
<b>F522.093</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	<p>Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.</p>	Accept
<b>S103.019</b>	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R4	Oppose in part	Delete subclause 3 restricting occupancy to 90 nights in any 12 month period. Combine Rules RLZ- R3 and RLZ-R4 to provide for one rule allowing visitor accommodation for up to 6 guests in a residential unit.	<p>It is unclear if this condition is applies to 6 guests x 90 nights or 90 occupation nights in total which would be 15 nights at full occupancy. Either way, it is not clear what the benefit is of limiting the number of occupancy nights as well as the number of guests that can be accommodated. It is also unclear why the</p>	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.120	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R4	Support in part	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... <b>and RLZ-S10</b>	rules are different for homestays and visitor accommodation.  Fire and Emergency support in part RLZ-R2, R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.153	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-R4	Amend	Amend RLZ-R4 as follows: Where: Any new or extended buildings, structures and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12 <b>and RLZ-xx</b> (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.004	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R4	Oppose in part	Include " <b>not within an identified natural hazard area</b> " criteria into this rule.	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.	Reject
F522.094	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an	Accept

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submissi on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	
<b>S85.170</b>	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R4	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule.	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
<b>FS22.098</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
<b>S126.173</b>	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) intensive winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard 2. Existing use rights	This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.	Accept in part
<b>S124.121</b>	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... <b>and RLZ-S10</b>	Fire and Emergency support in part RLZ-R2, R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S132.154</b>	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-R5	Amend	Amend RLZ-R5 as follows: Where: Any new or extended buildings, structures and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12 <b>and RLZ-xx</b> (the new proposed standard).	water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
<b>S115.174</b>	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) <b>intensive</b> winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard <b>2. Existing use rights</b>	This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive	Accept in part

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S143.185</b>	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) <b>intensive</b> winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard <b>2. Existing use rights</b>	<p>winter grazing' is included to align with the Southland Land and Water Plan.</p> <p>This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.</p>	Accept in part
<b>S148.186</b>	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) <b>intensive</b> winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard <b>2. Existing use rights</b>	<p>This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.</p>	Accept in part
<b>S60.176</b>	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) <b>intensive</b> winter grazing,	<p>This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used</p>	Accept in part

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard 2. <b>Existing use rights</b>	to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.	
<b>S68.294</b>	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) <b>intensive</b> winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard 2. <b>Existing use rights</b>	This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.	Accept in part
<b>S103.020</b>	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R5	Oppose in part	Delete clauses (b) to (d) and (f). Amend clause (e) to read, " <b>effluent treatment and storage ponds other than the maintenance or upgrade of existing, lawfully established ponds.</b> " Amend (g) to read: " <b>Quarrying or quarrying activities, other than quarrying up to 100m3 of shingle per year for the purpose of</b>	This rule will mean usual farming activities will require resource consents in the RLZ which does not implement RLZ-P9; it will also affect continued primary production on land zoned Rural Lifestyle but not yet developed, unless s10 of the RMA applies.	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submissi on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS11.047	Heritage New Zealand Pouhere Taonga			Oppose	Disallow maintaining tracks or gravelled areas on the same property as the quarrying activity is occurring."	<p>HNZPT acknowledges that the dominant land use within the district is agriculture and that the District Plan needs to enable sustainable primary production within appropriate zones.</p> <p>The previously stated activities will involve earthworks and land disturbance during establishment, maintenance, and use, which may affect identified and unknown archaeological sites. As stated in one of the submissions lodged, activities such as fencing require a significant amount of earthworks to provide a buffer for vegetation and allow heavy vehicle access for establishment and maintenance.</p> <p>Ongoing agricultural land use in areas that have undergone previous soil disturbance, such as ploughing, tilling, etc., are unlikely to encounter archaeology. However, earthworks or ground disturbance to areas that have been previously undisturbed, or go below the topsoil have the potential to uncover archaeology.</p> <p>Activities within these areas should have sufficient triggers in the District Plan to create awareness of the plan users' potential obligation under the archaeological provisions of the HNZPTA. For activities involving significant volumes of earthworks, such as quarries, mines, commercial forestry, and renewable electricity generation activities, or areas that have been largely undisturbed, such as significant natural landscapes or features, the effects on archaeology require assessment and a permitted activity status is not appropriate.</p>	Accept
S156.017	New Zealand Agricultural	RLZ - Rural Lifestyle Zone	RLZ-R6	Oppose in part	Delete RLZ-R6 1. Retain RLZ-R6 2. (subject to the amendments sought in submission point S1.11 to NOISE-R8)	<p>NZAAA supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks as proposed GRUZ-59 do</p>	Reject – defer to HS6

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Aviation Association					not enable the provision of services to support primary production (refer reasons in submission for NOISE-R8). Council controls land use NOT aircraft in flight	
<b>S126.174</b>	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
<b>S115.175</b>	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
<b>S143.186</b>	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
<b>S148.187</b>	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
<b>S60.177</b>	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
<b>S68.295</b>	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
<b>S63.021</b>	New Zealand Helicopter Association	RLZ - Rural Lifestyle Zone	RLZ-R6	Oppose in part	Delete RLZ-R6 (1). Retain RLZ-R6 (2)- subject to the amendments sought in NOISE-R8)	NZHA supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks as proposed GRUZ-S9 do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8). Council controls land use NOT aircraft in flight. It is inappropriate to include in-flight horizontal setbacks as proposed.	Reject – defer to HS6
<b>F54.72</b>	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks do not enable the provision of services to support primary production.	Reject – defer to HS6



## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS18.17	New Zealand Helicopter Association			Support	Allow		Reject – defer to HS6
S87.012	Ballance Agri-Nutrients	RLZ - Rural Lifestyle Zone	RLZ-R6	Oppose in part	Delete <del>RLZ-R6 1</del> –Retain RLZ-R6 2. (subject to the amendments sought in submission point S1.6 to NOISE-R8)	Ballance supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks as proposed GRUZ-59 do not enable the provision of services to support primary production.	Reject – defer to HS6
FS4.73	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks do not enable the provision of services to support primary production.	Reject – defer to HS6
S28.018	Ravensdown Limited	RLZ - Rural Lifestyle Zone	RLZ-R6	Oppose in part	Delete RLZ-R6 1. <b>Retain</b> RLZ-R6 2. (subject to the amendments sought in submission point S28.07/08 to NOISE-R8)		Reject – defer to HS6
FS4.74	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks do not enable the provision of services to support primary production.	Reject – defer to HS6
S103.021	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R7	Oppose in part	Amend subclause 2 to read: <b>"the activity occupies no more than 60m<sup>2</sup> of the gross floor area of the buildings on the site."</b>	This amendment makes the gross floor area threshold consistent with that for a minor residential unit.	Accept
S87.013	Ballance Agri-Nutrients	RLZ - Rural Lifestyle Zone	RLZ-R7	Oppose	Delete RLZ-S8	Any setbacks as proposed do not enable the provision of services to support primary production.	Reject
S103.022	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R8	Oppose in part	Amend subclause 2 to read: <b>"the maximum area used for the display and storage of produce is 60m<sup>2</sup>."</b> Amend subclause 3 to read: <b>"the activity must be undertaken by a person(s) residing on the site and employ no more than 2 full-</b>	These thresholds for managing rural produce retail activities in the Rural Lifestyle Zone appear unnecessarily restrictive and inconsistent with those allowed for homebase businesses under RLZ-R7.	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S112.147	Waka Kotahi NZ Transport Agency	RLZ - Rural Lifestyle Zone	RLZ-R8	Support	time equivalent people who do not reside on the site." Retain as notified	Waka Kotahi supports this rule in that rural produce retail activities are permitted providing the access is not from a State highway and non-compliance as a Restricted Discretionary Activity. This is on the basis that these types of roadside retail activities are well known to cause traffic safety issues with vehicles exiting / entering the State highway network. There are other known issues associated with overflow parking along State highways to access these stalls and associated roadside stall signage issues creating traffic safety issues.	Accept
S112.148	Waka Kotahi NZ Transport Agency	RLZ - Rural Lifestyle Zone	RLZ-R8	Support in part	Amend RLZ - R8 Matter of discretion as follows: <b>8. The extent to which the rural produce retail activity will impact on the safety, efficiency and effectiveness of the transport network. This includes the outcome of any consultation with Waka Kotahi New Zealand Transport Agency.</b>	Waka Kotahi further request that amendments be made to RLZ - R8 Matters of discretion for rural produce retail activities to include whether Waka Kotahi approval has been given to the to the gaining direct access from the State highway.	Reject
S124.122	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R8	Support in part	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... <b>and RLZ-S10</b>	Fire and Emergency support in part RLZ-R2., R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.155	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-R8	Amend	Amend RLZ-R8 as follows: Where: Any new or extended buildings, structures and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ -S5, RLZ -S6, RLZ-S7, and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12 and <b>RLZ-xx</b> (the new proposed standard)	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.005	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R8	Oppose in part	Include " <b>not within an identified natural hazard area</b> " criteria into this rule.	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.	Reject
FS22.095	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S85.171	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R8	Oppose in part	Include " <b>not within an identified natural hazard area</b> " criteria into this rule.	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.	Reject
FS22.099	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S146.084</b>	Southland District Council	RLZ - Rural Lifestyle Zone	RLZ-R9	Support in part	More restrictive rules on Commercial Forestry and any primary production activity to facilitate rural lifestyle activities in addition to rural activities.	f these zones are meant to facilitate rural lifestyle activities in addition to rural activities, then commercial activities and primary industries (including commercial Forestry) may be inappropriate for this zone.	Accept in part
<b>S124.123</b>	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R9	Support in part	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... <b>and RLZ-S10</b>	Fire and Emergency support in part RLZ-R2,, R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
<b>S132.156</b>	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-R9	Amend	Amend RLZ-R9 as follows: Where: Any new or extended buildings, structures and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ -S5, RLZ -S6, RLZ-S7, and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12 <b>and RLZ-xx</b> (the new proposed standard)	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
<b>S152.013</b>	Nigel Cowburn	RLZ - Rural Lifestyle Zone	RLZ-S11	Not Stated	S11 1a- larger planting area than 15m requested	Too small an area for a lifestyle block - often treated pejoratively, some of these rules have little congruency with the inhabitants ways of life.	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS22.063	Clark Fortune McDonald & Associates			Support	Allow	Common to see exotic trees in shelter, old fencelines and as specimen trees dating from the 19C.  Support - 15m distance from a residential unit is too restrictive for planting of gardens etc and not site specific	Reject
S69.003	Ian Davidson- Watts	RLZ - Rural Lifestyle Zone	RLZ-S11	Oppose in part	The rule should define curtilage and 'garden' including non-native species planting/landscaping is permitted within that curtilage.	This is an arbitrary limit and each property will have different characteristics where a greater distance will still meet the needs of the relevant objective. Non-native species have their value to local wildlife (nesting and certain food sources) and fast-growing species can provide climatic shelter from which native stands of vegetation can become quickly established behind.	Reject
FS22.064	Clark Fortune McDonald & Associates			Support	Allow	Support - arbitrary 15m distance from a residential unit is too restrictive for planting of gardens etc and not site specific.	Reject
S124.125	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-S2	Support in part	Amend as follows: <b>And excluding emergency service facilities from this rule</b>	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or are platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B. The frequency of towers or poles being required at stations is generally dependent on locational and operational requirements of each station. Some existing fire station sites across the country have aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for emergency service facilities which encompasses communication towers and poles.	
<b>S100.017</b>	Charlton Rise Limited	RLZ - Rural Lifestyle Zone	RLZ-S2	Support	None specified.		Accept
<b>S69.002</b>	Ian Davidson-Watts	RLZ - Rural Lifestyle Zone	RLZ-S3	Oppose	As it relates to PREC11 - We propose that the rule is changed to residential buildings being set back a minimum of 40m and non-residential buildings being setback a minimum of 10m.	Landform limits the ability to construct buildings within sections and in a number of cases having buildings within 40m is more desirable from a visual perspective. We recognise that there might be some differentiation between outbuildings and residential buildings, the latter being more problematic with dust etc.	Reject
<b>S124.126</b>	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-S4	Support in part	Amend as follows: <b>Note: Emergency service facilities are exempt from this rule</b>	Fire and Emergency request that emergency service facilities (as proposed) are excluded from the minimum setback from road boundary rule. Where are setback is greater than 8-10m, this will result in increased civil costs, land parcel size and can create fire separation issue at rear boundaries The exclusion would support the logistical and operational requirements of Fire and Emergency.	Reject
<b>S132.157</b>	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-S4	Amend	Amend RLZ-S4 as follows. Any building is setback from any side or rear boundary the minimum distances as follows: ... <b>5. Any building or structure must not be located within a 5m setback from a boundary with a rail corridor.</b> Activity status: Restricted Discretionary Matters of discretion: <b>6. The safe and efficient operation of the rail network 7. Compatibility with the surrounding environment 8. The reason for the reduced setback.</b>	KiwiRail generally support the intention of this rule. KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S103.023</b>	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-S5	Oppose	Delete Rule	There is already a maximum building coverage standard so it is unclear why a maximum building size is necessary.	Reject
<b>S103.024</b>	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-S6	Oppose in part	Amend subclause 1 to read, " <b>The maximum building coverage on any site is 12% of the total site area.</b> "	Maximum building coverage of 1000m <sup>2</sup> applies no matter the size of the site, which means those with tunnel houses, or farms that have been rezoned may be non-compliant. Using a percentage of the site area rather than an absolute maximum maintains low building density while addressing this issue.	Accept in part
<b>S124.127</b>	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-S6	Support in part	Amend as follows: <b>Except that: Emergency service facilities are exempt from this rule</b>	Fire and Emergency note that the minimum building coverage for a volunteer fire station is 250m <sup>2</sup> and up to 1500m <sup>2</sup> for a career fire station. Fire and Emergency are concerned that 1000m <sup>2</sup> building coverage per site would not provide for emergency service facilities should they need to construct a new fire station in the RLZ in future. Typically, Fire and Emergency purchase land from 2000m <sup>2</sup> to 4000m <sup>2</sup> to facilitate the construction and operation of new emergency service facilities. Therefore, the 1000m <sup>2</sup> and 650m <sup>2</sup> would facilitate a volunteer fire station but not a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the RLZ.	Reject
<b>S100.018</b>	Charlton Rise Limited	RLZ - Rural Lifestyle Zone	RLZ-S6	Support	None specified.		Accept in part
<b>S146.085</b>	Southland District Council	RLZ - Rural Lifestyle Zone	RLZ-S7	Support	None specified.	The submitter supports this rule and the matters of discretion and notes that it should reduce impacts downstream.	Accept
<b>S85.006</b>	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-S7	Oppose in part	Include " <b>not within an identified natural hazard area</b> " criteria into this rule.	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.	Reject

## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>FS22.096</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
<b>S156.018</b>	New Zealand Agricultural Aviation Association	RLZ - Rural Lifestyle Zone	RLZ-S8	Oppose	Delete RLZ-S8	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission point for NOISE-R8) and are not justified by the s32 Report. Council controls land use NOT aircraft in flight.	Reject - to be considered in HS6
<b>S63.023</b>	New Zealand Helicopter Association	RLZ - Rural Lifestyle Zone	RLZ-S8	Support in part	Delete RLZ-S8	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject - to be considered in HS6
<b>FS4.75</b>	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject - to be considered in HS6
<b>FS18.16</b>	New Zealand Helicopter Association			Support	Allow		Reject - to be considered in HS6
<b>S28.019</b>	Ravensdown Limited	RLZ - Rural Lifestyle Zone	RLZ-S8	Oppose	<b>Delete</b> RLZ-S8	The setbacks proposed do not enable the provision of services to support primary production (refer reasons in submission point NOISE R8- 07/08) and are not justified by the s32 Report. Council controls land use and not aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject - to be considered in HS6



## Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS4.76	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include in-flight horizontal setbacks as proposed.	Reject - to be considered in HS6
S152.012	Nigel Cowburn	RLZ - Rural Lifestyle Zone	RLZ-S9	Not Stated	Requests controls on massing, trims, fenestration and cladding texture, particularly in tray roof/ cladding systems, rather than a 30% LRV.	LRVs of 30% cause structural effects on building envelope durability. The trend in NZ to low LRV colours also creates a drab appearance across whole regions.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S132.003</b>	KiwiRail Holdings Ltd	How the Plan works	General approach	Support	Retain as proposed	KiwiRail supports the inclusion of Mandeville Aviation and Rail Precinct as it provides for the existing heritage aviation and rail activities and enables new activities providing effects to be appropriately mitigated.	Accept
<b>S42.002</b>	Kowhai Trust	Zone map layers	RLZ-MAP	Not Stated	The submitter requests that the land parcel (205 Reaby Road, Section 452 Hokonui Survey District) be rezoned to Rural Lifestyle.	The submitter considers the site to align with the rural lifestyle zone as the site is not at risk to any natural hazards being well above the flood plain of the Mataura River and tributaries. There are no historical, cultural or ecological features on site and is suitable for onsite waste and stormwater disposal. Roading infrastructure has capacity to support additional traffic and recently a shared use pedestrian/ cycle way has been extended to the front of the site. Adjacent to the site's western boundary and north across Reaby Road RLZ has been proposed with which the site integrated well. There is an existing shelterbelt and Campion Road mitigating potential reverse sensitivity noise. Light and spray drift affects. Land to the south falls down a terrace partially in Lot 7. The site is well elevated above this land, providing similar mitigation as a shelterbelt or road. The Districts "Rural Living Slogan" is emphasised by the subdivision, given the proximity to urban amenities and low-density residential use. Given the proposed development impact on the localities character, the GRUZ is nonsensical.	Reject
<b>F514.057</b>	NZ Transport Agency Waka Kotahi			Oppose	Disallow	The New Zealand Transport Agency considers that there is not enough information about the implications of the proposed re-zoning on the state highway network, in particular State highway 94. We consider that an Integrated Transport Assessment needs to be completed to identify the traffic effects of the proposed re-zoning, and when the local road intersections with State highway 94 would need to be upgraded and the design and location of any new intersections. NZTA would want provisions included in the Plan to manage the intersection upgrades.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.170	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-Additional provisions sought	Amend	Insert new Standard SETZ-SXX after SETZ-S8 as follows: <b>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.</b>	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor. KiwiRail recommend that the following standard be applied over all zones for setbacks from the rail corridor.	Reject
S26.003	Michael Crymble	SETZ - Settlement Zone	SETZ-Additional provisions sought	Support	Seeks that the following activities sought are provided for: A pilot's clubhouse building. Control tower, office and operations buildings as the need arises. Storage building facilities for securing ground equipment and airfield vehicles. Workshop and maintenance facilities. Aircraft hangarage. An aviation retail refuelling facility. Airfield surface lighting to satisfy all future aviation and railway safety issues. Overnight accommodation buildings with simple catering facilities for visiting pilots and crew. Camping facilities in the interim. Retail shopping for a wide variety of aviation and railway products. Retail sale of food and beverages during events. Car parking facilities. A variety of hardstanding areas to support various aviation and railway activities. Installation of ground navigation aids. Signs, notice boards, fencing and gates for public safety, to inform and guide our visitors. The construction of "railway themed" buildings and other railway	Activities that will help us future proof the airfield and achieve our mutual aim. Mandeville is primarily an airfield, so aviation must always lead the way here. The success of the organisations and activities based at Mandeville requires the airfield infrastructure must be able to evolve to meet their needs.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					infrastructure as required. The possible use of railway rolling stock to meet some of the building infrastructure needs.		
<b>F55.174</b>	Hamish Weir			Support	Allow		Reject
<b>FS14.033</b>	NZ Transport Agency Waka Kotahi			Oppose in part	Disallow	A number of the activities that the submitter has listed appear to already be provided for, as permitted activities, under Rules SETZ-PREC8-R1 to SETZ-PREC9R10. The New Zealand Transport Agency considers it is appropriate that those activities that are not already 'permitted', and that can have off-site effects, are considered through a resource consent process.	Accept
<b>S77.007</b>	New Zealand Heavy Haulage Association	SETZ - Settlement Zone	SETZ-Additional provisions sought	Support	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	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submissi on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS14.043	NZ Transport Agency Waka Kotahi			Oppose	<p>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.</p> <p>OR</p> <p>The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.</p>	<p>Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.</p>	Accept in part

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S146.086</b>	Southland District Council	SETZ - Settlement Zone	SETZ - General	Support	None specified.	The submitter supports this chapter.	Accept
<b>S123.025</b>	Heritage New Zealand Pouhere Taonga	SETZ - Settlement Zone	SETZ - General	Support	adopt	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
<b>S85.053</b>	Environment Southland	Zone map layers	SETZ-MAP	Support in part	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.	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Accept in part
<b>S26.001</b>	Michael Crymble	SETZ - Settlement Zone	SETZ-Overview and Purpose	Support in part	Protect the airfield and remove any hurdles which might adversely affect the airfield use and precinct activities.	Generally, support the Mandeville Aviation and Rail Precinct as a means of recognising the significance of the activities but considers the airfield to be the 'key element' within the Precinct which should be protected.	Reject
<b>S125.065</b>	Ministry of Education	SETZ - Settlement Zone	SETZ-P1	Support	Retain as proposed.	The submitter supports SETZ-P1. Educational facilities are considered fundamental infrastructure and can be encompassed within this policy.	Accept
<b>S85.174</b>	Environment Southland	SETZ - Settlement Zone	SETZ-P10	Support in part	replace " <del>adequately mitigated</del> " with " <b>avoided where possible</b> "	Avoidance of natural hazard risk should be exercised first in order to prevent new development in natural hazard prone locations	Reject
<b>FS22.060</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - unnecessary as natural hazard assessment is already required without creating extra redundant policy. Avoidance is too extreme an approach as hazards are often minor and/or can be mitigated adequately so that risk is not significant.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S139.072	Hokonui Rūnanga Inc	SETZ - Settlement Zone	SETZ-P2	Oppose	Amend to read: "Require development to be of a height and bulk and have sufficient setbacks and open space to: ... <del>2. maintain the underlying relationship</del> <del>Ngāi Tahu hold with the natural environment; maintain greenspace, natural drainage patterns and riparian margins ..."</del>	Clause 2 as currently written is ambiguous.	Accept
S132.159	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-P2	Amend	Amend SETZ-P2 as follows: Require developments to be of a height and bulk and have sufficient setbacks and open space to: .... 4. maintain sufficient open space to provide for landscaping, and, where needed, on-site water, wastewater and stormwater disposal stormwater management <b>that does not result in increased flooding and erosion risk. 5. Ensures that any Building or structure must not be located within a 5m setback from a boundary with a rail corridor.</b>	KiwiRail generally supports SETZ-P2 but seek amendment to provide a 'no build zone' setback from the rail corridor to ensure people can use and maintain their land and buildings safely without needing access to the railway corridor. KiwiRail also seeks an amendment to provide for stormwater management that does not result in increased flooding and erosion risk.	Reject
S132.160	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-P7	Amend	Amend as follows: Ensure development does not compromise existing roading, rail and water infrastructure networks.	KiwiRail generally support SETZ-P7 but seek an amendment that recognises the rail network in the policy.	Accept
S132.161	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-P8	Amend	Amend SETZ-P8 as follows: Where practicable, incorporates low impact approaches to stormwater management <b>that does not result in increased flooding and erosion risk.</b>	KiwiRail generally support SETZ-P8 but as the rail network is susceptible to failure due to continued flooding an amendment is sought to ensure that stormwater management does not result in increased flooding and erosion risk to adjoining properties. The rail network is susceptible to failure due to continued flooding along the carriageway putting the safe functional operation of the network at risk.	Reject

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Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S124.135</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-PREC8-R1	Support in part	Amend as follows: The activity is ancillary to or associated with a Vintage Aviation and Transport Activity or a temporary event; and 2. Any new buildings or structures comply with standards <b>SETZ-S2</b> , <b>SETZ-S3</b> , <b>SETZ-S6</b> and <b>SETZ-S7</b> and the Mandeville Aviation and Rail Precinct Standards <b>SETZ-S10</b> and <b>SETZ-S11</b> .	Fire and Emergency support in part SETZ-PREC-R1-R3, SETZ-PREC-R9 subject to the proposed changes to SETZ-S2 and the inclusion of this standard within the clauses at which this activity must comply with. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing, including firefighting water supply within the standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
<b>S85.186</b>	Environment Southland	SETZ - Settlement Zone	SETZ-PREC8-R10	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Reject
<b>FS22.090</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
<b>S124.136</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-PREC8-R2	Support in part	Amend as follows: The activity is ancillary to or associated with a Vintage Aviation and Transport Activity or a temporary event; and 2. Any new buildings or structures comply with standards <b>SETZ-S2</b> , <b>SETZ-S3</b> , <b>SETZ-S6</b> and <b>SETZ-S7</b> and the Mandeville Aviation and Rail Precinct Standards <b>SETZ-S10</b> and <b>SETZ-S11</b> .	Fire and Emergency support in part SETZ-PREC-R1-R3, SETZ-PREC-R9 subject to the proposed changes to SETZ-S2 and the inclusion of this standard within the clauses at which this activity must comply with. It is noted that there will be cases where developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing, including firefighting water supply within the standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed	Reject



## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S124.137</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-PREC8-R3	Support in part	Amend as follows: The activity is ancillary to or associated with a Vintage Aviation and Transport Activity or a temporary event; and 2. Any new buildings or structures comply with standards <b>SETZ-S2</b> , SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S11.	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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.  Fire and Emergency support in part SETZ-PREC-R1-R3, SETZ-PREC-R9 subject to the proposed changes to SETZ-S2 and the inclusion of this standard within the clauses at which this activity must comply with. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing, including firefighting water supply within the standard where development is not subject to the subdivision provisions of the plan. 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. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
<b>S112.149</b>	Waka Kotahi NZ Transport Agency	SETZ - Settlement Zone	SETZ-PREC8-R7	Support in part	Amend TEMP - R1 (1) to TEMP (7) Matters of discretion: <b>5. The extent to which the temporary event will impact on the safety, efficiency and effectiveness of the transport network. This includes the outcome of any consultation with Waka Kotahi New Zealand Transport Agency.</b>	Waka Kotahi generally supports this rule as it places limits on the size (max number of persons on the site of the event does not exceed 1,000), location, duration and hours of operation of an event. However, temporary events can generate increased traffic which has the potential to adversely affect the State highway network. Waka Kotahi therefore requests that amendments be made to the rule to include a Matter of discretion as to outcome of consultation with Waka Kotahi where the temporary event gains direct access from the State highway	Reject
<b>S26.002</b>	Michael Crymble	SETZ - Settlement Zone	SETZ-PREC8-R7	Oppose in part	There should be no limits on events, however, if there are limits the amount permitted should be a maximum of 36 events per year with any single event permitted to be active for up to 7 days. Permit temporary accommodation and	Opposes limiting the number of events as these would self-regulate due to nature and scale of facilities. Temporary accommodation and food and beverage facilities should be able to be provided with events.	Reject

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Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS14.032	NZ Transport Agency Waka Kotahi			Oppose	Disallow food and beverage for the duration of the event.	The New Zealand Transport Agency does not support there being no limits placed on events at the Mandeville Aviation and Rail Precinct (PREC8). Access to PREC8 is gained from State highway 94. Temporary events have the potential to impact the safe and efficient functioning of the state highway unless appropriate limitations, including to the number and duration of events and maximum attendees, are imposed to manage effects from the event. The proposed Plan provisions permit Temporary Events at PREC8 and provide a consenting pathway for events that would not comply with the limits in the permitted activity rule. We consider the provisions of the proposed District Plan are appropriate to manage effects on the road network and should not be amended.	Accept
S112.150	Waka Kotahi NZ Transport Agency	SETZ - Settlement Zone	SETZ-PREC8-R9	Oppose in part	Amend SETZ - PREC8 - R9 to insert performance standards that apply to a conference facility within the rule. These are to include clarification on the frequency of events, hours of operation, number of attendees and the type of building the conference is being undertaken in. This will provide guidance and understanding of the amount of traffic anticipated from any new facility.	Waka Kotahi generally opposes the provision of conference facilities as a permitted activity. We are concerned that there does not appear to be any consideration of the likely transportation effects associated with a conference facility in this zone. Conference facilities have the potential to generate a significant amount of traffic on the surrounding road networks. Appropriate performance standards are required in the rule to limit the scale of this activity in this zone (i.e. frequency of conferences and number of attendees). This will provide clarification and guidance on how much and how often these events would occur and what the likely impacts are on the surrounding State highway network will be.	Reject
S85.185	Environment Southland	SETZ - Settlement Zone	SETZ-PREC8-R9	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Reject
FS22.089	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.129	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R1	Support in part	Retain as notified subject to the amendment of SETZ-S2	<p>hazard risks are significant enough to require mitigation by consent conditions.</p> <p>Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.</p>	Reject
S132.162	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R1	Amend	Amend SETZ-R1 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, <del>and</del> SETZ-S8, and SETZ-xx (the new proposed standard).	<p>KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.</p>	Reject
S85.175	Environment Southland	SETZ - Settlement Zone	SETZ-R1	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule	<p>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.</p>	Reject
FS22.073	Clark Fortune McDonald & Associates			Oppose	Disallow	<p>Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.</p>	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S124.134</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R10	Support in part	Retain as notified subject to the amendment of SETZ-S2	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Reject
<b>S132.168</b>	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R10	Amend	Amend SETZ-R10 as follows: Where: Any new or extended buildings, structures and a activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 <del>and</del> SETZ-S9 and SETZ- <b>xx</b> (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
<b>S85.184</b>	Environment Southland	SETZ - Settlement Zone	SETZ-R10	Oppose in part	Include <b>"not within an identified natural hazard area"</b> criteria into this rule	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.	Reject
<b>FS22.088</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submissi on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S99.038</b>	Clark Fortune McDonald & Associates	SETZ - Settlement Zone	SETZ-R2	Not Stated	SETZ-S2(1) is amended to provide for residential activity on existing sites of less than 2000m <sup>2</sup> . Where compliance with density standards is not achieved, the activity status should become discretionary.	Allowing only one residential unit per 2000m <sup>2</sup> , is impractical and overlooks pre-existing smaller sites in proposed settlement zones. While suitable for new developments, exceptions should accommodate existing sites predating the district plan, ensuring adequate servicing. This rule may negatively impact property values for smaller sites, leaving owners unable to build or sell.	Reject
<b>S124.130</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R2	Support in part	Retain as notified subject to the amendment of SETZ-S2	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringing 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.	Reject
<b>S132.164</b>	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R2	Amend	Amend SETZ-R2 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 <del>and</del> SETZ-S9 and SETZ-xx (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
<b>S85.176</b>	Environment Southland	SETZ - Settlement Zone	SETZ-R2	Oppose in part	Include " <b>not within an identified natural hazard area</b> " criteria into this rule	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.	Reject

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Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>FS22.081</b>	Clark Fortune McDonald & Associates	SETZ - Settlement Zone		Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
<b>S85.178</b>	Environment Southland	SETZ - Settlement Zone	SETZ-R3	Oppose in part	Include " <b>not within an identified natural hazard area</b> " criteria into this rule	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.	Reject
<b>FS22.083</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
<b>S124.131</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R4	Support in part	Retain as notified subject to the amendment of SETZ-s2	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Reject
<b>S132.165</b>	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R4	Amend	Amend SETZ-R4 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6,	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					SETZ-S7, SETZ-S8 and SETZ-S9 and SETZ-xx (the new proposed standard).	railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
S85.177	Environment Southland	SETZ - Settlement Zone	SETZ-R4	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule	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.	Reject
FS22.082	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S85.179	Environment Southland	SETZ - Settlement Zone	SETZ-R5	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule	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.	Reject
FS22.084	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S125.066	Ministry of Education	SETZ - Settlement Zone	SETZ-R6	Support in part	None specified.	The submitter supports SETZ-R6 in part to manage the operation of educational facilities.	Accept
S125.067	Ministry of Education	SETZ - Settlement Zone	SETZ-R6	Support in part	Amend as follows: Educational facilities Activity status: Permitted Where: <del>1. The educational facility is within an existing residential unit; and 2. The activity is for home-based childcare services and the maximum number of children on the site does not exceed 8; and</del> 1. The hours of operation are generally between 7am to 7pm Monday to	It is not reasonable to only provide for educational activities in existing residential units. The amendment seeks compliance with the relevant standards to ensure the bulk and location of an educational facility is consistent with the outcomes sought in the SETZ. The maximum number of people on site provides for unreasonable restrictions on educational facilities. A change in activity status when compliance is not achieved to restricted discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance.	Reject

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Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S124.132</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R6	Support in part	<p>Sunday-</p> <p>2. complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9</p> <p>Activity status where compliance not achieved: <del>Discretionary</del>-<b>Restricted</b></p> <p><b>discretionary</b>Matters of discretion are restricted to: <b>3. the location and design of buildings and any proposed car parking and loading areas and access; and4. hours of operation; and5. noise, disturbance and loss of privacy of neighbours; and6. screening and landscaping; and7. waste treatment and disposal.</b></p> <p>Retain as notified subject to the amendment of SETZ-S2</p>	<p>Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.</p>	Reject
<b>S132.166</b>	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R6	Amend	<p>Amend SETZ-R6 as follows:</p> <p>Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 <del>and</del>SETZ-S9 <b>and SETZ-xx</b> (the new proposed standard).</p>	<p>KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical</p>	Reject



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Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S85.180	Environment Southland	SETZ - Settlement Zone	SETZ-R6	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule	interference with railway operations and avoiding health and safety hazards for residents. 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.	Reject
FS22.085	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S124.138	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R7	Support	Retain as notified	Fire and Emergency support the provision of emergency service facilities in the Settlement Zone as a permitted activity (SETZ-R7).	Accept
S132.167	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R7	Amend	Amend SETZ-R7 as follows: Where: Any new or extended buildings, structures and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9 and SETZ-xx (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.181	Environment Southland	SETZ - Settlement Zone	SETZ-R7	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule	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.	Reject
FS22.086	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept

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Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S124.133</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-R9	Support in part	Retain as notified subject to the amendment of SETZ-S2	Fire and Emergency support in part SETZ-R1, R2, R4, R6, R9, R10, subject to the inclusion of firefighting water supply in SETZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within SETZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ 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.	Reject
<b>S132.163</b>	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-R9	Amend	Amend STAZ-R9 as follows: Where: Any new or extended buildings, structures and a activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, and SETZ-S8, and <b>SETZ-xx</b> (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
<b>S85.183</b>	Environment Southland	SETZ - Settlement Zone	SETZ-R9	Oppose in part	Include " <b>not within an identified natural hazard area</b> " criteria into this rule	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.	Reject
<b>FS22.087</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept

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Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>S99.037</b>	Clark Fortune McDonald & Associates	SETZ - Settlement Zone	SETZ-S1	Not Stated	SETZ-S1 is amended to provide for residential activity on existing sites of less than 2000m <sup>2</sup> . Where compliance with density standards is not achieved, the activity status should become discretionary.	Allowing only one residential unit per 2000m <sup>2</sup> , is impractical and overlooks pre-existing smaller sites in proposed settlement zones. While suitable for new developments, exceptions should accommodate existing sites predating the district plan, ensuring adequate servicing. This rule may negatively impact property values for smaller sites, leaving owners unable to build or sell.	Reject
<b>F55.172</b>	Hamish Weir			Support	Allow		Reject
<b>S99.041</b>	Clark Fortune McDonald & Associates	SETZ - Settlement Zone	SETZ-S10	Not Stated	SETZ-S10 adopt the setbacks proposed in the PDP's GRZ	While practical for new sites, exceptions for pre-existing sites, are necessary, provided servicing can be provided. For existing smaller sites, the proposed setbacks are not practical. Proposed rules do not do enough to acknowledge the existing character and density of the settlements. The PDP is focussed more on an ideal of what the writers believe settlement zones should be rather than acknowledging what the established pattern is at the current point in time.	Reject
<b>S124.139</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-S2	Support in part	Amend as follows: <b>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'</b>	Fire and Emergency support the provision for buildings or units to either be connected to a council reticulated water supply or if a water supply is unavailable, buildings and units must be connected to private drinking water supply or store 45,000l litres of potable water on-site from another source. However, Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
<b>S124.140</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-S3	Support in part	Amend as follows: <b>And excluding emergency service facilities from this rule</b>	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B. The frequency of	Reject

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Submissi on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						towers or poles being required at stations is generally dependent on locational and operational requirements of each station. Some existing fire station sites across the country have aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for emergency service facilities which encompasses communication towers and poles.	
<b>S124.141</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-S4	Support in part	Amend as follows: <b>Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities</b>	As per the points raised in relation to SETZ-S3 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Reject
<b>S132.169</b>	KiwiRail Holdings Ltd	SETZ - Settlement Zone	SETZ-S5	Amend	Amend SETZ-S5 as follows. Any building is setback from any side or rear boundary the minimum distances as follows: ... <b>2. Any building or structure must not be located within a 5m setback from a boundary with a rail corridor.</b> Activity status: Restricted Discretionary Matters of discretion: <b>4. The safe and efficient operation of the rail network environment</b> <b>6. The reason for the reduced setback.</b>	KiwiRail generally support the intention of this rule that set building setbacks from side and rear boundaries. KiwiRail seek a setback from the rail corridor with a "no build" area of 5m from the rail boundary to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
<b>S99.039</b>	Clark Fortune McDonald & Associates	SETZ - Settlement Zone	SETZ-S5	Not Stated	SETZ-S5 adopt the setbacks proposed in the PDP's GRZ	While practical for new sites, exceptions for pre-existing sites, are necessary, provided servicing can be provided. for existing smaller sites, the proposed setbacks are not practical. Proposed rules do not do enough to acknowledge the existing character and density of the settlements. the PDP is focussed more on an ideal of what the writers believe settlement zones should be rather than acknowledging what the established pattern is at the current point in time.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

Submission Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
<b>F55.173</b>	Hamish Weir			Support	Allow		Reject
<b>S99.040</b>	Clark Fortune McDonald & Associates	SETZ - Settlement Zone	SETZ-56	Not Stated	SETZ-56 adopt the setbacks proposed in the PDP's GRZ	While practical for new sites, exceptions for pre-existing sites, are necessary, provided servicing can be provided. for existing smaller sites, the proposed setbacks are not practical. Proposed rules do not do enough to acknowledge the existing character and density of the settlements. the PDP is focussed more on an ideal of what the writers believe settlement zones should be rather than acknowledging what the established pattern is at the current point in time.	Reject
<b>S124.142</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-56	Support	Retain as notified	Fire and Emergency support the proposed road setback. The proposed setback of six metres means that there will not be any increased civil costs, land parcel size or fire separation issues at the rear boundary. This supports the logistical and operational requirements of Fire and Emergency.	Accept
<b>S85.187</b>	Environment Southland	SETZ - Settlement Zone	SETZ-57	Oppose in part	Include " <b>not within an identified natural hazard area</b> " criteria into this rule	New buildings or activities should not be established in natural hazard areas. Discretionary consents should be required when there are natural hazard risks present.	Reject
<b>FS22.091</b>	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
<b>S124.143</b>	Fire and Emergency NZ	SETZ - Settlement Zone	SETZ-58	Support in part	Amend as follows: <b>Except that emergency service facilities, such as fire stations shall not exceed 50 percent per site</b>	Fire and Emergency note that the minimum building coverage for a volunteer fire station is 250m <sup>2</sup> and up to 1500m <sup>2</sup> for a career fire station. Fire and Emergency are concerned that 35% building coverage per site would not provide for emergency service facilities should they need to construct a new fire station in the SETZ in future. Typically, Fire and Emergency purchase land from 2000m <sup>2</sup> to 4000m <sup>2</sup> to facilitate the construction and operation of new emergency service facilities. Therefore 35% building coverage on a 2000m <sup>2</sup> site would provide for 700m <sup>2</sup> of building coverage.	Reject

## Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – Settlement Zone

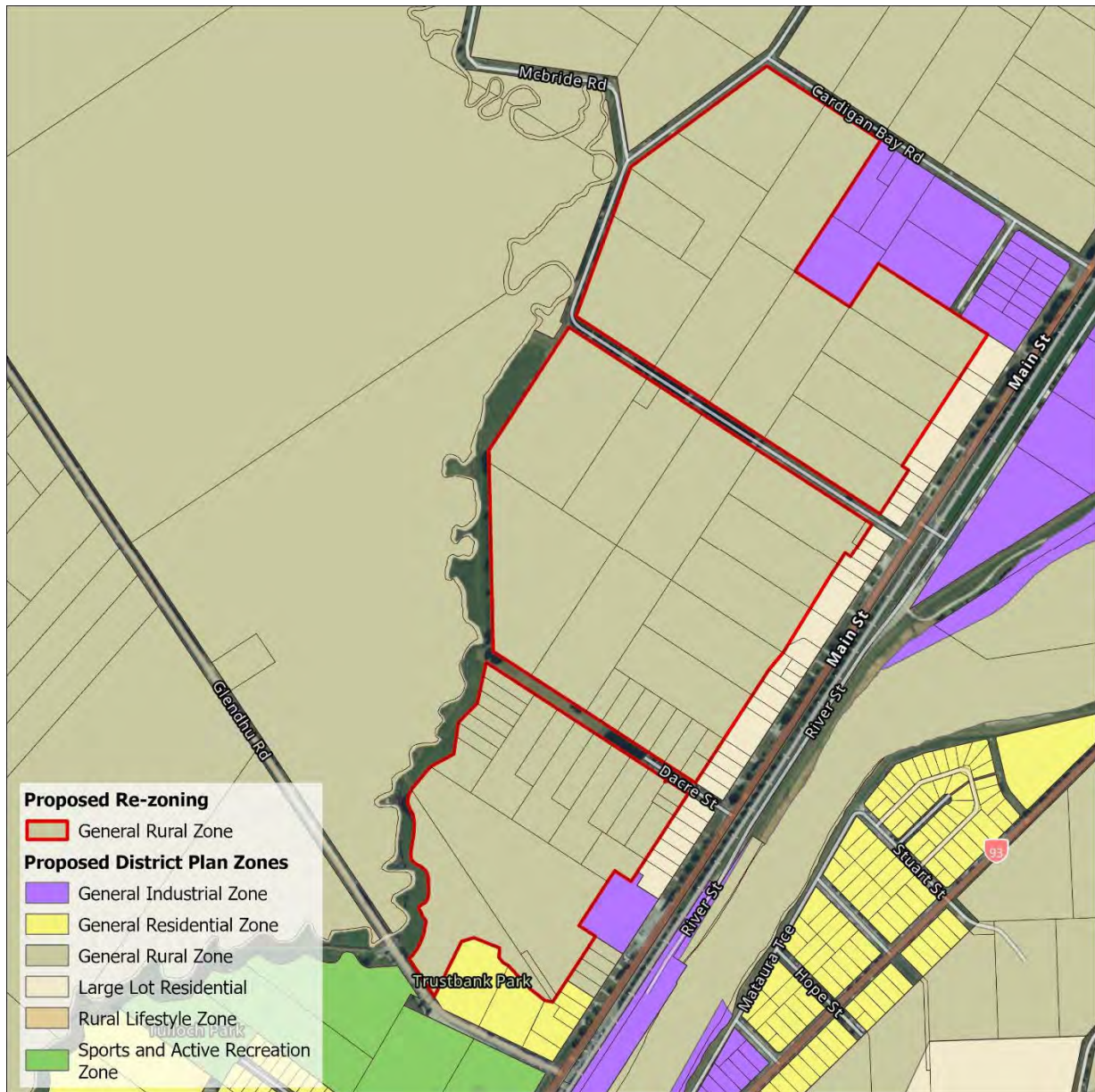
Submission on Point	Submitter (s) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						This would facilitate a volunteer fire station but not facilitate a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the SETZ.	



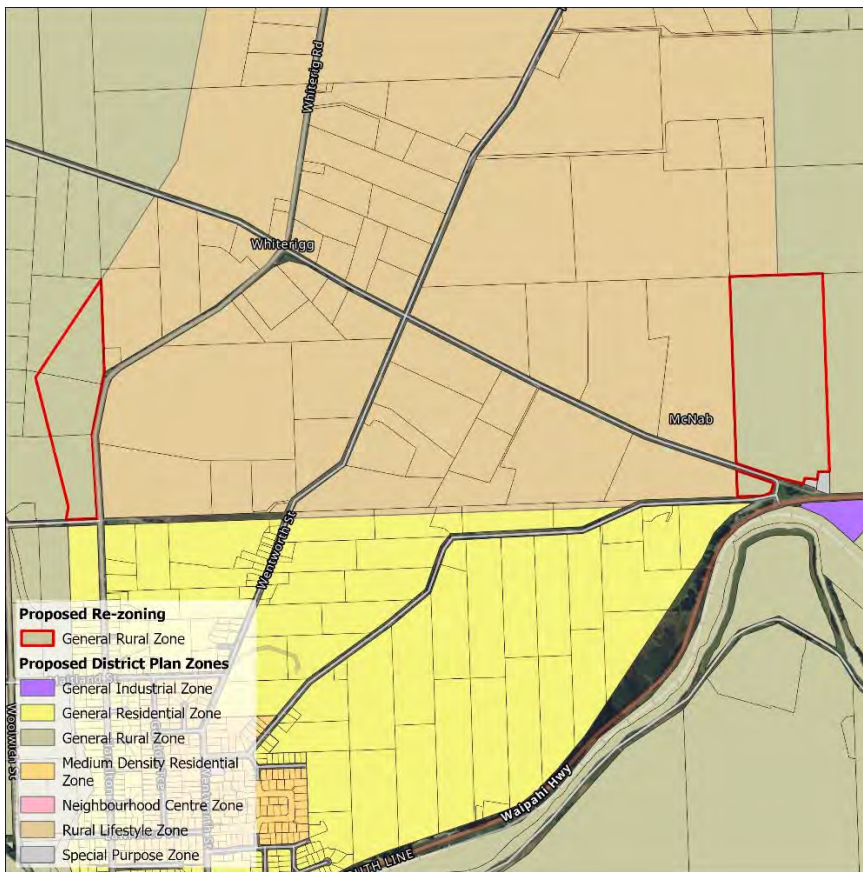
## Appendix C – Recommended Zoning Changes

ES Submission Changes:

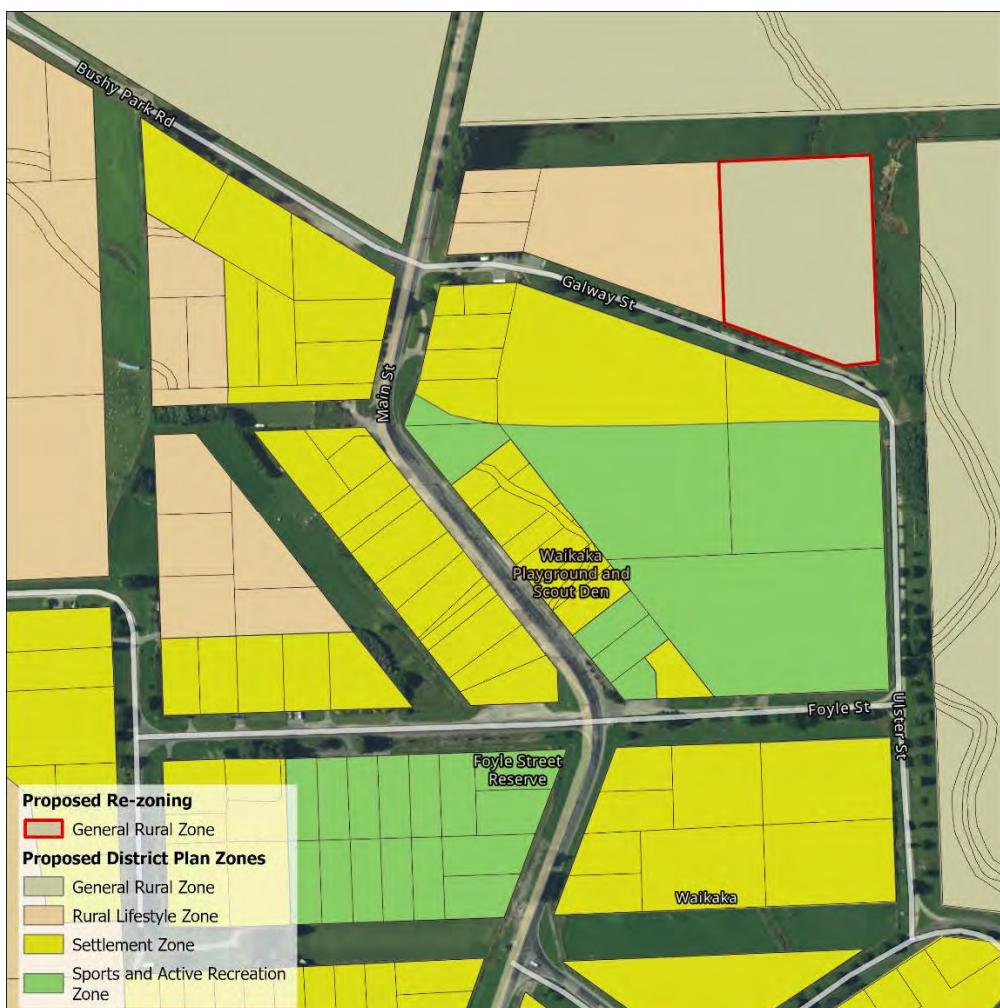
### Mataura



## East Gore

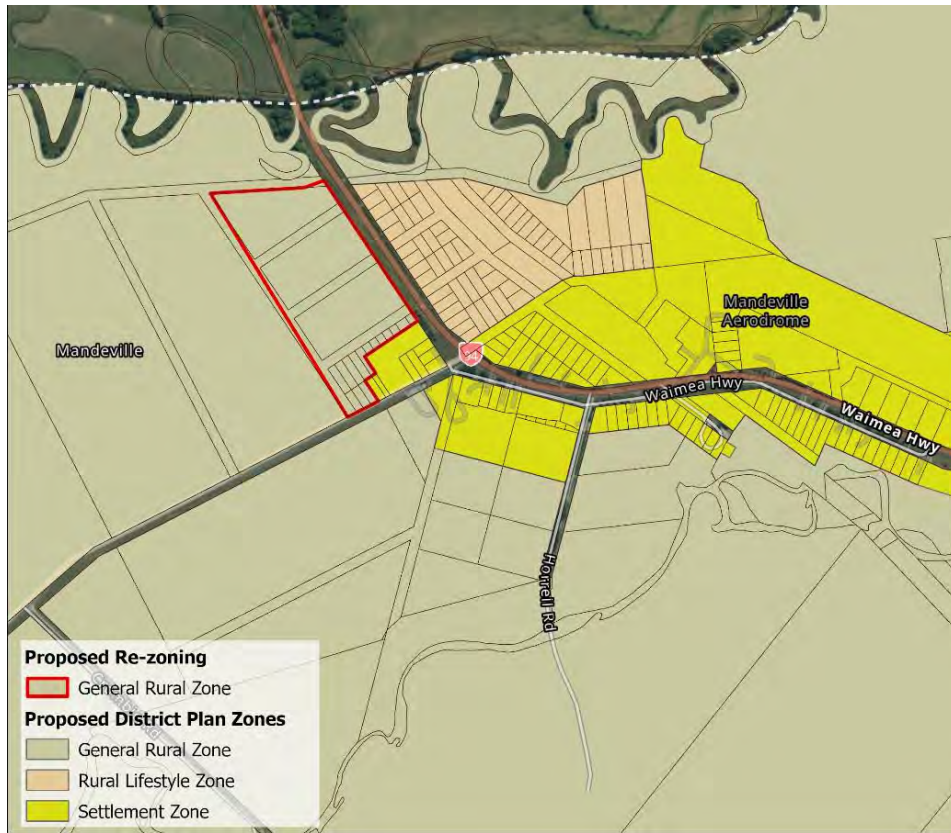


## Waikaka

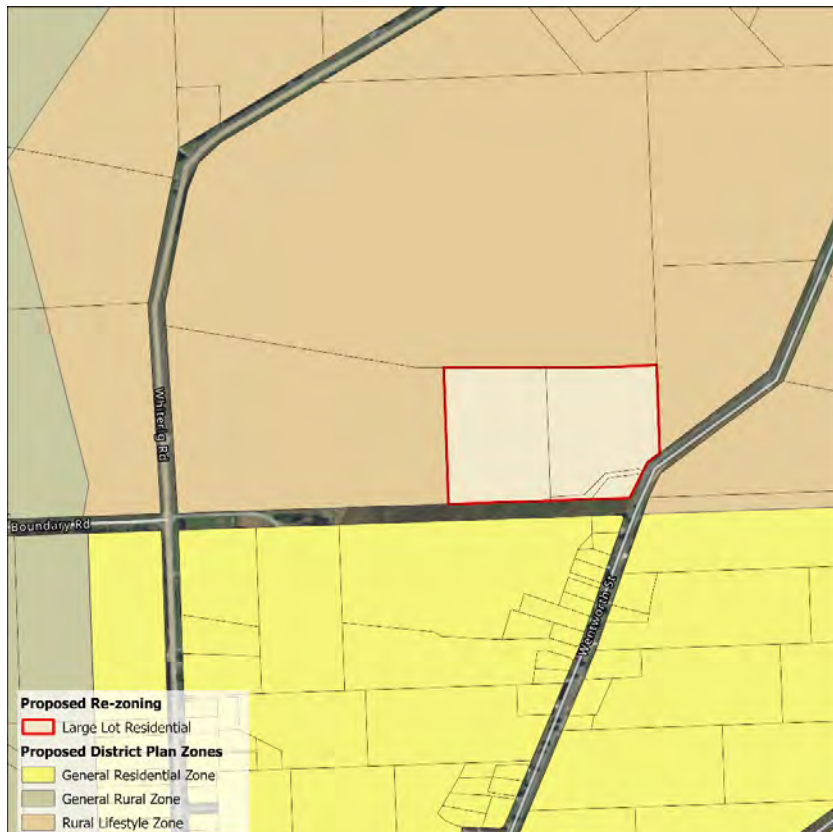




**Submissions McLeod-Wantwood Trust/Wantwood Station (s104.011) (s104.034), Farm Manager-Wantwood Station (s105.011) (s105.034) and Peters Farm Ltd (s127.011) (s127.034)**

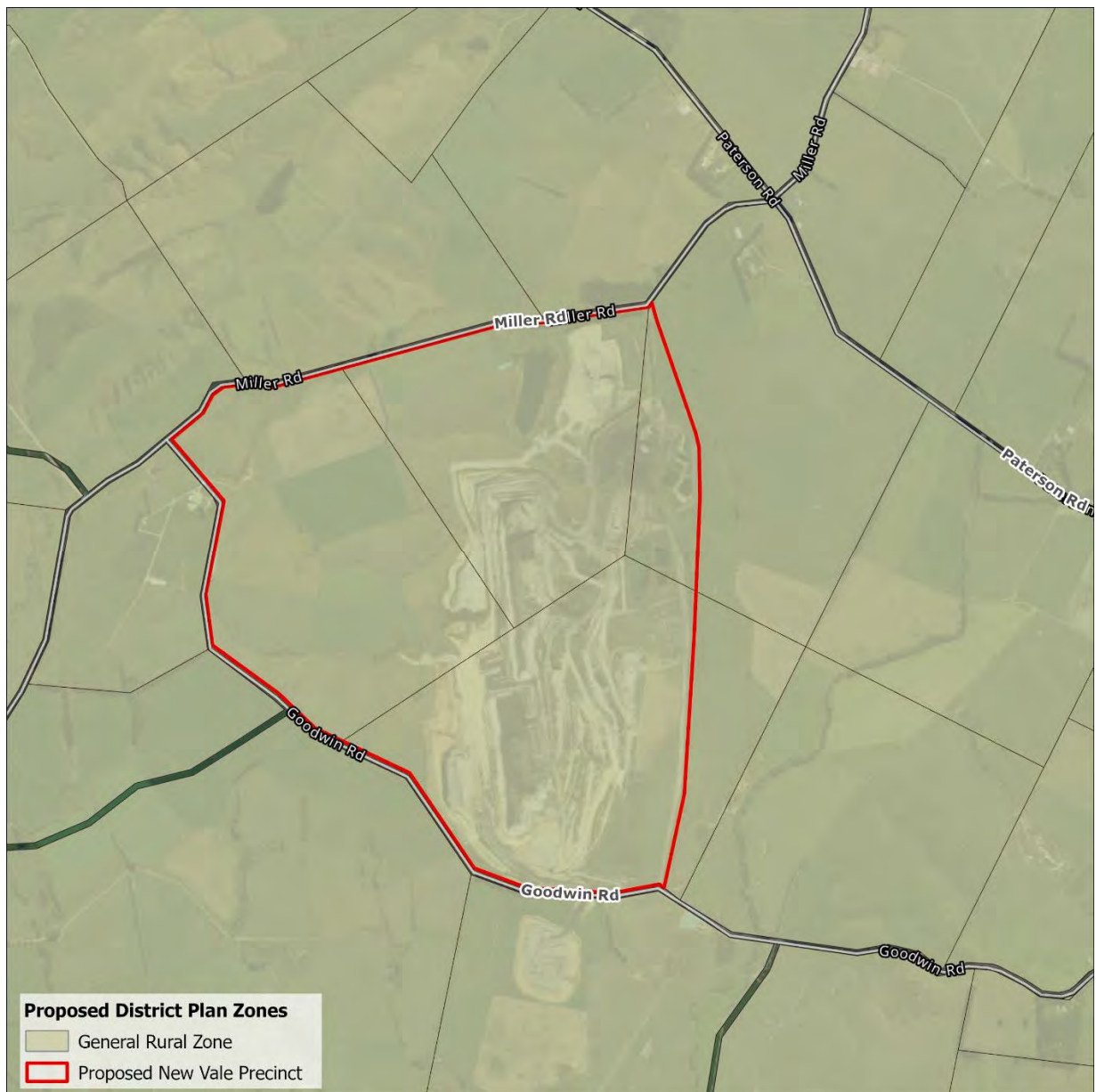


**Submission s92.001: Nadine Fletcher**



Submissions Greenbriar Ltd (Greenbriar) (s128.060) (s128.061) (s128.062) (s128.063)  
(s128.064) (s128.065) (s128.066) (s128.067) (s128.068) (s128.069) (s128.070)

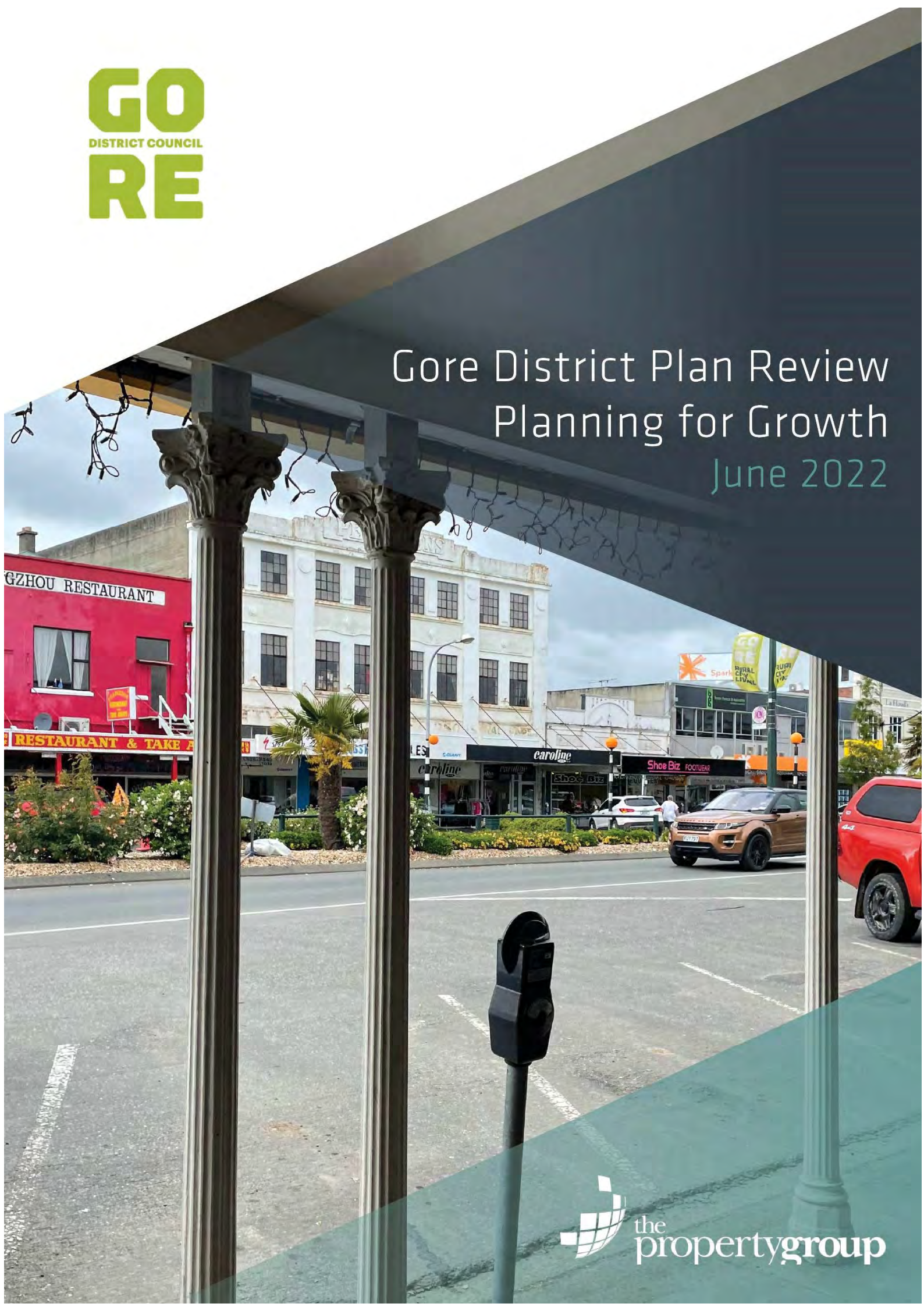
**New Vale Precinct extent within GRUZ**





# Gore District Plan Review Planning for Growth

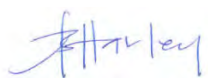

June 2022



## Quality control

<b>Document</b>	Gore District Plan Review – Planning for growth
<b>Ref</b>	Job No. 717741
<b>Date</b>	June 2022
<b>Prepared by</b>	Ruth Allen, Lead Advisor Urban Regeneration
<b>Reviewed by</b>	Anna Harley, Principal Urban Regeneration

## Revision history

Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
01	17 March 2022	Draft for Council review	Anna Harley Principal Urban Regeneration	
02	27 June 2022	Final Issue	Ruth Allen Lead Advisor Urban Regeneration	

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## 1. Introduction

The Urban Regeneration Team at the Property Group Limited (TPG) has been engaged by Gore District Council (Council) to undertake an analysis of the district's potential for growth and identify how the district plan zones and provisions could be updated to support increased investment in the district.

The analysis has been undertaken to support the current review of the Gore District Plan and addresses specific issues to be resolved across the various zones to be adopted. Where required design analysis and market assessment has been undertaken to inform the drafting of the land use, built form, and density provisions in a way that meets industry needs and results in feasible outcomes.

### **Background**

This analysis follows on from the high-level economic and population growth analysis that was undertaken by TPG in 2021. The earlier assessment identified areas that should be investigated further for rezoning to accommodate anticipated levels of growth. The purpose of this additional analysis is to further assess how the Gore District Plan provisions can be drafted to ensure the district's growth needs are met and industry continues to be attracted to the district.

This analysis has been informed by a market assessment of residential, industrial, and commercial development undertaken by TPG in December 2021. The market assessment included a desktop review of recent property sales data, available property information, site visits and engagement with local property professionals.

It also builds on from the 2018 Gore Spatial Plan which set the future direction for the district's growth over time. The Spatial Plan identified the need to provide more land for residential development and employment generation throughout the district to support growth. At a high level it identified potential locations where this growth could occur. As part of this assessment the extent of the growth areas has been refined and the types and scale of development to be allowed for has been evaluated with the aim of increasing investment in the district.

### **Areas of change**

In summary, the areas that have been identified for change around Gore and Mataura are shown below. These include areas of rural land that could be rezoned to support both residential or industrial growth as well as existing urban areas to be rezoned to allow for an increase in residential densities or the introduction of a mixed-use zone. This report provides a review of the potential development that could be accommodated within these areas and recommendations for consideration as part of the District Plan review.

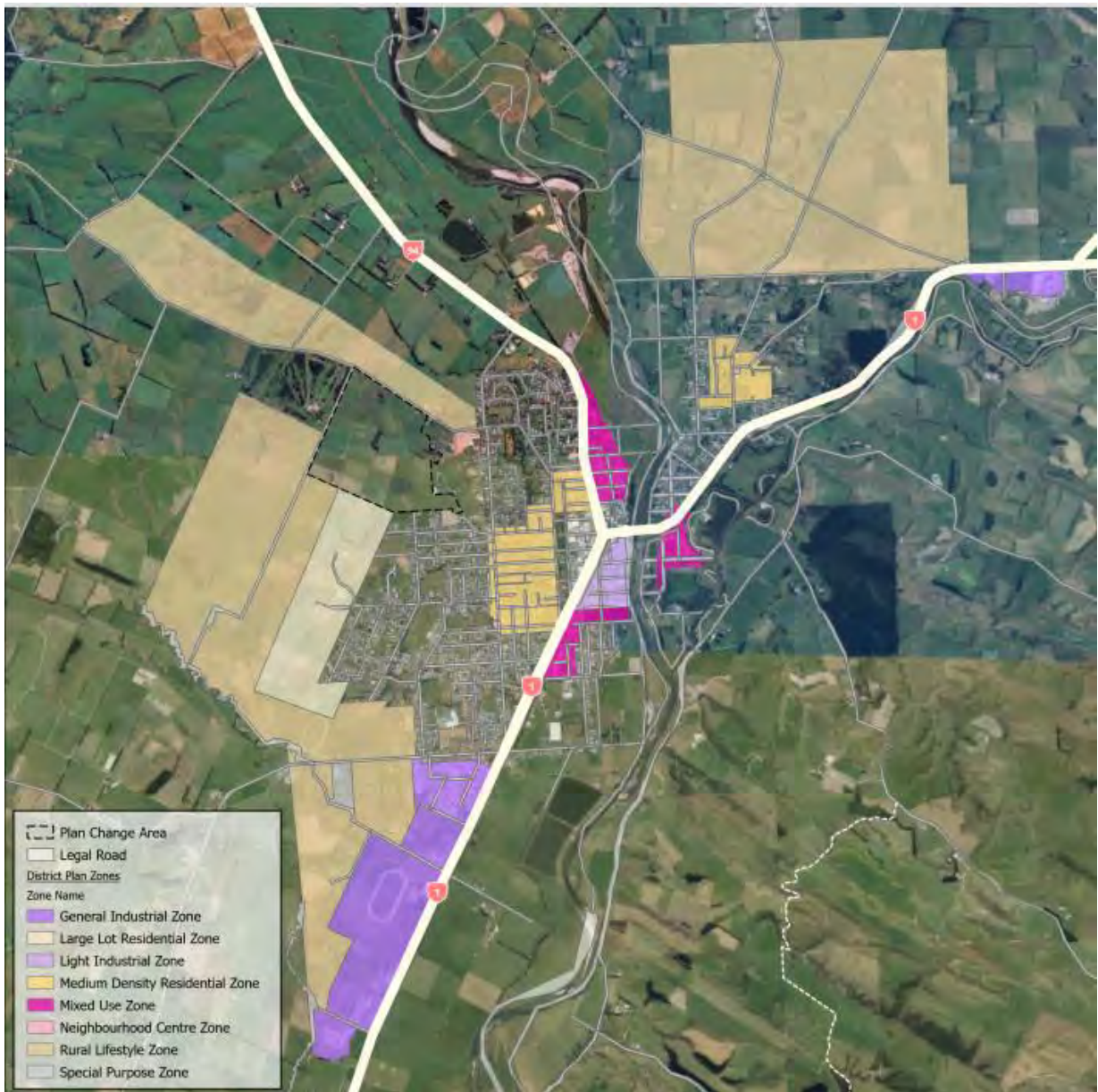


FIGURE 1 – SPATIAL EXTENT OF AREAS IDENTIFIED FOR GROWTH AND REZONING IN GORE





**FIGURE 2 - SPATIAL EXTENT OF AREAS IDENTIFIED FOR GROWTH AND REZONING IN MATAURA**

**The structure of this report.**

Following this introduction, the analysis provided in this report is set out in the following sections:

- Section 2, provides an overview of the areas required to support anticipated residential demand, including the extent of residential growth areas and provisions to support an increase of medium density residential development.
- Section 3, provides an overview of the main commercial areas in the district, including the Gore Town centre and the Matura local centre. Provisions that will support the growth in these areas and retention of vibrant centre are also recommended.
- Section 4, provides an overview of the potential areas that could be investigated to support growth of the industrial sector into the future; and
- Section 5, provides an overview of relevant density provisions across the rural area.



## 2. Residential

### 2.1 Residential growth and demand

As outlined in TPG's earlier growth assessment (TPG, 2021), it is estimated that there will be a requirement for between 650 and 860 new dwellings for an estimated 1,300 additional permanent residents in the Gore District over the next 20 years (to 2038). This incorporates consideration of the projected reduction in average household size and the 20% competitive margin required by the National Policy Statement on Urban Development.

#### Facilitating housing diversity and choice

In providing for this growth, it is important to consider how the future housing needs of the district's population can be met. A review of the changing demographic profile of Gore and recent trends in the residential market (refer to Market Assessment in Appendix A) indicates that there is a high degree of diversity in housing needs across the district. This ranges from smaller homes for those downsizing or seeking a more affordable option, to larger homes or lifestyle blocks for those attracted to the district for a rural living lifestyle.

To provide housing choice and to create diversity in the housing stock, it is recommended that the District Plan review facilitates both an increase in density in appropriate urban locations alongside rezoning additional new areas for residential development. This should include additional areas of general residential and large lot residential areas.

#### Accommodating growth in the existing urban area

The aging demographic of the Gore District suggests that there is a need to plan for smaller housing types, in close proximity to services and amenity in the future. A review of recent activity in the housing market (Appendix A) demonstrates there is already evidence of an increasing demand for affordable 2 to 3-bedroom homes in Gore's inner residential areas, in particular in the residential area immediately east of the Gore Town Centre. However, availability of new homes for both rent or for sale in this area is currently low. Despite the current zoning of this area as Residential B, which allows for an increased site density than the general residential area, there has been limited turnover of housing stock within these areas.

To meet this growing demand and to reduce urbanisation of the rural area, it is recommended that the introduction of medium density and smaller housing typologies is provided within the existing urban area. An assessment of the proposed medium density zone provisions is provided further in Section 2.3.

#### Rezoning new areas for residential development

There is also a need to consider additional areas of residential growth to provide for a range of housing choices across the district. For example, the market assessment also reported a high demand for rural residential lifestyle blocks and new homes on lots less than 800sqm in West and North-West Gore. However, new residential lots are in short supply and this has resulted in subdivisions occurring in the rural land at the urban periphery.

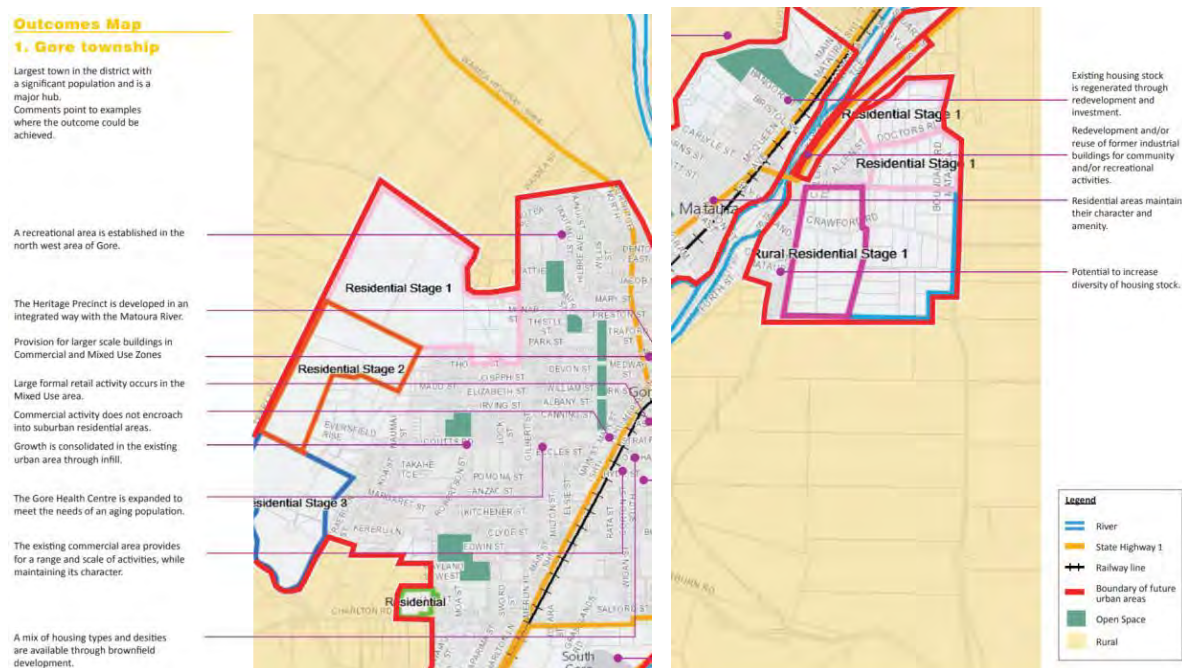
The following section provides recommendations of areas to be considered for growth under the general residential and large lot residential zone provisions.

## 2.2 Recommended residential growth areas

The Gore Spatial Plan, prepared in 2018, identified several greenfield areas to be investigated further for residential development. Figure 3 below provides excerpts from the Spatial Plan showing the areas identified in Gore and Mataura that could be considered for residential growth.

A preliminary estimate given in the Spatial Plan for the total number of residential lots that could be accommodated in the Gore growth areas is up to 9,200 lots (based on providing a mix of general to large/lifestyle lots).

As outlined in Section 2.1 above, this level of residential development is not required to meet the growth anticipated across the district and it is unlikely that the market would deliver a staged release of new housing stock without some form of regulation.



**FIGURE 3 - RESIDENTIAL GROWTH AREAS IDENTIFIED IN THE 2018 SPATIAL PLAN (GORE AND MATAURA)**

Rather than rezoning all the greenfield land identified for residential growth in the Spatial Plan it is recommended that a staged release of greenfield land is enabled, and that growth is focused around the key centres of Gore and Mataura. This will allow infrastructure planning and investment to be directed to priority areas, supporting the feasibility of development in these locations. It will also assist in achieving more residential activity within established urban areas.

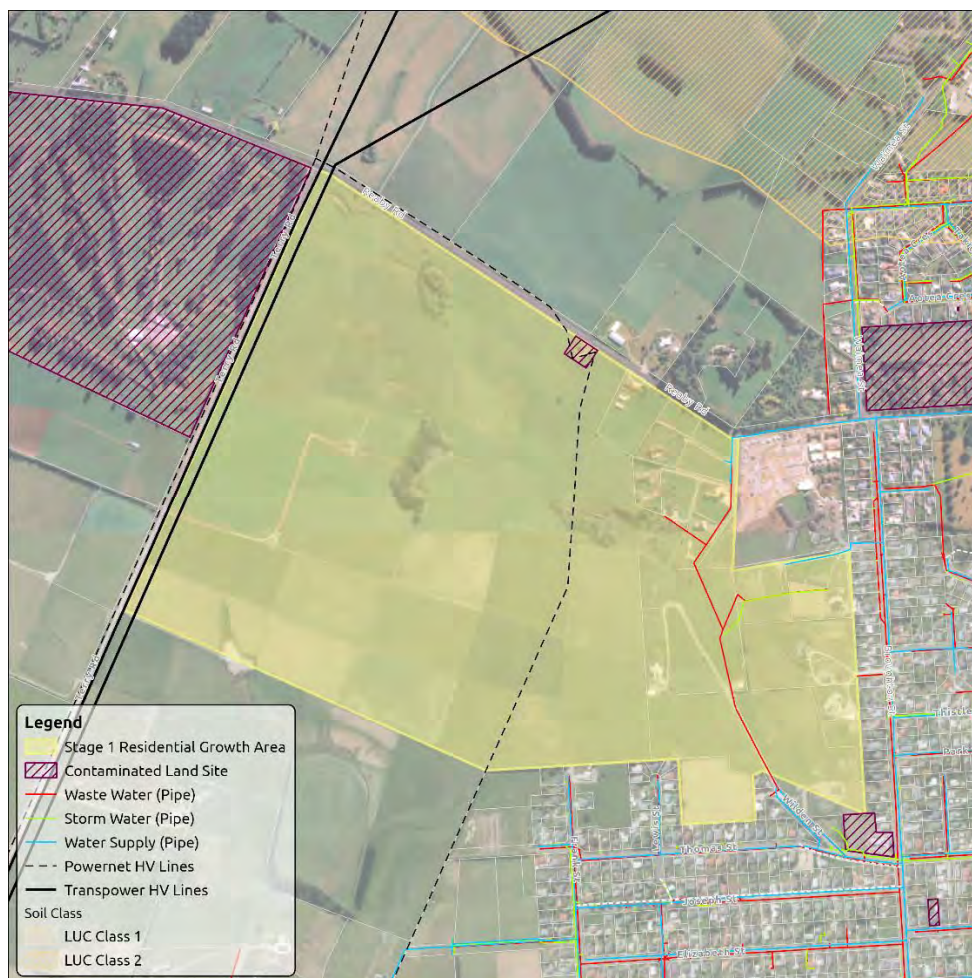
The following sections provide recommendations for the areas to be rezoned General Residential and those areas to be rezoned for Large Lot Residential.

## General Residential

As outlined in Section 2.1, the market assessment indicates that there is a degree of latent demand for new homes on average sized lots (approximately 800-400sqm) in West and North-West Gore.

As shown in Figure 3 above, the Spatial Plan identified areas in the northwest of Gore (referred to as areas Stage 1-3) as suitable for residential growth. The Stage 1 area was identified as being suitable for general residential development and it was estimated that the full extent of the Stage 1 area could provide between 930 and 1,400 new allotments. This would more than accommodate the districts housing needs over the next 20 years, particularly when infill development within the existing Residential Zone is considered as well.

It is therefore recommended that the rezoning of rural land to general residential is focused on a staged release of the Stage 1 area rather than the full extent of the areas identified in the Spatial Plan. The Stage 1 area is considered suitable for general residential development due to its proximity to the Town Centre and Reaby Road along with existing infrastructure connections (refer to Figure 4 below). It also falls outside areas identified with class 1 or 2 soils or subject to significant flooding or other constraints such as known contamination or liquefaction risk.

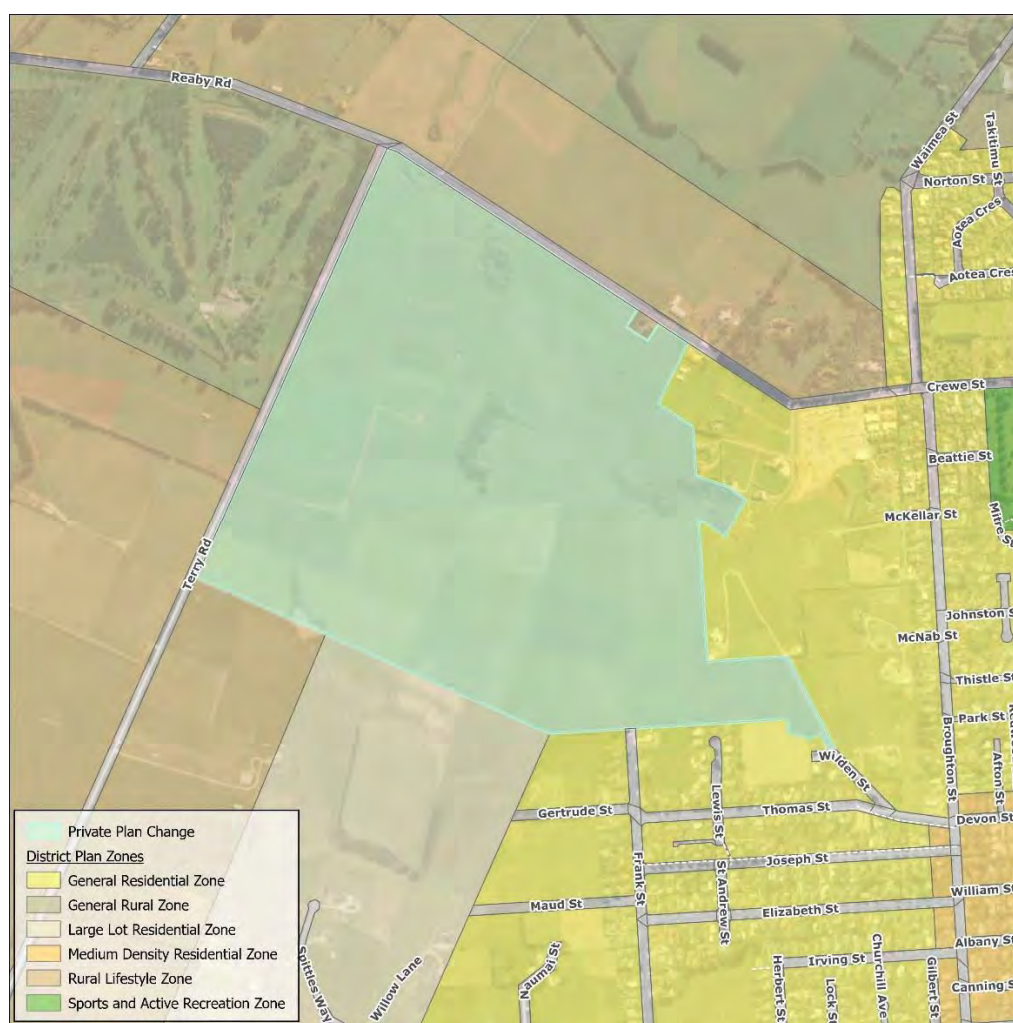


**FIGURE 4 - CONSTRAINTS AND INFRASTRUCTURE MAPPING FOR THE STAGE 1 RESIDENTIAL AREA**

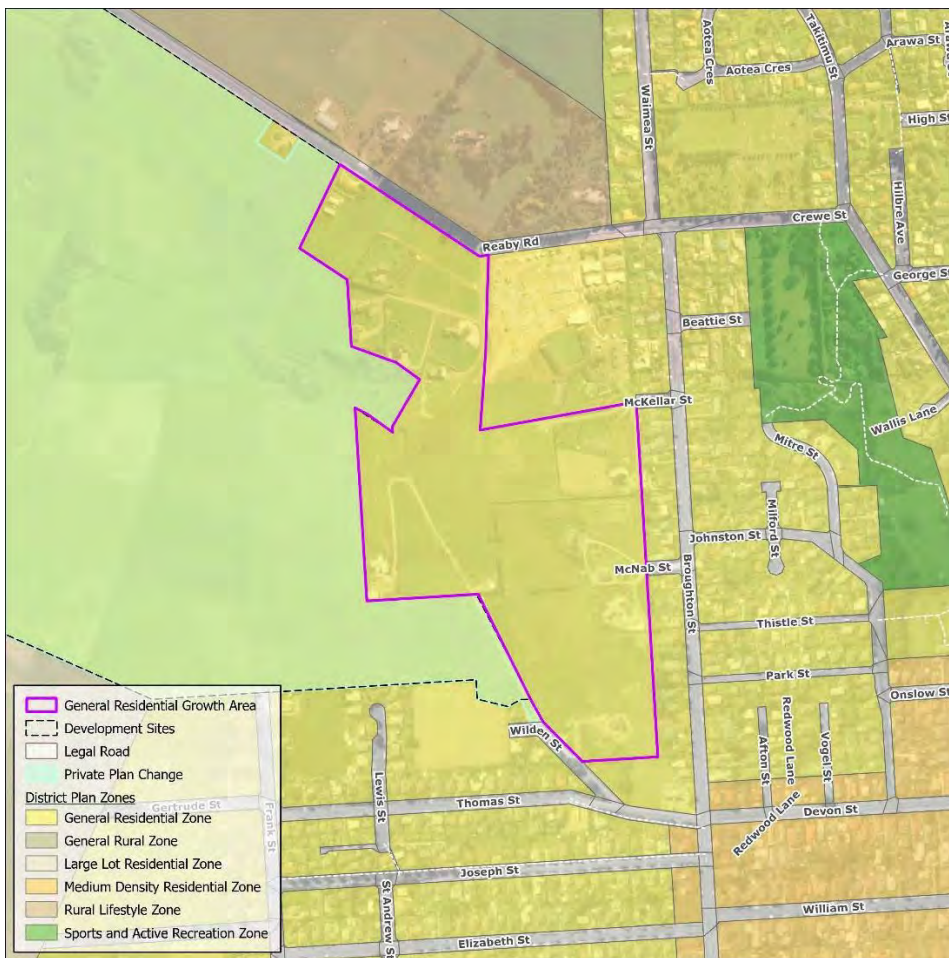


It is noted that the western part of the Stage 1 area (shown in Figure 5) is the subject of a potential private plan change which would allow for a range of residential lots. It is recommended that Council work alongside the applicant to progress the staged rezoning of this area as part of the District Plan review. It will be important to ensure this rezoning process considers the provision of adequate social infrastructure to support this level of residential growth. For example, the Stage 1 area could provide opportunities for new local open space.

It is recommended that the eastern portion of the Stage 1 area (shown in Figure 6), outside the private plan change area, be rezoned through the District Plan review. This area provides a connection between the existing residential area to the plan change area and would no longer be suitable as rural land sitting between two urban areas. It has already been partly developed for residential purposes and includes existing infrastructure connections. It is noted that there are some constraints within this area, including localised stormwater issues and some areas of slope that would need to be addressed through design.



**FIGURE 5 - AREA SUBJECT TO PRIVATE PLAN CHANGE**



**FIGURE 6 - RECOMMENDED GENERAL RESIDENTIAL GROWTH AREA**

### Large Lot residential

The Market Assessment indicates there is also demand for large lot residential development from those people downsizing from farms or moving to the district for the rural living opportunities. This is evidenced by a number of subdivisions that have been consented, below the 2-ha minimum lot size, in the rural zone on the periphery of the urban area. Based on interviews with industry and real estate representatives the demand for large residential lots tends to be in those areas of high rural amenity that are within the proximity to urban areas.

Based on a review of where subdivisions have been occurring in the rural zone and where landowners have signalled interest, two areas have been identified as suitable for large lot residential development. This includes West Gore within the vicinity of Ruia Street (refer to Figure 7) and on the ridgeline in Mataura East (refer Figure 8). These areas both have existing rural/residential character and good access to the town and local centre. They also fall outside of the areas classified as Class 1 or 2 soils and, due to anticipated lots sizes (1000m<sup>2</sup>), would be able to manage water servicing on site. The capacity for these areas to accommodate growth is outlined below. It is unlikely that the market will deliver the full extent of the capacity within this area but rezoning this land allows a degree of housing choice to be provided in the right locations.

### West Gore



The area identified in West Gore is approximately 80 hectares and could allow for up to 278 new residential lots based on a minimum lot size of 2,000m<sup>2</sup>. There are already 22 residential lots within this area that have been created under the existing rural zoning.



**FIGURE 7 - WEST GORE LARGE LOT RESIDENTIAL**

#### **Mataura East**

The area identified in Mataura East is approximately 17 hectares and could allow for up to 63 new residential lots based on a minimum lot size of 2,000m<sup>2</sup>. There are already 4 residential lots within this area that have been created under the existing rural zoning.



**FIGURE 8 – MATAURA EAST LARGE LOT RESIDENTIAL**

### 2.3 Medium Density Residential Zone

It is recommended that a medium density zone is provided to allow for increased densities in close proximity to services and amenities. As outlined above in Section 2.1, this will meet the need for smaller housing typologies in addition to considering the release of new land for residential development. This would also improve alignment with the National Planning Standards which allow for a Medium Density Residential Zone.

Higher densities close to Gore Town centre are already proposed through the existing District Plan through the Residential B zone which permits 1 unit per 300m<sup>2</sup>. This is compared to 1 dwelling per 400m<sup>2</sup> in the remainder of the residential area (Residential A). Despite this, there has been little evidence of uptake of smaller densities in this area.

A review of District Plan provisions and the areas suitable for medium density residential development has been undertaken.

Based on a review of the areas which are accessible to the Gore town centre it is recommended that the Medium Density Zone covers an expanded area than that covered by the current Residential B zone as shown in Figure 9 below. This expanded area will allow for increases in densities within a walking catchment of the Gore town centre and the Neighbourhood centre located at Broughton Street. A review of the average lot sizes in this area has been undertaken to ensure that there are opportunities to undertake both infill medium density development and comprehensive redevelopment of existing lots (refer to Appendix B).

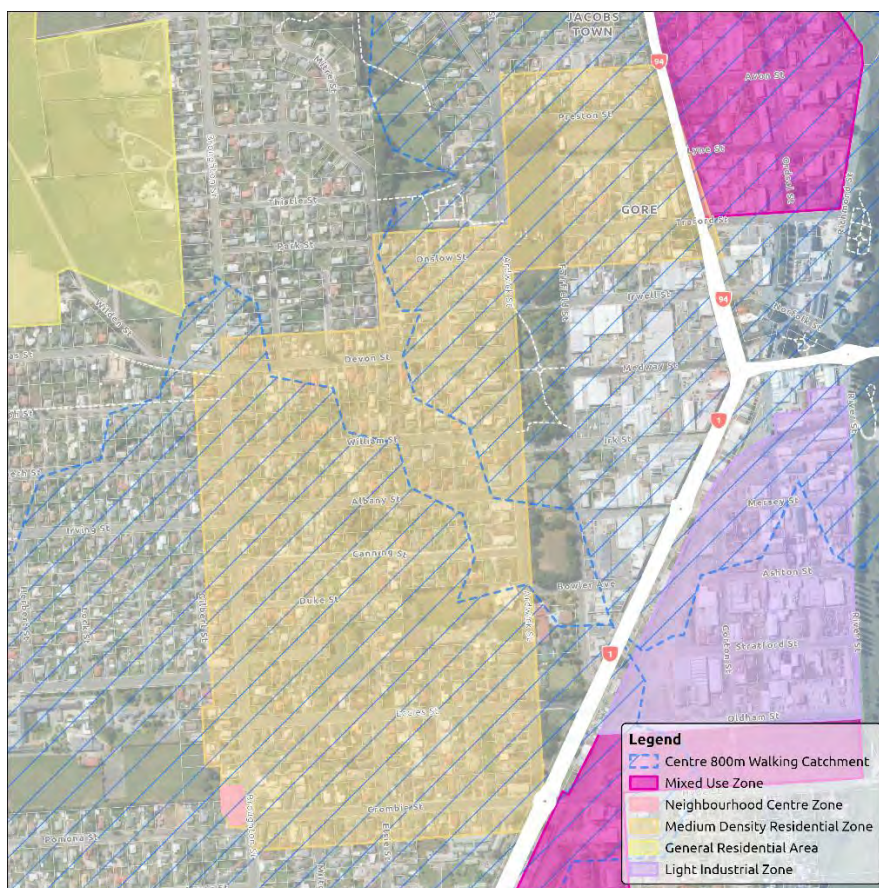
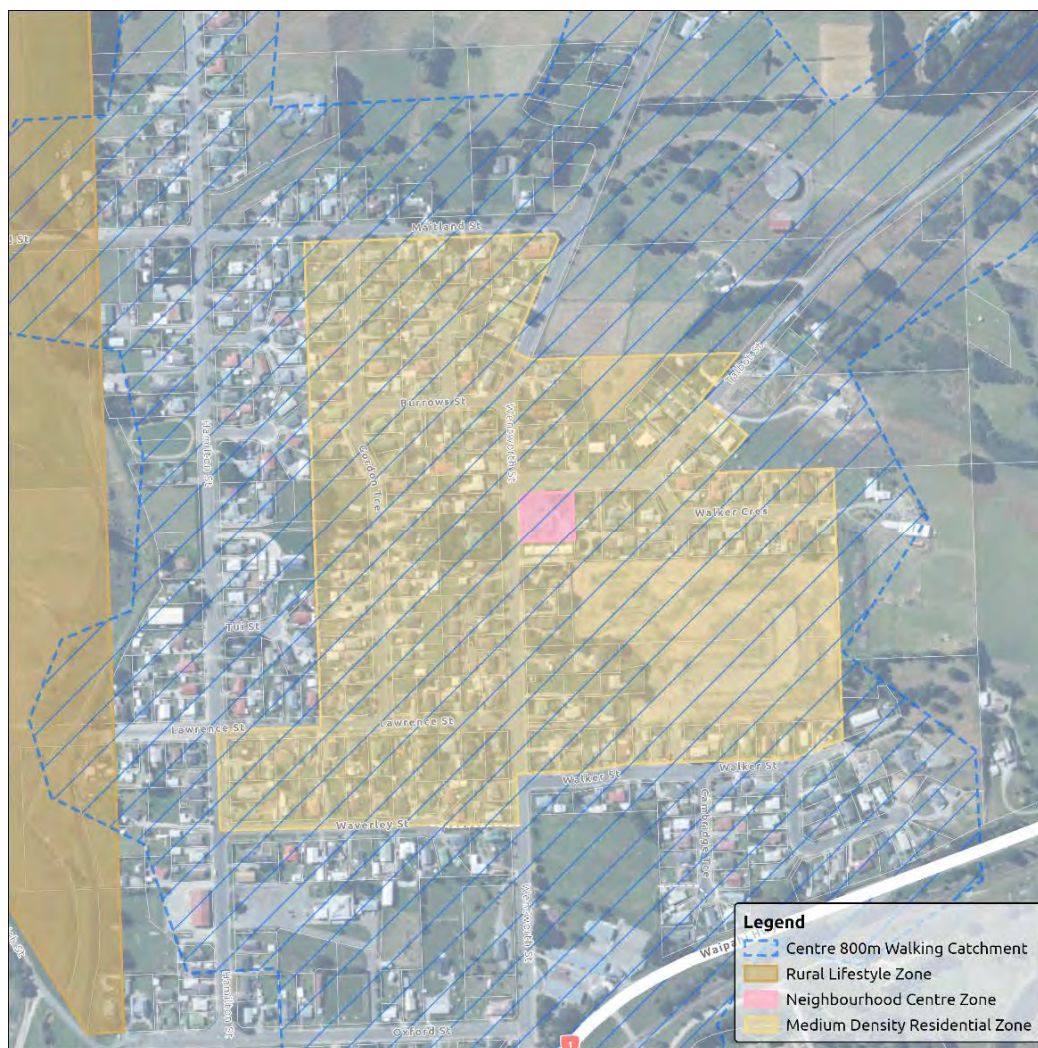


FIGURE 9 - RECOMMENDED AREA TO BE ZONED MEDIUM DENSITY RESIDENTIAL IN GORE



It is also recommended that the medium density residential zone be considered within East Gore in areas within a walking catchment of the East Gore Neighbourhood centre. This includes the recently consented Matai Ridge subdivision which makes provision for smaller housing types, has had good market response, and will support more affordable options within this area. Increasing densities in close proximity to the Neighbourhood Centre will also generate an increase in patronage to the local shops and support the vitality of this Neighbourhood Centre.

The boundaries recommended in Figure 9 below have been established on the basis of a review of where there are opportunities for infill development and lots that can accommodate medium density development (refer to assessment provided in Appendix B).



**FIGURE 10 - RECOMMENDED AREA TO BE ZONED MEDIUM DENSITY RESIDENTIAL IN EAST GORE**

### Objectives

To ensure allowing for an increase to residential density in these areas meets the housing needs of Gore, whilst retaining amenity values, the following objectives are recommended to inform the draft zone provisions:

- Increased residential densities are allowed for in areas that are in close proximity to the Gore Town Centre, East Gore Neighbourhood Centre, public amenities, and public open spaces.



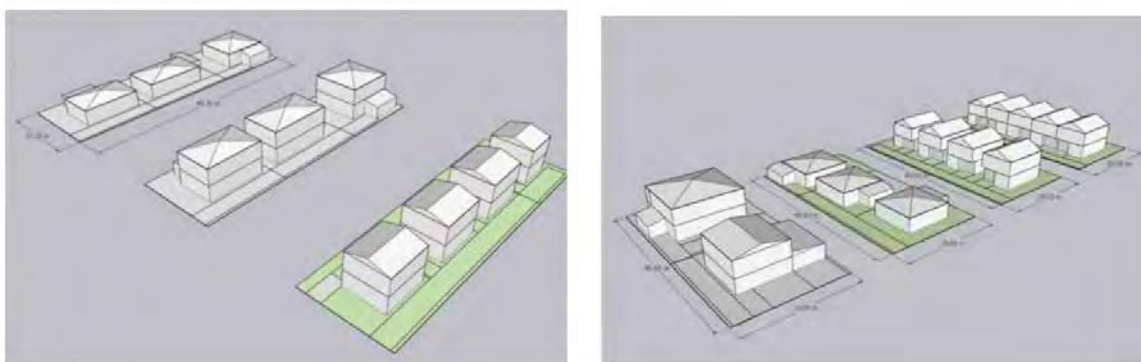
- Increasing residential density within the existing urban area is undertaken in a way that achieves good urban design outcomes and maintains the character of the existing residential neighbourhood including:
  - Retention of privacy and prevention of overshadowing on adjoining properties
  - Provision of sufficient private open space to support each dwelling
  - Adequate vehicle access where carparking is provided on site
  - Front yards are provided to retain street amenity whilst allowing for an increase in developable area on each site
  - Development of a range of dwelling types and sizes is supported.

### Feasibility Assessment

To test how an increase in residential density could be accommodated in medium density areas, an assessment of how a range of different housing typologies could be achieved across typical lot sizes has been undertaken (refer to Appendix B). This has included an assessment of both comprehensive site redevelopment for medium density development and infill development.

#### Comprehensive site redevelopment

Lot sizes tested for comprehensive site redevelopment were selected from the two proposed medium density areas. Lots were representative in orientation with site area of 750m<sup>2</sup> - 800m<sup>2</sup>, street frontage width 15-20m and a depth between 40-50m.



**FIGURE 11: TEST SITE 1 AT 8 GORDON TERRACE (LEFT) AND TEST SITE 2 AT 16 WILLIAM STREET (RIGHT)**

The testing on these sites demonstrates that a range of medium density typologies can be provided at a density of 1 unit per 150m<sup>2</sup> with sufficient landscaping, privacy, access, and parking (refer to recommended controls below). As shown at Figure 11 above, the tested sites could accommodate a density of 1-3 dwellings on smaller sites and 4-5 units the larger sites. Achieving an increase in yield on these sites makes re-development more viable.

## Infill development

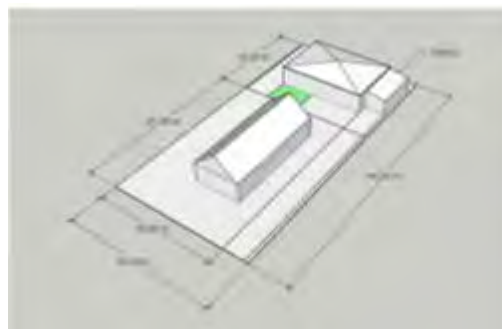
To reflect a typical site that could accommodate infill medium density residential development lots between 680 and 800m<sup>2</sup>, containing an existing dwelling on the lot setback approximately 4.5m from the road (as per the existing residential standards) were tested. Given the subdivision pattern in Gore, infill will likely always result in rear sites.

The testing showed that if 300m<sup>2</sup> net site area can be accommodated to the rear of an existing dwelling, then the provisions would enable the following:

---

### OPTION 1

1 x single or two Storey 3–4-bedroom standalone dwelling. Building footprint approx. 130m<sup>2</sup> including garage



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### OPTION 2

2 x single storey 55-65 m<sup>2</sup> one/ two-bedroom units



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### OPTION 3

2 x two storey 2–3-bedroom townhouse units



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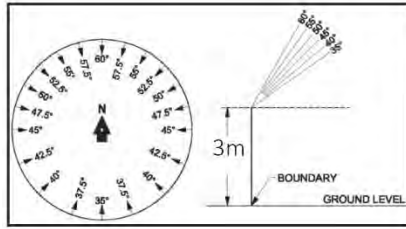
**FIGURE 12: INFILL DEVELOPMENT TEST OPTIONS**

### Recommended built form controls

Based on the above assessment, it is recommended that the following density and built form controls are adopted to achieve the objectives of the Medium Density Residential Zone.

- Yard controls– a front yard of between 3 - 2.5m could be accommodated to achieve adequate amenity at the street frontage whilst allowing for increased densities; 1m side yard control allow for distance from neighbouring properties.

- 8m maximum Height limit and Height in relation to boundary - 3m plus recession plane angle.



- Landscaped area – minimum 30% of the site
- Private Open Space- A minimum area of 20m<sup>2</sup> per dwelling with a minimum dimension of 4m
- Site coverage and density – up to 50% can be accommodated alongside the requirement for landscaping
- Minimum lot size - 1 unit per 150m<sup>2</sup>

### 3. Commercial

#### 3.1 Commercial land use and growth

Whilst the commercial sector in Gore, including retail and commercial office space, is not a huge contributor to the district's GDP, it is an area which employs a number of residents. Local and Neighbourhood centres play an important role in providing a central focal point for the community (refer TPG's 2021 report).

Retail and hospitality activity in the Gore District is concentrated in the Gore Town Centre, with only a small number of businesses located in Mataura and scattered throughout the rest of the district. Total district sales in retail and hospitality (excluding automotive) in 2010 were estimated to be \$150m, of which around 89% (\$133m) were made by businesses in Gore Central, and 11% (\$17m) by businesses elsewhere in the district (including Mataura).

Whilst the review of the district's economic growth projections does not suggest there will be significant growth in Gore's retail sector, stakeholder interviews and a review of the market analysis suggests there is latent demand for convenience retail (such as diary's, local bakeries etc), larger floorplate retail operations (such as home appliance and furniture stores), and retail/service outlets that have a showroom/yard requirement (such as vehicle servicing or hardware stores) (refer to Market Assessment Appendix A).

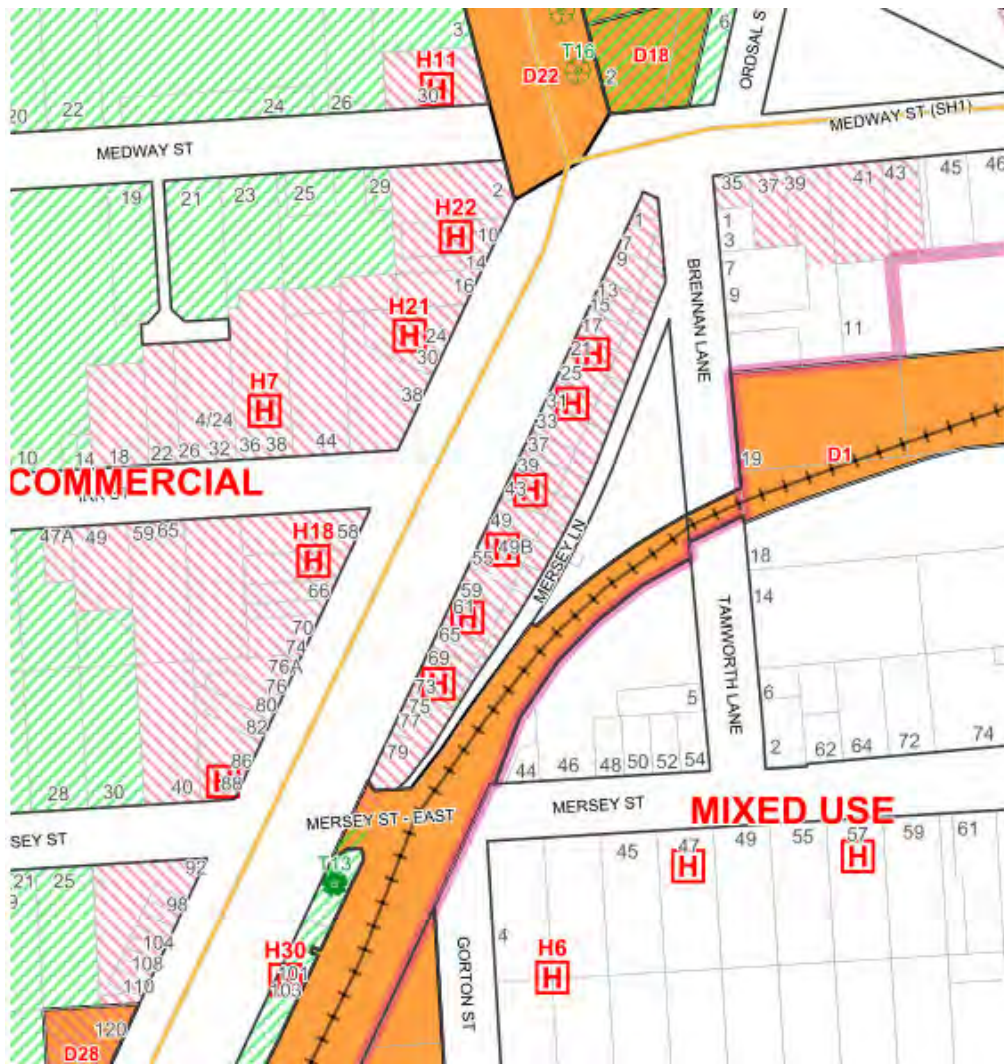
There is a need to ensure that adequate land is available to allow for the growth of these land uses without detracting from the use of the Gore Town Centre as the districts service centre and core retail hub. The following sections provide recommendations for both the Gore Town Centre and the Mataura Local Centre and along with the need for a mixed-use zone.

#### 3.2 Town Centre Zone

As shown in Figure 10, Gore's Town Centre (situated west of the railway line) is currently zoned commercial with a "Central Area" which has additional rules to support higher levels of pedestrian amenity along Main Street and Irk Street. The rest of the Town Centre zone is an "Outer Commercial Area" which allows for a greater degree of vehicle access west of Main Street.

This is reflected in the way the Town Centre has developed with the majority of the fine grain/pedestrian focused retail along main street and larger retail units, including mitre 10, located "behind". This land use pattern has supported the development of a vibrant Town Centre where the focus of activity is in the core of the Town Centre.

To maintain the vibrancy and character of the Town Centre it is recommended that the controls within the District Plan (permitted uses and design requirements) retain the focus of the retail and commercial activities in the core whilst allowing for commercial development in the surrounding area in a way that supports local, and industry needs without competing with the Town Centre.



**FIGURE 13 - EXISTING ZONING OF THE GORE TOWN CENTRE**

**Recommended extent of the retail core**

The recommended extent of the frontages that make up the commercial core is shown in Figure 14 below. This is consistent with the area identified in the exiting District Plan.

It is recommended that this area is retained as retail core as it provides a focal point for the town centre and is where the majority of the fine grain retail and pedestrian activity is currently located (refer to Figure 15). Keeping this area focused on the main street will help to retain a vibrant core and the town centre character. As noted in Section 3.1 above, there is no significant growth anticipated in fine grain retail, however retaining a vibrant core is important to support growth in the district.

It is noted that there is a key pedestrian route South along Main Street, across Mersey St intersection, towards the post office heritage building where there is a bus stop located. Whilst this is an important pedestrian link from the centre it does not represent an extension of the retail core. The character along this section of Main Street is different from that in the core. The wide intersection of Mersey Street and open space at this corner means there is a break in the continuity of the verandas provided at the core and the post office building stands alone as a unique retail space. This is evidenced in photos shown at Figure 15 and 16 The post office building should not be subject to the same floorplate and veranda controls that apply to the core, as it is better managed through its heritage listing.





FIGURE 14 – EXTENT OF THE PEDESTRIAN FRONTS RECOMMENDED TO FORM PART OF THE COMMERCIAL CORE



FIGURE 15 – LOOKING NORTH FROM THE INTERSECTION OF MERSEY AND MAIN STREET – TOWARDS THE COMMERCIAL CORE



**FIGURE 16 – LOOKING EAST ON MAIN STREET TOWARDS THE HERITAGE STABLES**

Based on a site visit, review of the Gore District Streetscape strategy, and desktop analysis of floorplates of existing retail provision in the town centre, the following design considerations for retaining the retail core in the central commercial area have been identified:

- In line with current District Plan provisions, it is recommended that verandas should be provided to retain pedestrian amenity along the main street and could be considered on heritage buildings where appropriately designed
- The ground floor of all buildings should provide an open façade for at least 75% of the ground floor building frontage. Note this should not impact the ability for buildings to be retrofitted with a heritage façade.
- All buildings should be built to the front boundary at ground floor level and provide at least one pedestrian entry at the street
- Maximum permitted width of ground floor tenancies should be 10m. A width above 10m could be considered on corner sites or where building modulation or design can retain the integrity of the character of the town centre
- Buildings should be designed so that the maximum retail area/tenancy on the ground floor is 100 sqm. Retail floor plates above 100 sqm could be considered on corner sites or where building modulation or design can retain the integrity of the character of the town centre
- Allowance for residential land uses within the central commercial area should be encouraged but not on the ground floor. Any residential development should include adequate noise insulation requirements to manage reverse sensitivity impacts. Pedestrian access to residential apartments should, where possible, be from the rear or have a minimum lobby width of 4m.
- No vehicle access provided at the street frontage with loading and service access at the rear.

Note: This is preliminary design advice only to assist in plan drafting. A full urban design study of the town centre has not been undertaken and is recommended to confirm the provisions outlined above.



## Outer Commercial Area

As shown in the previous Figure 13 and discussed above, the commercial area surrounding the town centre's "central area" is currently zoned outer commercial. This area allows for retail sites that have a greater degree of vehicle access west of Main Street.

To support the retention of fine grain retail in the town centre it is recommended that the outer commercial area accommodate those retail outlets, commercial operations or community uses that require larger floorplates and/or vehicle access but do not have a yard requirement or manufacturing component.

Design considerations for sites in the outer commercial area:

- Where possible buildings should still be built to the front boundary at ground floor level and pedestrian entry provided at the street frontage
- Where a carpark or vehicle turn in area is required this should be appropriately landscaped and screened to ensure a high degree of pedestrian amenity and the buildings frontage should still face the street
- Maximum width or floorplate requirements should not apply in the outer commercial area.

## Retention of heritage in the town centre

The Gore town centre currently has a number of heritage listed buildings located within its central commercial area and also in the adjoining mixed use area (along Mersey Street). The location of these buildings is shown in Figure 13 above.

Potential investment in the Gore town centre, including the strengthening of earthquake buildings, additions to existing buildings or complete redevelopment offers an opportunity to retain and enhance the heritage qualities within the town centre. This will improve overall urban amenity and Gore's potential to be a historic place supporting local tourism, however it is also important to acknowledge the role the town centre plays as an important civic space and service/retail centre. To continue to play its role in supporting the civic functions and servicing the wider district of the Gore it needs to be able to evolve to ensure that buildings and spaces are resilient and continue to be useable over time. There needs to be an acknowledgement that change must be allowed for alongside preserving heritage.

Taking this approach, it is recommended to ensure there is integration between the provisions required to support economic growth and development within the town centre alongside enhancing the heritage values of the town centre.

Key issues to be addressed in the drafting of the Central Area provisions of the Town Centre Zone to ensure the retention of heritage values include:

- Where possible, proposals within central area should include strategies to retain or enhance the heritage and character values associated within inner commercial town centre
- Improvements are to be achieved in building quality and sympathetic design with the character of the central area-built form through renovation or new builds



- Strengthening of earthquake prone buildings should be allowed for and enabled with retention of heritage features where possible
- Verandas should be allowed for to retain pedestrian amenity along the main street and could be considered on heritage buildings where appropriately designed
- Demolition of buildings should be allowed for provided that this does not include a heritage listed building and that the proposal for replacement is in keeping with or adds to the heritage and amenity values of the town centre.

For areas outside the 'central area':

- The area of heritage buildings along Mersey Street that falls outside the 'Central Area' will need to be addressed separately to ensure heritage values can be retained within this area. It is not considered appropriate to include this area in the central area/commercial core
- The remainder of the existing commercial zone does not warrant these specific heritage provisions.

### 3.4 Local Centre Zone - Mataura

Mataura's historical local centre, located either side of Bridge Street, has been in decline for many years, primarily due to the closure of the Mataura paper mill and changing retail patterns, with an increased reliance on retailing in Gore township.

Bridge Street was once a thriving commercial area, however many of the buildings are now vacant, derelict and likely to require substantial earthquake strengthening. Recent commercial investment in Mataura has occurred along the surrounding State highway rather than within the Bridge Street area.



FIGURE 17 - BRIDGE STREET BUILDINGS, MATAURA

Mataura’s commercial areas along Bridge Street and the State Highway are currently zoned industrial, surrounded by areas zoned residential. To support the revitalisation of a local centre at Mataura and to reflect the land use pattern that has emerged it is recommended that the commercial areas of Mataura are rezoned to include a ‘small’ local centre zone. The local centre zoning will encourage fine grain retail to locate on Bridge Street surrounded by a mixed-use zone that provides for broader range of uses to that support the surrounding residential areas and leverage off access to the State Highway network.

The recommended boundaries of these areas are given below in Figure 18 and discussed in more detail in the following sections.

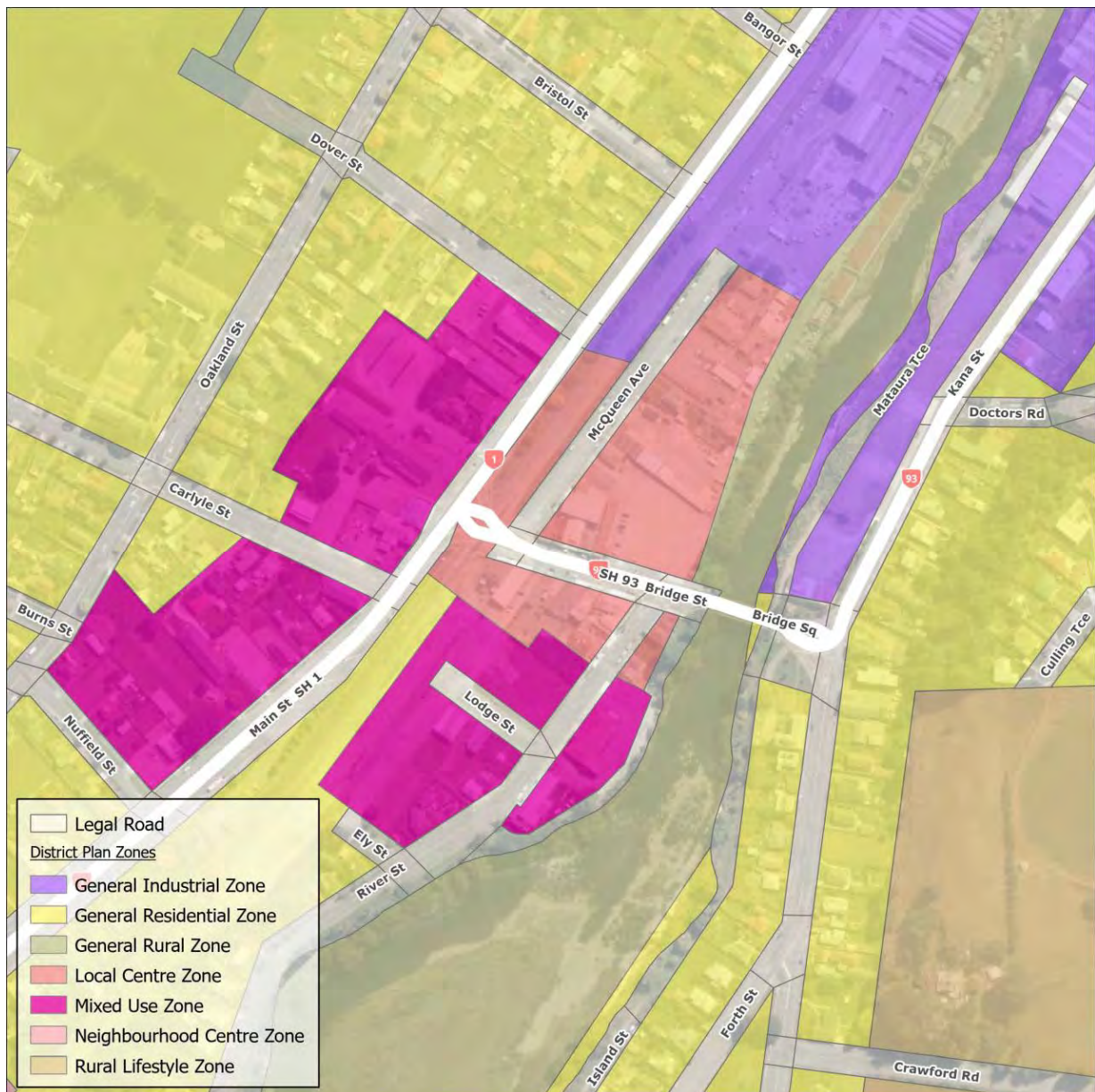


FIGURE 18 - PROPOSED MATAURA LOCAL CENTRE ZONE

### **Recommended extent of the Local Centre**

To support and revitalise the Mataura Local Centre it is recommended the Local Centre Zone is limited to the proposed area surrounding Bridge Street (see Figure 18).

Alongside this, significant investment will be needed to reactivate Bridge Street and bring the buildings up to earthquake standards. Consideration will also need to be given to the freight route and strategies to mitigate the negative impacts of through traffic on pedestrian amenity, such as redirecting the freight route off Bridge Street.

To recognise the established retail and commercial activities along the SH1 outside it is recommended that recommend zoning these areas as Mixed Use (see Figure 18). This zoning will ensure the growth of these activities which benefit from good exposure to the State Highway are appropriately managed and provided for in a way that supports development of the Mataura Local Centre. These activities, and existing uses, are more typical of a Mixed-Use Zone described in the National Planning Standards as areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities. These uses are different to those that should be encouraged in the Local Centre zone which are more pedestrian focused, fine grain retail activities which aim to build vitality of the Local Centre. The proposed mixed-use provisions are assessed in more detail in the following section.

### **Recommended Local Centre provisions**

It is recommended that pedestrian frontages be limited to along parts of Bridge Street only and to introduce two tiers of commercial/retail activity. For example, we recommend considering building controls like the Gore outer commercial area for the land adjacent to River Road and McQueen Street. The controls would be more supportive of retail, commercial and community uses in the secondary commercial area that have a larger footprint and not require continuous/active building frontages along the street/footpath.

### **Retention of Heritage in the local centre**

There are two heritage listed buildings in Mataura – one at each end of Bridge Street. The location of these buildings is shown in Figure 19 below.





**FIGURE 19 - EXTENT OF A PROPOSED HERITAGE PRECINCT AREA SUGGESTED BY CONSULTANT FOR MATAURA**

The current state of buildings in the established local centre along Bridge St will require significant investment and likely redevelopment of most buildings. Therefore, a regulatory framework that is supportive for strengthening of earthquake buildings, additions to existing buildings or complete redevelopment is critical. This can be combined with building development and design that is sympathetic to heritage quality and existing character within the local centre.

### Recommended provisions

It is recommended that redevelopment, whilst retaining the heritage amenity and character of the local centre can be managed through appropriate provisions in the Local Centre Zone, rather than a separate heritage area overlay.

Local Centre provisions relating to the pedestrian frontage locations should follow a similar approach as developed for maintaining and enhancing heritage values in the Gore Town Centre, specifically:

- Verandas should be allowed for to retain pedestrian amenity along the main street and could be considered on heritage buildings where appropriately designed
- Demolition of buildings should be allowed for provided that this does not include a heritage listed building and that the proposal for replacement is in keeping with or adds to the heritage and amenity values of the local centre.
- Where possible, proposals should include strategies to retain or enhance the heritage and character values associated with the established local centre.
- Improvements are to be achieved in building quality and sympathetic design with the character of the local centre-built form through renovation or new builds
- Strengthening of earthquake prone buildings should be allowed for and enabled with retention of heritage features where possible.

### 3.5 Mixed Use Zone

As noted in Section 3.1, there is evidence of demand for retail and service outlets that have a showroom or yard requirement (such as vehicle servicing or hardware stores). These types of land uses have begun to emerge in areas close to the Gore town centre and Mataura, in particular along the State highway.

To accommodate this demand and to reflect the development that has already occurred outside the centres, Mixed Use Zones are proposed to the north and south of Gore Town Centre, in East Gore, and adjacent to the Proposed Local Centre Zone in Mataura.

Rezoning these areas mixed-use will enable the management of these commercial uses in a way that allows for continued growth in this sector whilst ensuring that the uses allowed for do not detract from the fine grain retail focus of the town and local centre. With appropriate amenity controls the mixed-use areas could act as an “entranceway” to the town and local centre.

#### Recommended spatial extent of proposed Mixed-Use Zones

The proposed spatial extent of the mixed-use areas around Gore are shown in the following Figure 20 below and in Mataura in previous Figure 18. These boundaries have been determined on the basis of existing areas emerging with a mix of commercial, residential and community uses. From a desktop review and site visit it is anticipated that these areas have capacity to accommodate further mixed-use development through the redevelopment underutilised sites and sites with aged housing stock.

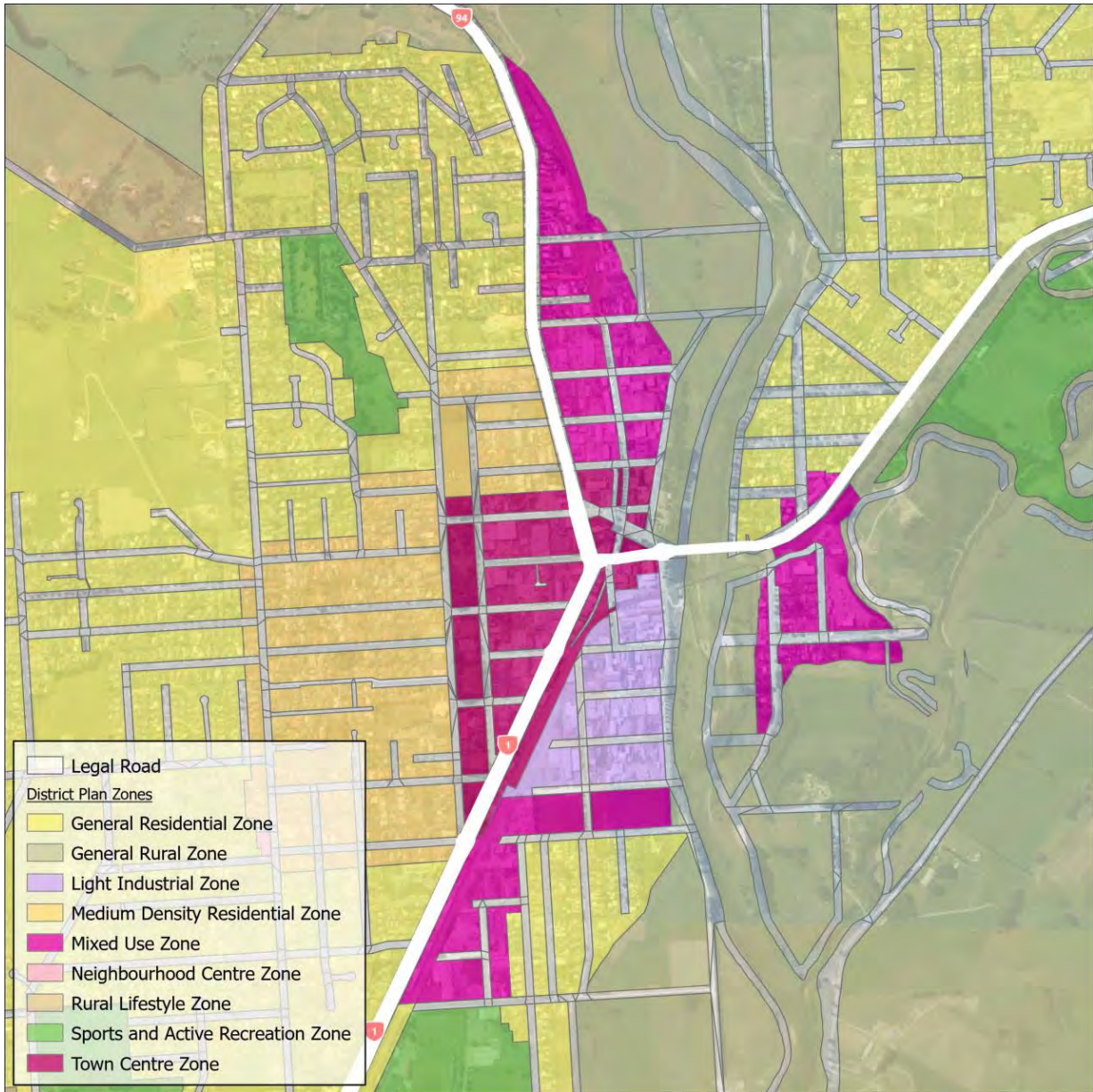
The existing mixed-use area east of the railway line in central Gore is currently operating as a light industrial area. Consideration of re-zoning of this area to more adequately reflect the current land uses should be given. It is noted that there is an increase in land required for light manufacturing anticipated. This area could also be considered as a location for larger format retail as the current commercial zone has limited capacity for new development sites. This could provide an area for these larger retail uses within close proximity to the town centre so as not to detract from the centre.

#### Objectives

To ensure the mixed-use areas are provided for in a way that supports, and doesn't detract from the vitality of the retail core of the Gore town centre and the revitalisation of the Mataura local centre, the following objectives are recommended to inform the draft zone provisions:

- Enable retail activities that are not provided for in the town centre, for example yard-based retail, and are compatible with adjoining residential or community uses.
- Ensure sites are developed in a way that allows for safe vehicular access and appropriate street amenity whilst ensuring their design, scale and intensity is appropriate.





**FIGURE 20 - EXTENT OF A PROPOSED MIXED-USE ZONE AREAS (GORE)**

**Feasibility Assessment**

To test how built form and design controls can be drafted for the mixed-use zone in a way that manages the separation between different uses and provides for a high streetscape amenity leading into the centres, a range of sites have been tested (refer to Appendix C).

Two areas, with redevelopment potential, have been tested as shown in the following Figure 21 below. This includes sites at 52-56 Hokonui in North Gore. This area was selected to test a design response fronting the State highway and adjoining existing residential dwellings. A site at Rata Street was also tested. This site was selected to test a design response for a smaller site, not fronting the State Highway that borders the residential zone.



**FIGURE 21 - TEST SITES FOR THE MIXED-USE ZONE (HOKONU DRIVE LEFT, RATA STREET RIGHT)**

The testing demonstrates that sites containing commercial or light industrial buildings will require landscape, site coverage and set back controls to ensure a good outcome for both street amenity and to also manage the boundary with adjoining uses, in particular where they adjoin residential land.

In addition, it is recommended that the height control is reviewed in areas of mixed use that are not located close to the Gore Town centre to ensure a better transition to built form in adjoining areas (refer to Appendix C for the full assessment).

#### **Recommended amendments to provisions**

In summary, the following amendments to the draft controls are recommended:

- In addition to the 2m building set back from the road rule, consideration be given to including a landscaped front yard control to ensure sites have a good level of amenity at the front boundary. This control could be a requirement only on sites located on the State Highway or the main roads leading into the town centre, with a focus on corner sites.
- The testing demonstrates that the proposed 10% landscaping requirement can easily be accommodated on the sites tested and is essential for achieving a good level of site amenity. It is recommended that this is a minimum requirement for the overall site and that the front yard form part of the area landscaped, as noted above.
- A review of the height control in the mixed-use areas should be undertaken to be consistent with or provide transition to adjoining residential zones. This will also assist with overshadowing of residential uses located within the mixed-use zone (noting that the height to boundary rule only applies at the boundary of the residential zone). The 4-storey height limit is considered more appropriate for the mixed-use area adjoining the Gore town centre.
- The provision of private open space in the mixed-use zone could be reduced to a minimum of 20m<sup>2</sup> for all types of residential dwellings with the potential for above ground units to provide private open space by way of a balcony.

It is recommended that as part of the finalisation of the draft provisions further testing is undertaken to ensure sites within the mixed-use zone achieve the outcomes sought.

## 4. Industrial

As outlined in TPG’s earlier high-level economic and population growth analysis (TPG, 2021), there is anticipated growth in light, medium and heavy industrial industries in the Gore District over the next 20 years. However, as outlined in the 2018 Gore Spatial Plan, there is limited land available for new industrial development in the Gore District and a need to identify rural land suitable for industrial growth.

This anticipated growth is mostly associated with industries that support the continued growth in agricultural industry such as vehicle and machinery manufacturing and sales, food processing and storage.

### Potential Industrial Growth Areas to be investigated

The 2018 Spatial Plan identified additional land that could potentially be considered for rezoning for industrial land uses based on a high-level review of land attributes (opportunities and constraints) across the District. This included land in south Gore, either side of the State highway, and in East Gore in close proximity to the intersection of McKinnon Road and the Waipahi Highway. In Mataura land was identified to the south of Mataura along the State highway (See Figures 22 and 23 below).

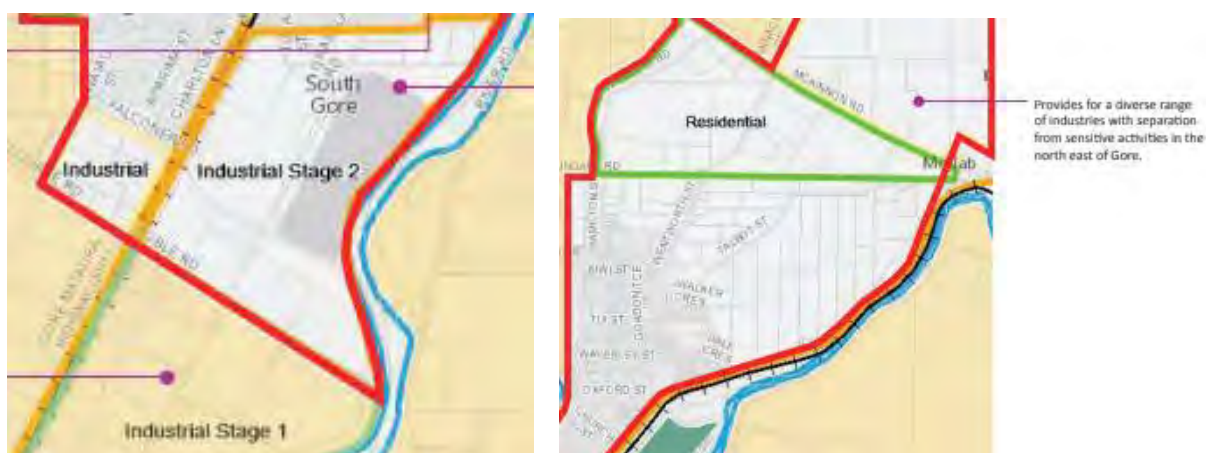
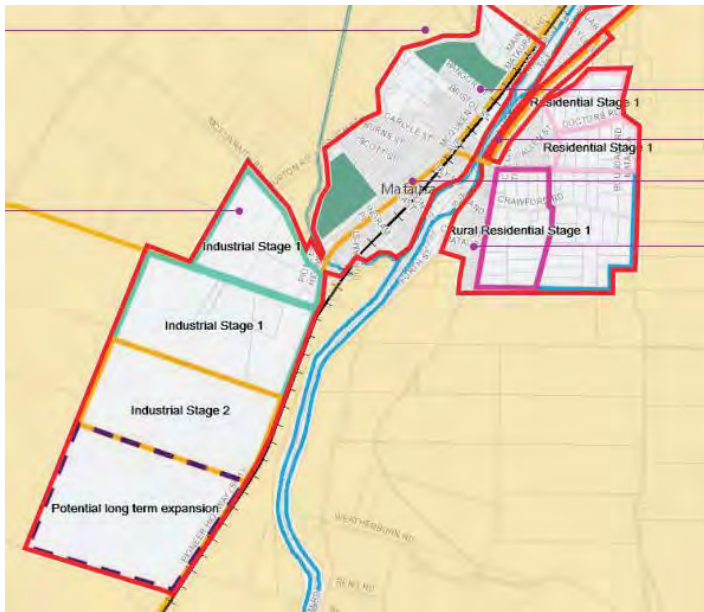


FIGURE 22 - AREAS IDENTIFIED IN GORE FOR INDUSTRIAL GROWTH (2018 SPATIAL PLAN)





**FIGURE 23 - AREAS IDENTIFIED IN MATAKA FOR INDUSTRIAL GROWTH IN THE 2018 SPATIAL PLAN**

Whilst the Spatial Plan identified the quantum of available industrial land contained within the potential growth areas, it did not provide an assessment of how much of this land would be required to support anticipated growth over time or quantify the types of uses that could be accommodated.

#### **4.1 Industrial Growth**

To help identify the quantum of land required to support anticipated growth over time, a high-level review of the drivers for industry growth in Gore has been undertaken (TPG, 2021).

The review identified that, historically industrial growth in Gore has been affected by considerable fluctuations resulting from industry changes, such as the change from the conversation to dairy. Periods of significant growth or decline have often also been driven by investment decisions made by the specific companies (for example closure of the freezing works in Mataka and the establishment of Mataka Valley Milk).

Despite past fluctuations in growth, it is well documented that the districts primary agricultural base has the potential to continue to drive industrial growth overtime. This growth anticipated is mostly associated with industrial operations that benefit from proximity to the agricultural sector.

To leverage off this potential and encourage these industries to invest and create employment opportunities in the district, in line with direction of the Spatial Plan it is recommended that additional land is zoned in Gore for industrial purposes.

#### **Industry projections**

Over the last 5 years there has been limited work that has been undertaken to determine demand for industrial land uses in the Gore District. In addition, due to low levels of change over the last 5 years there is limited sales and leasing data for industrial land that can be used to identify trends in demand.

To fill this gap in demand analysis and to assist in determining how much of the land identified in the Spatial Plan should be investigated for zoning for industrial land uses, a review of available industry

projections has been undertaken to develop some high-level growth assumptions that can then be tested through further industry and landowner consultation.

In 2013, as part of the Ministry for the Environment's research into the Economic Impacts of Water Policy Decisions, ME Environment prepared a regional economic profile of the Southland Region. This profile included projections for employment growth to 2031 across a range of industries to determine the impact water reforms may have on different industries. The projections established as part of this work provide a useful basis to understand how industry growth could result in demand for vacant industrial land in Gore into the future.

The growth projections identified for industries that would locate in the industrial zone are shown below. The table demonstrates what impact this level of industry growth could have on number of people employed in these industries across the Southland Region. Using the growth identified up to 2031 this has been projected out to give a potential growth in employment out to 2041. Based on Gore's current contribution to the Southland GDP the quantum of the region's growth that could be attributed to the district has then been estimated.

Note, this is a crude/high-level assessment of potential growth to assist in identifying and prioritising how much land should be further investigated for supporting industrial growth and should be further tested through industry consultation and updated demand analysis.

**Table 2 Industry Growth Projections**

Sector (ANZSIC06)	Estimated Employment Growth (ME Environment employment growth projections, 2013)			Growth rate applied to number employed by industry in the <u>Southland Region</u> (Projected increase in full-time employees)					Portion of growth attributed to the <u>Gore District</u>  (Based on current % contribution to GDP)
	2016-21	2021 – 26	2026 - 31	Number employed (ME 2011)	2016-21	2021 -26	2026-31	Estimated total additional by 2041	
Meat and meat product processing	4%	4.5%	3.6%	3,580	3,723	3,891	4,031	902	11.5% 104 additional employees
Diary processing	2.8%	2.5%	2.2%	560	578	592	605	13	11% 5 additional employees
Other food processing	0.6	1.2	0.6%	500	503	509	512	18	Less than 1%
Heavy - metal manufacturing and mining	2.2%	2%	1.8%	850	869	886	902	66	16% 11 additional employees
Other manufacturing	4.6%	2.6%	3.1%	1,260	1,328	1,363	1,405	154	20% 31 additional employees
Wholesale trade*	3%	3%	3%	2,250	2,318	2,388	2,460	284	12% 34 additional employees
Chemical processing	3%	3%	3%	200	206	213	219	25	12% 3 additional employees

\*Note: The ME economic profile did not provide growth estimates for wholesale trade or chemical processing. Initial industry engagement indicates that these uses are likely to require industrial zoned land for expanding operations (eg: Ravensdown Fertiliser). Based on a review of percentage growth in GDP a conservative 3% growth rate has been applied.

## Translating growth projections into land requirements

To understand how this potential employment growth translates to land requirements a review land requirement by industry type has been undertaken.

The table below provides a review of likely employee densities by land use and also average land areas:

**Table 3 Assumptions of employee densities by land use (Adapted from BERL, 2018)**

Land use	Activities	EFT per ha	Average EFT per operation	Average land area per operation
Heavy manufacturing/industry	large-scale manufacturing, vehicles, aluminium, steel production	3	9	9 ha
Meat/diary processing	Large scale meat or diary processing plant	5	50	10 ha
Medium scale manufacturing	Medium - scale manufacturing	15	8	3 ha
Light manufacturing	Small- scale manufacturing	27	8	0.4ha
Warehousing	warehousing, wholesaling with or without associated retailing	28	8	0.4 ha
Food processing	food processing or specialised food storage	85	46	1.9ha

Based on the employee densities outlined above it is estimated there could be demand for up to the following additional vacant land in the Gore district:

Sector	Projected growth in employee numbers 2041	Estimated number of new operations/sites	Estimated land requirement for development footprint (net site area)	Estimated land area for zone (ie including buffers and circulation) (gross)**
Meat and meat product manufacturing	104	2 new operations	20 ha	45ha
Dairy processing	5	expansion of existing operation or 1 new if investment attracted	0 - 10 ha*	0 - 22.5ha
Food processing	Less than 1	expansion of existing operation or 1 new if investment attracted	0 - 1 ha*	0 - 2.25ha
Heavy/metal manufacturing	11	1-2 new operations	4 - 18 ha*	9 - 40.5ha

Other small to medium scale manufacturing	31	4-5 new operations	10-15 ha (Based on medium scale operation land requirements)	12.5 - 18.75 ha
Wholesale trade	34	4-5 new operations	1.5 – 2 ha	1.8 - 2.5 ha
Chemical processing	3	expansion of existing operation or 1 new if investment attracted	0 - 5 ha* (Based on medium scale operation land requirements)	11.25

\*Where the employment growth anticipated is less than the number of employees estimated to generate a new operation it is recommended that allowance is made for one new operation to locate in the district to encourage additional investment in industry.

\*\*Assumptions for determining land area:

- 25% land area added to provide for surrounding road network and servicing.
- 100% land area added to provide buffer to support international requirements for food production and manufacturing land uses (dairy and meat processing industry)
- 50% land area added to provide buffer for heavy industry and chemical processing
- No buffer assumed for small to medium scale manufacturing or wholesale trade

## Recommendations

Based on the above analysis, it is estimated that between 80 - 143 ha of additional land (gross land area) may be required to support growth in the industrial sectors.

In planning for growth, the National Policy Statement requires Tier 1-2 Territorial Authorities (TA) to add a competitive margin of an additional 15-20% to medium to long term land requirements. Whilst Gore is not a Tier 1 or 2 TA, it is recommended that a competitive margin is incorporated as best practice. On this basis, it is recommended that **172 ha** of additional land is investigated for potential industrial growth.

As noted above this is a high-level assessment of potential growth to assist in identifying and prioritising how much land should be further investigated for supporting industrial growth and should be further tested through industry consultation and updated demand analysis.

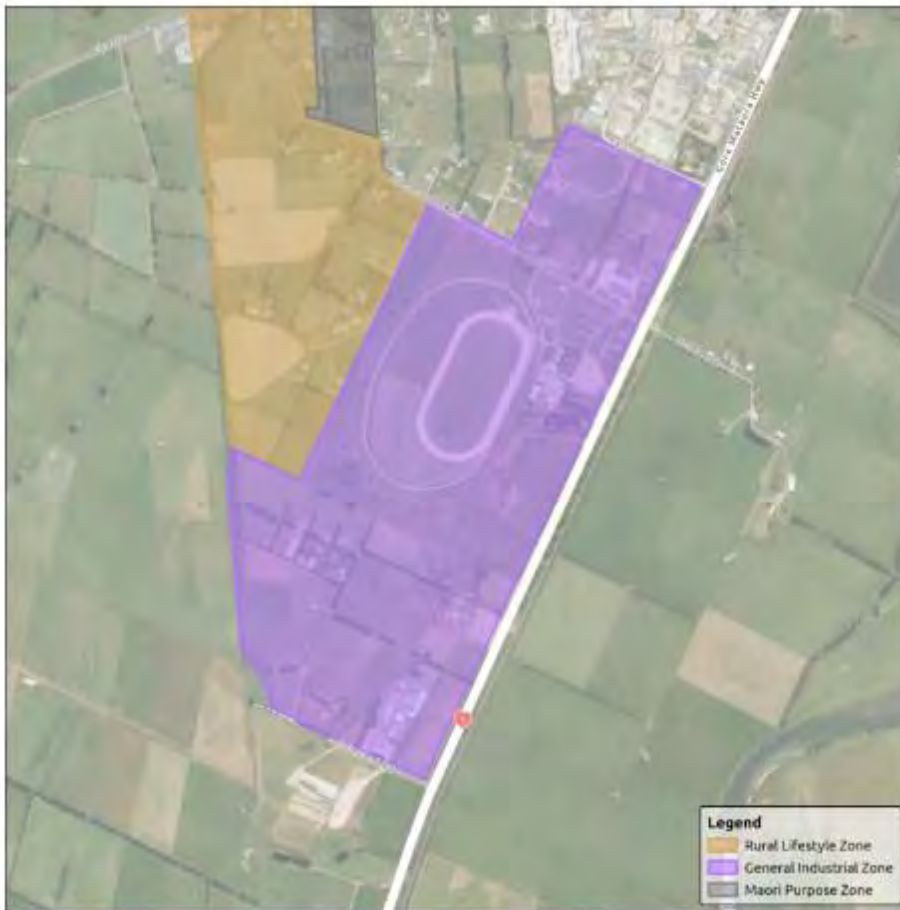
It is important to note that some of the industries requiring land for industrial land uses may also look for larger sites with areas of adjoining or nearby rural land. For example, the dairy or meat processing industries that seek locations close to areas of grazing. Industry consultation is critical to ensuring the location of industrial land incorporates those opportunities to create efficiencies in operation.

## 4.2 Development constraints and opportunities

To ensure that industrial land is provided in the right locations a desktop review of site constraints and patterns of recent development within the potential industrial growth areas identified in the 2018 Spatial Plan has been undertaken to identify and prioritise those areas suitable for further investigation (refer to Figures 24-26). Initial consultation with landowners has also been undertaken. In some cases, alternative areas than those identified in the Spatial Plan have been recommended for investigation. In summary this includes:

- Land south of Racecourse Road, including the racecourse site, as an alternative to the land located further to the east surrounding the oxidation ponds (referred to Industrial Stage 2 in the Spatial plan). This alternative has been identified due to development constraints identified at the Industrial Stage 2 area including buffer requirements for the oxidation ponds and also proximity to residential development. An analysis of this is provided in the Table 1 below.
- An alternative area in East Gore that is better positioned to avoid industrial development in areas of high-class soils, which has become increasingly prioritised since the time of the Spatial Plan development
- Additional land to the north of Mataura where land already zoned industrial is located. This land has been identified to better align with proposed zone boundaries for existing industrial land and to promote the clustering of industrial land uses together as a way to manage or reduce the extent of offsite impacts.

The following section provides an overview of the desktop analysis and early consultation undertaken to assess the options for future industrial growth.



**FIGURE 24 - POTENTIAL AREAS TO BE INVESTIGATED FOR INDUSTRIAL ZONING - SOUTH GORE**

**Table 1 Assessment of alternative locations for industrial growth in South Gore**

<b>Industrial Stage 2 – Spatial Plan 2018</b>	
<b>Advantages</b>	<b>Disadvantage</b>
The buffer zone around the oxidation ponds renders this land unsuitable for many other uses.	The cumulative effects of industrial activities (potentially heavy industry) locating in this area may increase reverse sensitivity concerns and result in adverse environmental effects on the adjoining residential zone.
The stage 1 land closely aligns with the existing industrial zone and contains existing industrial activities therefore limiting rezoning of land occupied for other purposes.	Both sites are subject to inundation, the 2020 flood inundated the majority of the land around the oxidation pond.
<b>Alternative Option – south of Racecourse Road</b>	
<b>Advantages</b>	<b>Disadvantage</b>
The land is located further from residential zone where there are more sensitive activities which	Dependent on the extent of the zoning there is the potential for urban sprawl along the state

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may impact on the ability to develop land for industrial purposes.

highway in an area which currently has a rural character.

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Although the land is still within the Environment Southland Significant Flood Plain area and has been subject to inundation previously it is further from the river and so has the potential for lower levels of inundation. The 2020 flood event did not affect this area as significantly as land on the eastern side of the state highway.

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The Gore Racecourse would need to relocate, however, early landowner engagement will assist with understanding the implications of this.

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There is good access from the state highway. Industrial activities are already occurring on land north of Racecourse Road (Stage 1 of Spatial Plan) and so extending the industrial zoning further to the south is a natural flow of activities clustered along the state highway

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### **South Gore Summary and Conclusion**

Taking account of the constraints and initial landowner engagement the land between Falconer Road and Racecourse Road and to the south of Racecourse Road is the preferred option.

Initial landowner engagement indicated mixed reaction to the potential re-zoning and so further refinement of boundaries will be considered to provide sufficient land to meet demand balanced with landowner feedback.

The area is capable of being adequately serviced with three waters and based on flood hazard information available is less constrained by flood hazards than areas to the north or east. Road access onto the State Highway via Falconer Road, Racecourse Road, Raceway Lane and Saleyard Road is well formed and unlikely to require significant upgrades.

More detailed assessment of geotechnical constraints is proposed to investigate constraints to future development opportunities from land instability.

It is recommended that a structure plan is prepared for the area to ensure connectivity, infrastructure, green corridors and cultural values are appropriately managed through future development which may occur in stages.



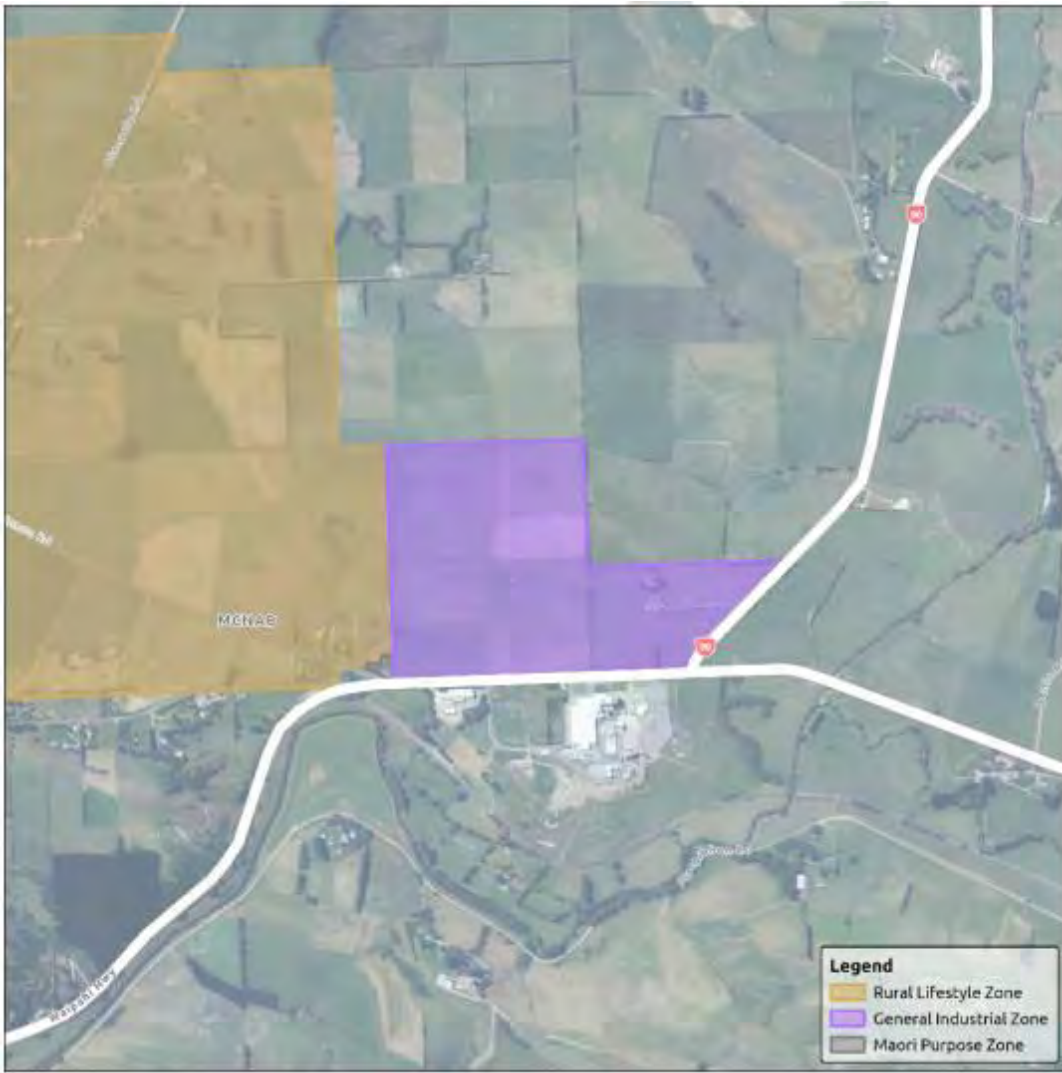


FIGURE 25 - POTENTIAL AREAS TO BE INVESTIGATED FOR INDUSTRIAL ZONING - EAST GORE

Table 2 Assessment of alternative locations for industrial growth in East Gore

Spatial Plan East Gore Area	
Advantages	Disadvantage
A large area of land is provided.	The land borders a proposed residential growth area which could result in reverse sensitivity and amenity value concerns that limit use of the industrial land.
	The land has a small boundary with the state highway and the majority of traffic would use the junction with McKinnon Road and the State Highway putting pressure on that intersection and on McKinnon Road.

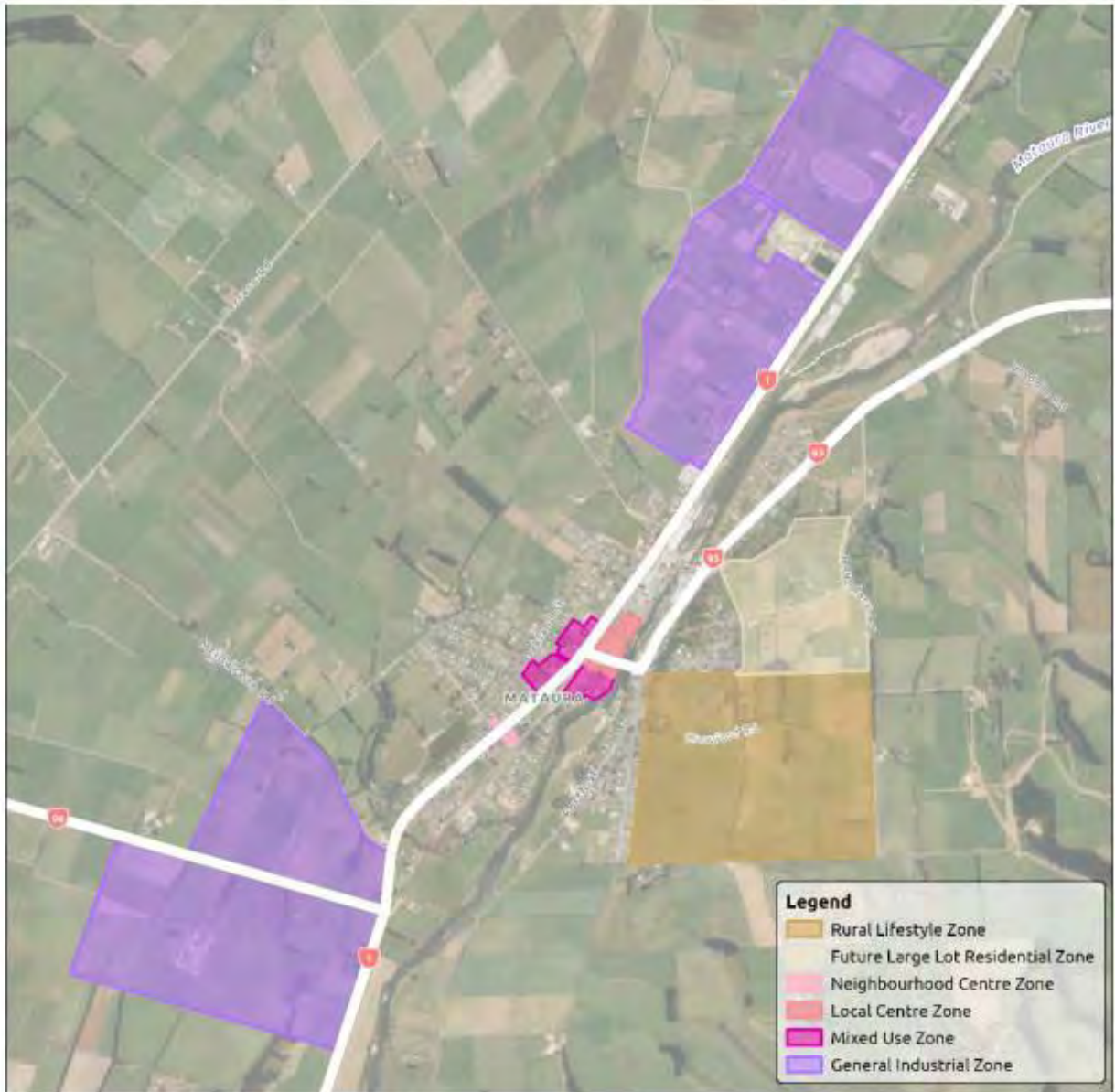


Alternative Option	
Advantages	Disadvantage
The land is closely associated with the existing industrial zoned areas on the southern side of the state highway. Activities could be managed to avoid any reverse sensitivity concerns in respect of Mataura Valley Milk	The option is a smaller area of land, although the land area could be increased if more detailed analysis indicates this is required.
The site would be well serviced by two State Highways and the junction between state highway 90 and 1 is well formed.	
There are limited nearby sensitive activities.	
The land contains only a couple of different parcels and therefore limited landowners would be affected.	

### East Gore Summary and Conclusion

Although this area has limited constraints in terms of natural hazards (such as flooding and land instability) servicing with three waters and road access present a greater challenge. Council's reticulated network does not extend close to this land meaning greater cost implications and limitations on activities which could establish in this area as a result of servicing constraints.

Given the preference to further consider rezoning of land to the south of Gore it is recommended that this land not be further considered for industrial rezoning.



**FIGURE 26 - POTENTIAL AREAS TO BE INVESTIGATED FOR INDUSTRIAL ZONING – MATAURA**

**Table 3 Assessment of alternative locations for industrial growth in Matura**

Area South of Matura	
Advantages	Disadvantage
<p>Good access from both State Highway 1 and 96. However, further consultation with Waka Kotahi would be required to ascertain suitability of the junction to accommodate the proposed growth area.</p>	<p>Class 2 soils mean the land is highly productive and the rezoning would result in a loss of productive land. This would be inconsistent with the draft NPS Highly Productive Land.</p>
<p>Limited nearby sensitive activities which would cause a concern over reverse sensitivity.</p>	<p>The land is within the Environment Southland Significant Flood Plain area and so likely to be subject to inundation.</p>

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The Spatial Plan indicates there may be old mines in this area which could present a development risk / challenge.

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There are a number of water bodies running through the land and so setback and the effects on these must be considered with development.

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### Area north of Mataura

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#### Advantages

#### Disadvantage

Class 3 soils and therefore of lower productive value and so development in this area would be consistent with the draft NPS Highly Productive Land.

The land is within the Environment Southland Significant Flood Plain area and so likely to be subject to inundation.

The land area is smaller, although this could be extended following detailed testing and analysis.

There are a higher number of residential dwellings in this area which could increase reverse sensitivity concerns.

The zoning would connect two existing unconnected industrial zones.

Further from State Highway 96 although still on a State Highway and good access options. Further consultation with Waka Kotahi would be required.

This option keeps industrial activity clustered to the northern end of town which has advantages in terms of amenity and relationship between activities.

Waimumu stream runs to the north land and so setback and the effects on these must be considered with development.

Future stopbank work along the Mataura River and work undertaken to improve the Boundary Creek stopbank will assist in reducing the effects of inundation.

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### Mataura Summary and Conclusion

Initial engagement with landowners has been undertaken. In North Mataura it was identified that the number of residential dwellings would present a constraint and feedback from landowners was generally unsupportive of rezoning to industrial as there was a preference to retain the existing rural character and amenity values.

Feedback from the Hokonui Rūnanga raised a number of concerns with more intensive development within North Mataura due to propensity for flooding and the risk of pollutants entering the nearby watercourses including the Mataura River and Te Au Nui Pihapiha Kanakana.

Whilst servicing and road access would be possible for the North Maitaura area the number of allotments, lack of support from landowners and the Rūnanga and the flood risk mean that on balance rezoning for South Maitaura is the preferred option.

However, further geotechnical investigation is required to land within South Maitaura to understand the level of constraints old mines and other land instability may present to development potential. The proposed boundaries may therefore be amended once further investigation is undertaken.

South Maitaura is capable of being serviced by Council’s reticulated network and roading infrastructure is generally suitable although potentially subject to some junction upgrades depending on density of development and anticipated future vehicle movements.

It is recommended that a structure plan is prepared for the area to ensure connectivity, infrastructure, green corridors and cultural values are appropriately managed through future development which may occur in stages.

### 4.3 Industrial Land uses to be accommodated

Following landowner consultation and confirmation of the areas suitable for further investigation it is recommended that areas identified are further assessed to determine their capacity to accommodate the types of uses that are anticipated. Further testing should be undertaken to determine appropriate bulk and location standards. This should include assessment of a range of potential uses and their required access, infrastructure and buffer requirements.

To support the capacity analysis and testing the following key assumptions are made regarding demand for different industrial land uses. This is based on a desktop review of industry projections (TPG, 2021) and examples of the types of uses by industry type. It is recommended that this is further tested through industry consultation.

**Table 4 Potential Industrial Land Uses**

Growth industries	Potential land uses to be allowed for
<p><b>Manufacturing/Warehousing and distribution</b></p> <p>It is anticipated that up to 60 ha of additional land that supports the medium to large scale manufacturing sector is required</p>	<p><b>light industrial operations</b> (including a warehousing component) such as small-scale engineering operations or packaging plants. Those not suitable in a mixed-use setting due to noise or dust emissions or because they require a larger land area.</p> <p><b>medium to large scale manufacturing operations</b> such as machinery and vehicle manufacturing and other plant manufacturing or engineering operations</p>
<p><b>Dairy and meat processing industry</b></p>	<p><b>Dairy and meat processing operations</b> including new or expanded dairy and meat processing</p>

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It is assumed that up to 30 ha of land that supports the expansion of the dairy and meat processing industry may be required.

plants, labs for testing requirements and food storage/handling operations.

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**Metal and chemical processing - heavy industrial areas**

It is assumed that up to 18 ha of land that supports heavy/wet industry will be required.

It is important to note that these heavy industrial uses, whilst important for supporting growth in the agricultural sector, are not suitable in close proximity to other residential and commercial uses. The locations that enable these uses will need to be carefully managed to ensure the adequate on-site safety is provided for and adequate buffers with adjoining land are provided.

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**Metal processing and manufacturing**

**Petroleum and industrial chemical manufacturing and storage**, such as the storage and production of fertiliser products.

## 5. Rural

### 5.1 Rural and Agricultural land use and growth

#### Continued strong growth in the agricultural sector

As outlined in TPG's earlier growth analysis, the district's primary attribute for driving economic growth is its prime agricultural land. Projections for the New Zealand agriculture sector is for continued strong growth. However, the impact of the water and climate change reforms on the productivity of this industry are yet to become clear.

To support the continued growth in this sector the rural zone should allow for the continued operation of agricultural activities and their supporting infrastructure, along with provisions that enable new technologies and operation models to be easily accommodated and the safeguarding of highly productive soils in line with National Policy direction.

Other rural based industries which have shown growth over the last 10 years and are anticipated to continue to grow include forestry, energy generation and mining related activities. Gore's rural character and natural resources means it is well placed to support innovations in the clean energy sector, such as wind farms and solar energy.

#### Demand for rural lifestyle

Market Assessment undertaken by TPG in December 2021 (refer to Appendix A) also demonstrates that there is on-going demand for rural-residential lifestyle blocks in Gore. In particular, from those downsizing from larger farms or moving to the district for the rural lifestyle. These lifestyle blocks tend to include a residential dwelling attached to a small farm.

Currently, the rural lifestyle blocks on the market are being created in the rural zone on the periphery of the urban areas and are 2 hectares or more. This is in line with the current minimum lot size requirements in the Rural Zone. However, anecdotal evidence suggests that there is demand for smaller rural lifestyle 1 ha lots. Currently 30% of lots in the rural zone are less than the required 2 ha - 20% of which are between 1 ha and 8,000sqm.

**Table 5 Current lot sizes in the rural zone (based on title)**

Total number of lots	3048
Titles under 2ha	897
Titles 1ha – 8,000sqm	616

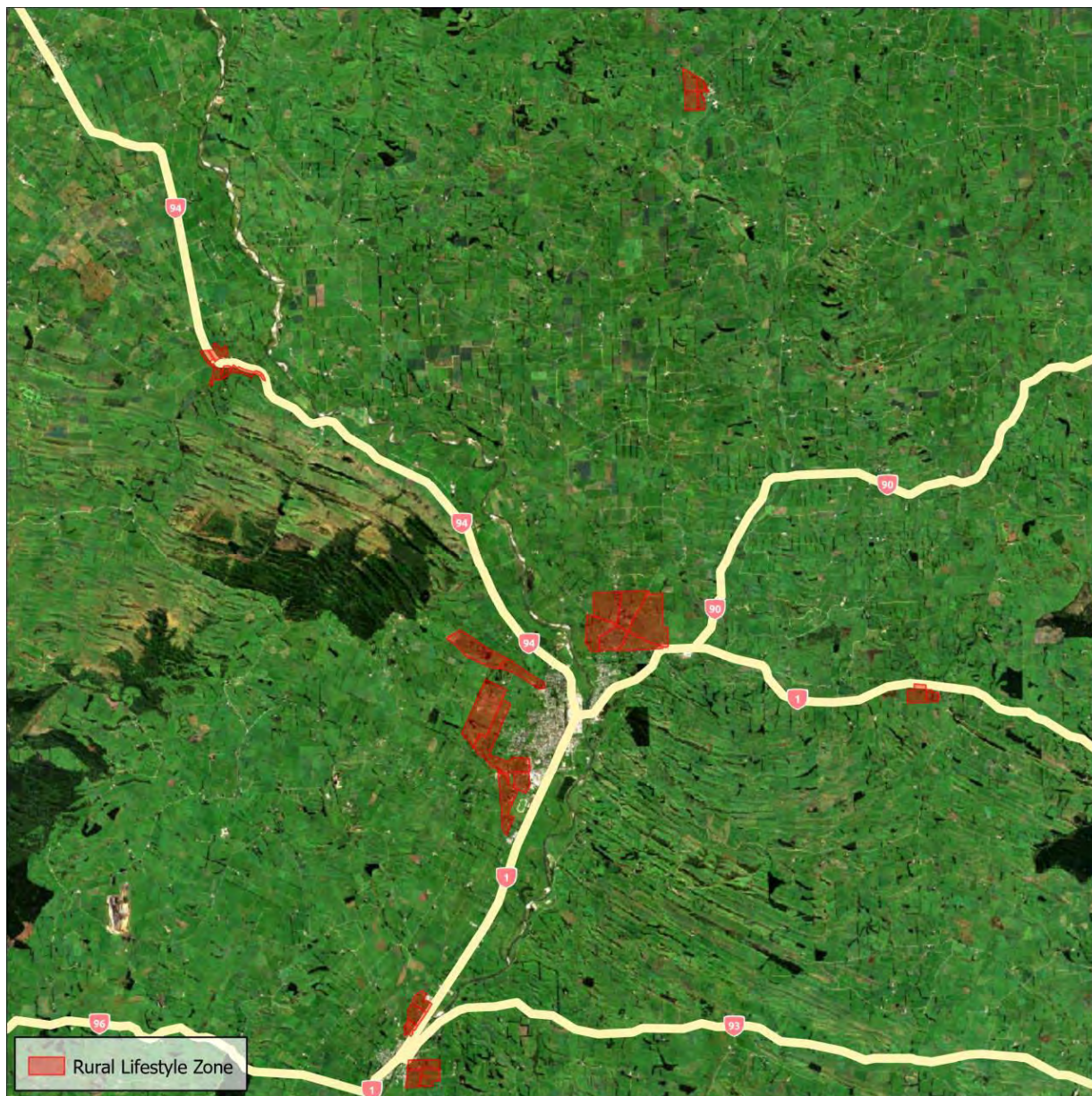
### 5.2 Spatial extent of the rural lifestyle areas

To ensure the preservation of highly productive soils for agricultural use and to allow for rural lifestyle blocks in the right locations it is understood that the introduction of the Rural Lifestyle Zone will be used.



Potential areas to be considered for the rural lifestyle zone are shown below and have been identified based on a review of:

- Locations where rural lifestyle lots have already been created in the rural zone
- access to the road network
- access to urban areas and rural settlements
- areas not identified as class 1 or 2 high class soils



**FIGURE 27 - RECOMMEND LOCATIONS FOR INVESTIGATION AS RURAL LIFESTYLE ZONE**

### **5.3 Lot size and density**

It is recommended that the minimum lot size and density controls applied in both the General Rural Zone and Rural Lifestyle Zone are drafted to support anticipated land uses whilst managing/avoiding the fragmentation of highly productive rural land via inappropriate urban development or densities.

To guide the lot sizes suitable in the General Rural Zone a review of the average farm sizes across the agricultural sector has been undertaken. In accordance with the land fragmentation assessment undertaken by Landcare (Landcare Research, 2020) 80% of parcels supporting dairy farmland and 70% of sheep and beef lots tend to be above 8ha in size (refer to the table provided below). Rural lots below 8ha tend to be for hobby farms more akin to the objectives of the rural lifestyle Zone.

**Table 5. Land parcel classification and sizes for primary production**

Broad parcel size classes	Detailed parcel size classes
Very small	A. 0.0 to ≤2.0 ha
Small	B. >2.0 to ≤4.0 ha
	C. >4.0 to ≤8.0 ha
Medium	D. >8.0 to ≤20.0 ha
	E. >20.0 to ≤40.0 ha
Large	F. >40.0 to ≤100 ha
	G. > 100 ha

It is recommended that engagement with local industry representatives is undertaken to confirm dwelling requirements per farm. As a starting point it is assumed that one main dwelling should be provided for per farm with the allowance on a minor or secondary residential unit to allow for worker accommodation.

### 5.3 Recommended land uses

To support growth of the district it is recommended that the General Rural Zone is drafted to enable the following sectors and activities in appropriate locations:

#### Agriculture Sector

- Farming activities including intensive farming (any activity that utilises the productive value of the soil resource)
- Dwellings and accessory buildings that support the operation of a rural industries and do not result in a subdivision below the minimum lot size
- On site primary produce manufacturing
- Plant nurseries
- Produce sales and temporary events
- Forestry and onsite sawmills
- Rural based training facilities based on the agricultural sector
- Animal boarding

#### Transport



- Rural airstrip

### **Energy Sector**

- Clean energy generation activities and facilities (wind farm etc)

### **Extraction industries (outside of highly productive soils)**

- Mineral extraction and exploration
- Gravel extraction

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# Appendix A: Market Assessment



## 1. Introduction

The purpose of this document is to provide a market overview of residential, industrial and commercial development within the Gore District to further understand how growth could be accommodated and supported. The assessment was undertaken in November 2022.

The purpose of the market overview is to inform the urban design and development feasibility assessment for the Gore residential, town centre and neighbourhood centre zones.

This market assessment included a desktop review of recent property sales data, available property information, site visits and engagement with local property professionals. It is noted that limited data was available to determine average m<sup>2</sup> rates for commercial and industry land uses. To address this gap engagement with local real-estate agents was undertaken.

### Objectives

The objectives of the market overview include the following:

- Overview of recent residential, commercial and industrial sales and listings
- Analysis of residential typologies, lot sizes and sales prices currently being delivered to meet demand in Gore
- Identification of retail, commercial and industrial typologies that are currently being delivered to meet demand in Gore

### Report Structure

The structure of this market overview includes the following:

1. Residential market assessment
2. Commercial market assessment
3. Industrial land market assessment

## 2. Residential Market Assessment

This section provides a description of Gore's current residential property market. The focus of this section is on recent sales and rental activity.

### Residential sales

The median sale price for dwellings in Gore is \$400,000, compared to \$895,000 nationally (October 2021, [REINZ Monthly Property Report](#)). The median sale price for dwellings in Maitua are \$181,000.

Gore's house prices have increased significantly in the past few years and in 2020 the district had the highest price rise in New Zealand. More recently, median house prices in Gore rose 28.8% from \$350,000 in October 2020 to \$400,000 in October 2021 (New Zealand Real Estate Institute). Median prices for residential property across New Zealand increased by 23.4% over the same period.

The strength of Gore's residential property market has largely been driven by the shortage for housing, low availability of stock on the market and low interest rates, which has in turn generated a strong demand for available listings. There is also inflationary pressure rising on many goods and services due to supply chain issues, a tight labour market and other macroeconomic capacity constraints. This is likely to result in the Official Cash Rate being increased in the foreseeable future with corresponding flow-on effects for interest rates, the prospect of which is already being priced into longer term interest rates. Once interest rates rise demand will likely soften.

Anecdotally, the increase in house prices in Gore is linked to an increase in demand for housing from those who have moved to the district to work at the Maitua Valley Milk Plant. About 60 per cent of the people employed at the plant were from out of the district, therefore increasing demand for housing in the area and pushing up prices.

The Southland Region experience a 22.7% reduction in sales volume in the month of June 2021 compared to the same month last year, with Gore having a 41.9% decrease in sales volume from the previous year. The average number of days for a property in Gore to remain on the market is 55 days.

There are currently 264 cross-lease titles in Gore's residential zone, compared to 50 unit titles and 28 leasehold titles. Cross-leases are common in Gore and are less desirable to buyers due to constraints on the extent to which owners can use their property and make alterations to them. Anecdotally, houses on cross-leases therefore tend to remain on the market for longer and sell for less than other ownership models.

Locals consider East Gore a less desirable neighbourhood. This is reflected by less demand and lower sale prices for housing in this area.

### Demand for smaller, affordable typologies

Anecdotally, there is a high demand for affordable 2-3 bedroom homes in Gore's 'Golden Circle' (the Residential B Zone). Small attached and semi-attached houses in central Gore are selling quickly for around \$350,000. These properties appeal to retirees, first home buyers and investors. However, anecdotal evidence suggests that availability of these typologies is low and not aligned with demand.

The demand for smaller, affordable housing typologies is evident in the success of the Bupa Windsor Park Retirement Village in North-west Gore. 1-2 bedroom units at Bupa sell for around \$280,000 and anecdotal evidence suggests that there is a waitlist for properties in the village. Quality housing, amenities and on-demand transport to central Gore make this an attractive housing choice for retirees. Similarly, anecdotal evidence suggests that the Parata Residence for the Elderly in South-West Gore has a 7 year waitlist. Units at Parata sell for approximately \$110,000.

Mataura is a less desirable area than Gore, however it is becoming more popular due to having more affordable housing. The median sale price for dwellings in Mataura are \$181,000.

### **Demand for large, new homes**

Anecdotally, there is high demand for new homes on 600-800m<sup>2</sup> lots in West and North-West Gore. Locals consider West and North-West Gore to be desirable areas due to the surrounding amenities and quality of housing in the area. People want to build 3-bedroom homes with a double garage and space for a boat or motorhome. At the time of writing this, there were approximately 20 people on a wait list for an upcoming subdivision on Waimea Street in West Gore. However, new residential lots are difficult to come by and quick to sell when they hit the market. 600-800m<sup>2</sup> lots in West Gore can be expected to sell for around \$200,000. In 2021, the average size of a new dwelling in both Gore and Invercargill was 161m<sup>2</sup> (REINZ, 2021).

### **Subdivision**

Following on from above, there is anecdotally a high demand for new houses, and quality houses more generally. There have been 76 new subdivision consents and 486 new building consents in Gore's residential zone in the last 10 years. However, anecdotal evidence suggests that availability of new homes is low and not aligned with demand. Developers are approaching local real estate agents, searching for central lot sizes of approximately 800m<sup>2</sup> that can be subdivided to create opportunities for infill development. An 800m<sup>2</sup> lot on Albany Street in central Gore sold in November 2021 for \$260,000.

There is limited evidence of investors or landowners removing old housing stock to create residential zoned lots able to be redeveloped or subdivided for new residential development. Engagement with the property sector indicates that potential property developers do not see this as a viable option due to the costs associated with demolition including the need to get resource consent for demolition which takes a period longer than 90-days (4.3.1 Rule (1) of the Operative District Plan) which anecdotally acts as a barrier to redevelopment. Minimum lot sizes and access restrictions also limit owners ability to subdivide.

The Southland region price cap for the KiwiSaver First Home Grant is \$500,000, and it's becoming increasingly difficult for developers to meet this price point. Developers also have to pay rates on issued titles and a large amount of money is needed upfront to mitigate uncertainty and risk associated with development.

As above, cross-leases are also common and less attractive to developers due to the constraints associated with subdividing land. This acts as another barrier to redevelopment.



## Lifestyle blocks

There is high demand for rural-residential lifestyle blocks in Gore. The gross sale price for lifestyle blocks in Gore is \$940,000 and \$550,000 in Maitua. Most lifestyle blocks on the market are being created in the rural zone and are 2 acres or more. For example, some 2 ha lots in Gore recently sold for \$320,000 and \$330,000. However anecdotal evidence suggests that people are more interested in 1ha lots. Minimum lot sizes for lifestyle blocks limit people's ability to subdivide to achieve anything less than 2 has. There are currently 897 lots less than 2ha in Gore's rural zone.

Whilst there is an abundance of rural land in Gore, much of the rural land on the urban periphery is lacking infrastructure. This results in increased costs for the buyer. For example, someone just bought a 4ha lifestyle block in Whiterigg but has had to install a full tank system.

## Residential rentals

The latest census data show us that 25.98% of Gore's population are in the rental market.

Rental rates continue to increase to historic highs. The increase in the weekly rental rates in the Gore District reflects the similar trends seen across many provincial New Zealand towns and cities. The median market rent in Gore for the period of 1 December 2020 to 31 May 2021 was \$320 per week. The median rent increase was 3.13% during the last 12-month period.

Median rental yields in Gore are 5.57% and 7.45% in Maitua.

Median/Medium Rental Price (\$)		
Property Type	Gore Central \$/week	Maitua \$/week
Two Bedrooms	\$284	\$280
Three Bedrooms	\$370	\$490
Four Bedrooms	\$400	No Data

**TABLE 4 - MEDIAN RENTAL PRICE –TENANCY.GOV.TZ, 2021 AND VARIOUS**

Decreasing housing affordability is creating additional demand for rental options and subsidised public housing in Gore. In 2020, the Southland Region had 1883 public houses and 1000 transitional houses. By 2024, plans are to increase to 2183 public houses and 202 transitional homes. This has been initiated following the number of housing register applications and the local demand for public housing. Gore District currently has just 38 housing tenancies.

## Housing affordability

The housing affordability index is the ratio of the average current house value to average annual earnings. A higher ratio, therefore, suggests that average houses cost a greater multiple of typical incomes, which indicates lower housing affordability (i.e. a lower index is more affordable).

Affordable housing is important for people's well-being. For lower-income households, high housing costs relative to income are often associated with severe financial difficulty and can leave households with insufficient income to meet other basic needs such as food, clothing, transport, medical care and education. High outgoings-to-income ratios are not as critical for higher-income earners, as there is sufficient income left for their basic needs.

As at Q4 2021, the average property value across New Zealand was 8.8 times the average annual household income. Since March/Q1 2020, average property values have risen by 38%, but household incomes by less than 3% (CoreLogic, 2022).

Despite the increase in house prices, Gore is still a relatively affordable market compared with other areas of New Zealand. The median sale price for dwellings in Gore is \$400,000, compared to \$895,000 nationally (October 2021, [REINZ Monthly Property Report](#)). This could attract further migration to the area as housing affordability remains one of the biggest challenges for New Zealand families.

The trend for Housing affordability in Gore District follows that of Southland closely. It shows that Southland is following the New Zealand trend and generally indicates that recent housing affordability in the Region is diminishing, as is the trend in the nation.

### **3. Commercial and Industrial Market Assessment**

This section provides a description of Gore's current commercial property market. The median floorplate for commercial and industrial buildings in Gore is 396.5m<sup>2</sup>. Floorplates range from 24.9m<sup>2</sup> (likely small-scale retail) to 24,396.4m<sup>2</sup> (likely large-scale industrial).

#### **Retail and commercial sales**

Retail and commercial/office space tends to sell privately, and limited data is available to provide an analysis of recent sales.

Based on engagement with the local property sector there is some level of demand for retail and commercial space in Gore's town centre, but this space is scarce and rarely available. This is pushing retail and commercial activity outside the town centre. There is a particular demand for commercial new builds, for the likes of storage and big box retail.

A lot of the retail space on Main Street also requires upgrading to meet the required NBS rating. This makes it difficult or investors and property owners to purchase and develop these properties as the banks and insurance brokers are hesitant to lend and insure properties with an NBS rating below 70%.

#### **Retail and commercial rentals**

Anecdotally, rental rates for retail and commercial space range from \$80 per m<sup>2</sup> + GST PA to \$350 per m<sup>2</sup> + GST PA. A new build commercial property on Main Street was recently rented for \$230 per m<sup>2</sup> + GST PA. Floor space for retail and commercial space ranges from around 75m<sup>2</sup> for a shop to 100m<sup>2</sup> for an office.

Anecdotally, the threshold for purchasing commercial or retail space that needs upgrading (i.e. anything below 67% NBS) is a 12-14% return on investment. For all other properties, investors are generally comfortable with anything above 6%.

### **Industrial sales**

There is also a scarcity of industrial land in central Gore which is pushing development further outside the town centre. This development is commonly occurring south of Gore's town centre, south of Charlton Road.

Anecdotally, the average lot size of recent industrial sales is 2 acres or around 9,000 square metres. Industrial lots of this size are anecdotally selling for around \$850,000 + gst.

### **Conclusion**

This assessment has highlighted a high degree of diversity in housing needs across the Gore District, ranging from smaller homes for those downsizing or seeking a more affordable option, to larger homes or lifestyle blocks for those attracted to the district for a rural living lifestyle. Affordable 2 to 3-bedroom homes in Gore's inner residential areas, and rural-residential lifestyle blocks on the urban periphery are in particularly high demand. However, availability of these typologies is low and not aligned with demand.

There is anticipated growth in light, medium and heavy industrial industries in the Gore District over the next 20 years, however there is limited land available in Gore for new industrial development to occur. There is also a scarcity of available commercial and retail space in Gore's Town Centre, which is pushing these activities outside the town centre.

Whilst the district's economic growth projections do not suggest there will be significant growth in Gore's retail sector, this assessment suggests there is latent demand for convenience retail, larger floorplate retail operations, and retail/service outlets that have a showroom/yard requirement.



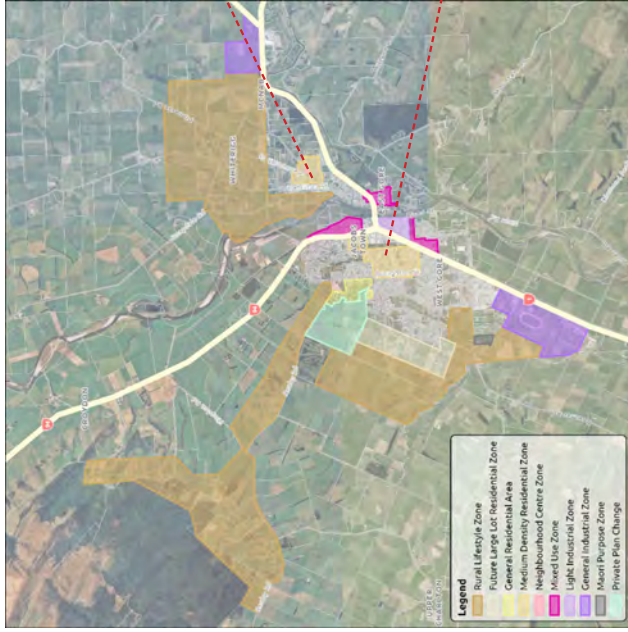
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# Appendix B: Testing of Medium Density Controls





# Proposed Medium Density Residential Zone



**Test Site 1**  
 8 Gordon Terrace  
 Site Area: 749.4m<sup>2</sup>  
 Dimensions: 15.2 x 49.3m  
 Orientation: West facing

**Lot Sizes: North Eastern Zone (top)**

Range of sites with mostly north-south and east-west orientation. Average site size varies from approx. 550 m<sup>2</sup> - 800m<sup>2</sup> with width between 15-20m. Change in levels across some sites will require retaining/ earthworks.



**Test Site 2**  
 16 William Street  
 Site area: 812 m<sup>2</sup>  
 Dimensions: 20 x 40.6 m  
 Orientation: North facing

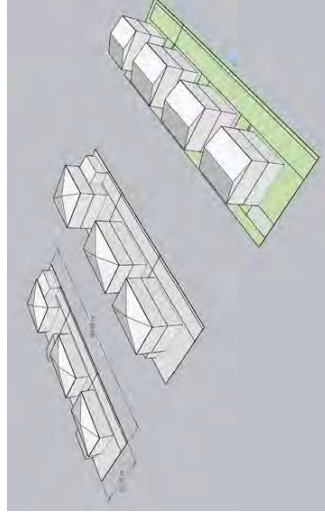
**Test Site 4- Infill Option**  
 14 Duke Street  
 Site area: 684 m<sup>2</sup>  
 Dimensions: 20.8 x 32.5 m  
 Orientation: South facing

**Test Site 3- Infill Option**  
 20 Albany Street  
 Site area: 811 m<sup>2</sup>  
 Dimensions: 20.1 x 40.3 m  
 Orientation: North facing  
 Site Area: 300m<sup>2</sup>

**Lot Sizes: Western Zone (above)**

Range of predominantly flat sites approximately between 600- 1000 m<sup>2</sup> with generally a north or south orientation to street with width between 16-20m.

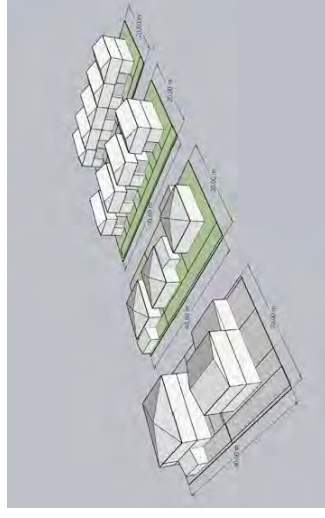
**SITE 1: 8 Gordon Terrace**



Test Site 1  
8 Gordon Terrace  
Site Area: 749.4m<sup>2</sup>  
Dimensions: 15.2 x 49.3m  
Orientation: West facing

*Allows for range of options for single and two storey units of various typologies including standalone units and terrace housing.  
Site can accommodate a density of between 2-4 units per site with vehicle access and garaging or at grade parking.*

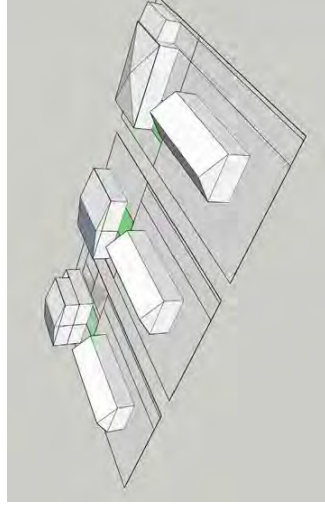
**SITE 2: 16 William Street**



Test Site 2  
16 William Street  
Site area: 812 m<sup>2</sup>  
Dimensions: 20 x 40.6 m  
Orientation: North facing

*Allows for range of options for single and two storey units of various typologies including standalone units and terrace housing.  
Site can accommodate a density ranging from 2-5 units per site with vehicle access and garaging.*

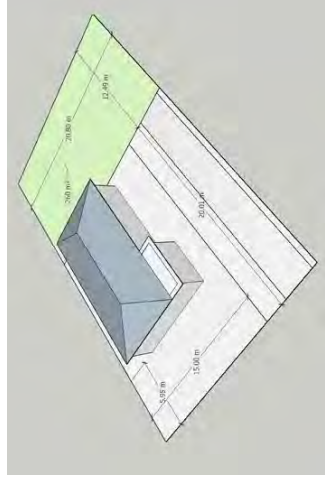
**SITE 3: INFILL OPTION 1**



Test Site 3- Infill Option  
20 Albany Street  
Site area: 811 m<sup>2</sup>  
Dimensions: 20.1 x 40.3 m  
Orientation: North facing  
Subdivision Area: 300m<sup>2</sup>

*20 Albany Street allows for a 300m<sup>2</sup> rear site with options for single and two storey typologies including standalone units, duplex and terrace housing and can reasonably accommodate two units.*

**SITE 4 : INFILL OPTION 2**



Test Site 4- Infill Option  
14 Duke Street  
Site area: 684 m<sup>2</sup>  
Dimensions: 20.8 x 32.5 m  
Orientation: South facing  
Subdivision Area: 260m<sup>2</sup>

*The design and layout of the existing dwelling a rear site subdivision of 14 Duke Street will only feasibly allow for a 260m<sup>2</sup> rear site given the location of the existing dwelling with a large setback from the street.*

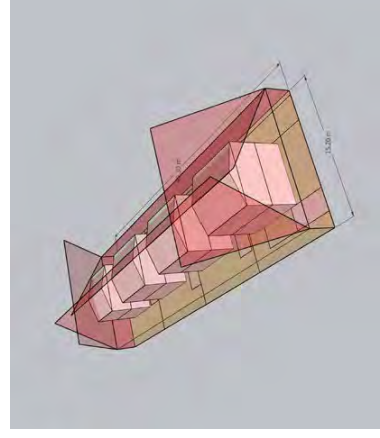
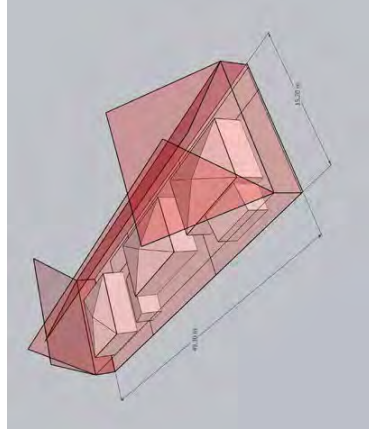
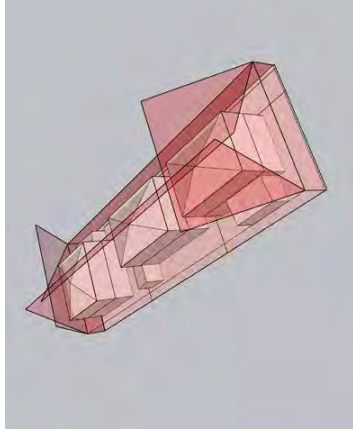
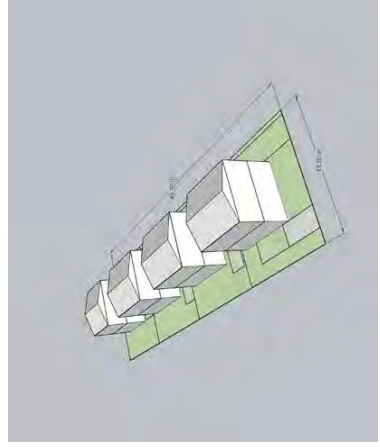
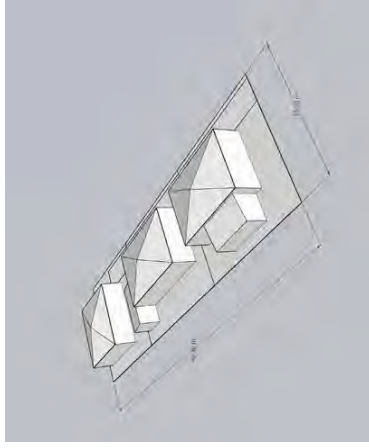
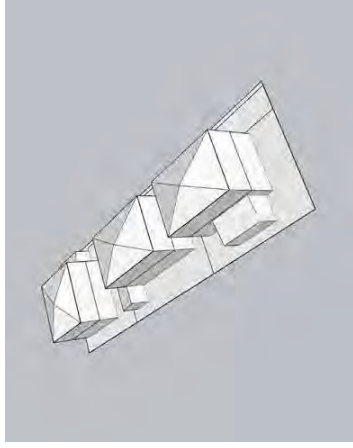
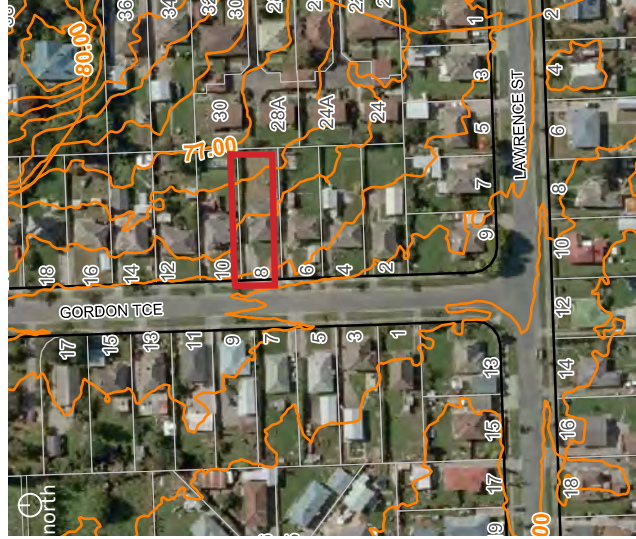
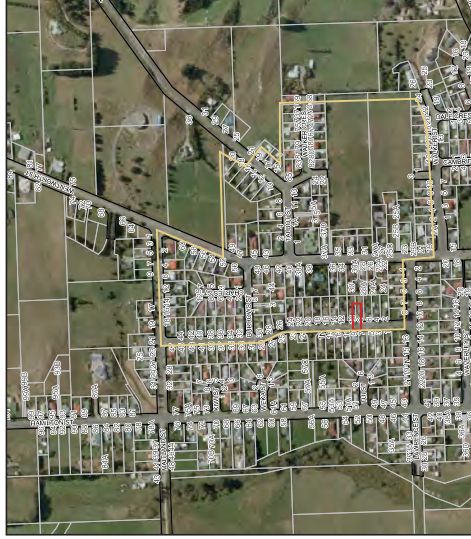


## Test Site 1: 8 Gordon Terrace, Gore

Proposed Medium Density Residential Zone (North East)

Site Area: 749.4m<sup>2</sup> (15.2 width x 49.3m depth)

Orientation: West facing



Residential Zone	Residential Medium Density Zone
Site Density	-
Maximum Site Coverage (building coverage)	50%
Maximum Building Height	8m
Landscaped Area coverage	30%
Height to Boundary (Daylight recession planes)	3m plus recession plane angle
Outdoor Living Space	<p>A. For each principal residential unit, a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 20m<sup>2</sup>.</p> <p>The required minimum area of outdoor living space must:</p> <ol style="list-style-type: none"> <li>1. Have a minimum 4m diameter circle</li> <li>2. Be directly accessible from a habitable</li> <li>3. Be kept free of buildings, access areas (including driveways and maneuvering areas) and parking spaces</li> </ol> <p>This standard does not apply to residential units in a retirement village.</p>
Minimum building setbacks	1m from internal boundaries
Minimum road boundary building setback	2.5 m
Minimum residential unit size	5m for garage where the vehicle access to a garage faces a road boundary
	None

Medium Density Residential Constraints Used

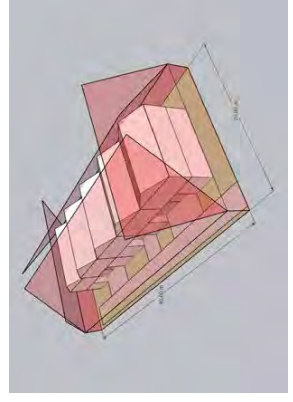
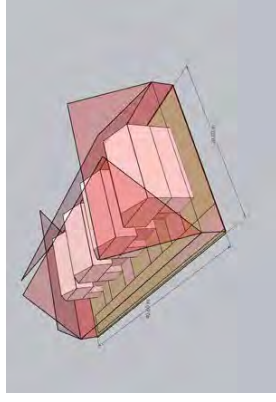
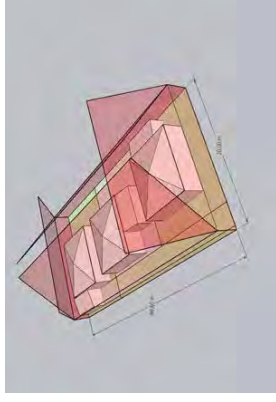
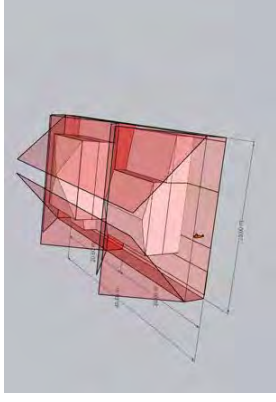
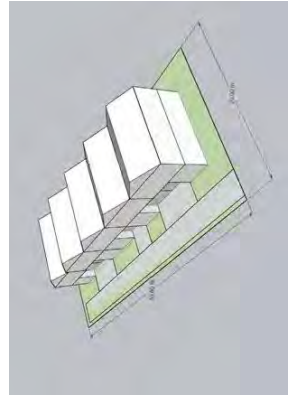
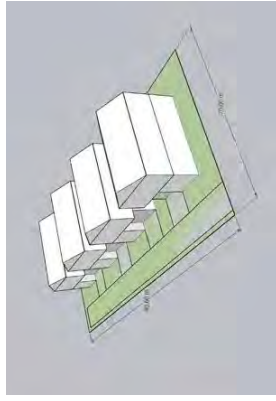
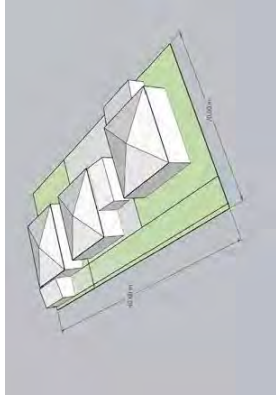
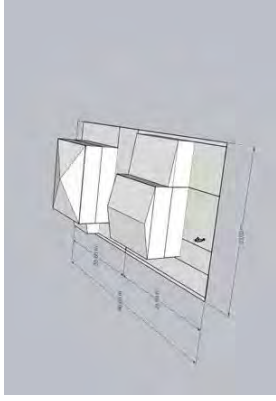
\* Additional option can allow for four townhouses with attached garages  
 \* Change in level across site not accommodated

## Test Site 2: 16 William Street, Gore

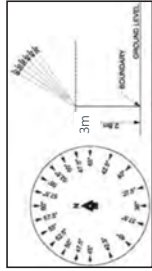
Proposed Medium Density Residential Zone (South West)

Site Area: 812 m<sup>2</sup> (20 width x 40.6m depth)

Orientation: North facing



Residential Zone	Residential Medium Density Zone
Site Density	-
Maximum Site Coverage (building coverage)	50%
Maximum Building Height	8m
Landscaped Area coverage	30%
Height to Boundary (Daylight recession planes)	3m plus recession plane angle
Outdoor Living Space	<p>A. For each principal residential unit: a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, or 20m<sup>2</sup>.</p> <p>The required minimum area of outdoor living space must:</p> <ol style="list-style-type: none"> <li>1. Have a minimum 4m diameter circle</li> <li>2. Be directly accessible from a habitable</li> <li>3. Be kept free of buildings, access areas (including driveways and maneuvering areas) and parking spaces</li> </ol> <p>This standard does not apply to residential units in a retirement village.</p> <p>1m from internal boundaries 2.5 m 5m for garage where the vehicle access to a garage faces a road boundary</p>
Minimum building setbacks	1m from internal boundaries
Minimum road boundary setback	2.5 m
Minimum residential unit size	5m for garage where the vehicle access to a garage faces a road boundary



Medium Density Residential Constraints Used



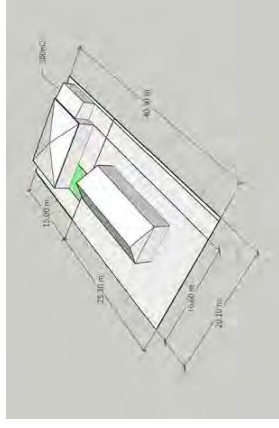
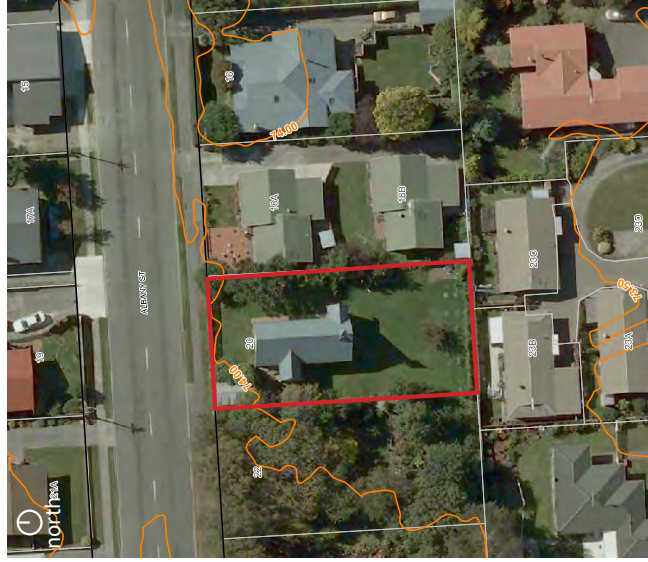
### Test Site 3: Infill Option - 20 Albany St, Gore

Proposed Medium Density Residential Zone (South West)

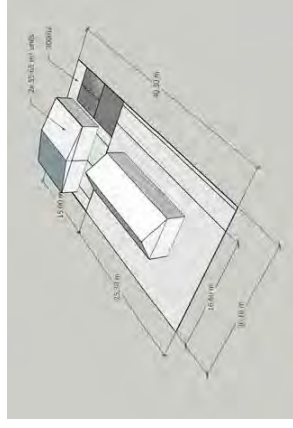
Site Area: 811 m<sup>2</sup> (20.1 width x 40.3m depth)

Subdivided to create 300m<sup>2</sup> rear site

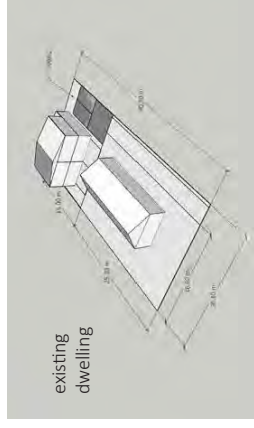
Orientation: North facing



OPTION 1: 1 x single or two storey 3-4 bedroom standalone dwelling  
Building footprint approx. 130m<sup>2</sup> including garage



OPTION 2: 2 x single storey 55-65 m<sup>2</sup> one/ two bedroom units



OPTION 3: 2 x two storey 2-3 bedroom townhouse units



Residential Zone	Residential Medium Density Zone
Site Density	-
Maximum Site Coverage (building coverage)	50%
Maximum Building Height	8m
Landscaped Area coverage	30%
Height to Boundary (Daylight recession planes)	3m plus recession plane angle
Outdoor Living Space	<p>A. For each principal residential unit, a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 20m<sup>2</sup>.</p> <p>The required minimum area of outdoor living space must:</p> <ol style="list-style-type: none"> <li>1. Have a minimum 4m diameter circle</li> <li>2. Be directly accessible from a habitable</li> <li>3. Be kept free of buildings, access areas (including driveways and manoeuvring areas) and parking spaces</li> </ol> <p>This standard does not apply to residential units in a retirement village.</p>
Minimum building setbacks	1m from internal boundaries
Minimum road boundary building setback	2.5 m
	5m for garage where the vehicle access to a garage faces a road boundary
Minimum residential unit size	None

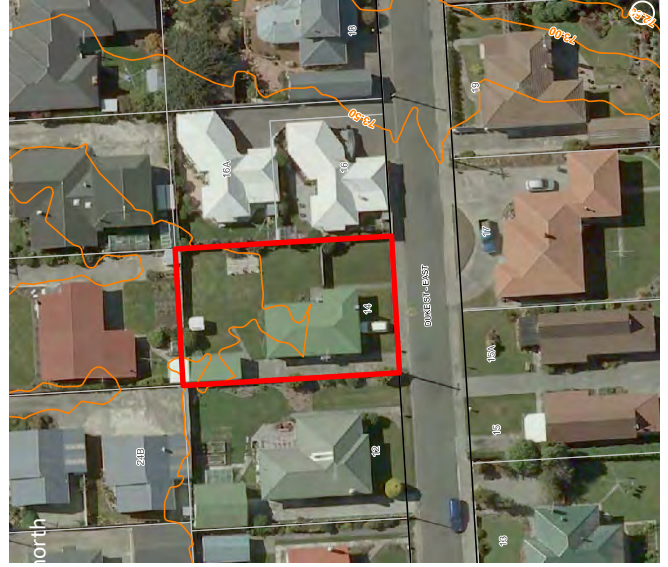
Medium Density Residential Constraints Used

## Test Site 4: Infill Option 2 - 14 Duke Street

Proposed Medium Density Residential Zone

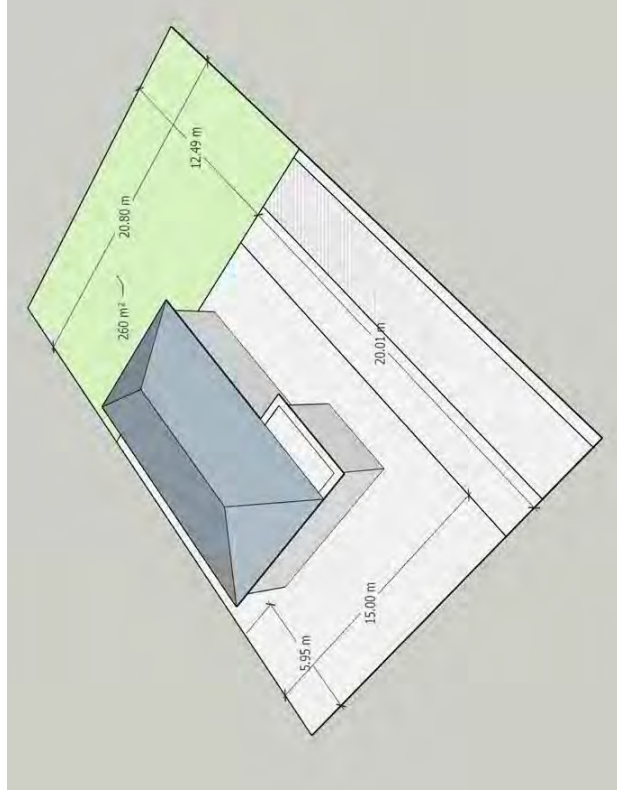
Site Area: 684 m<sup>2</sup> (20.8 width x 32.5m depth)

Orientation: South facing



### Note:

As the layout of many existing dwellings in the proposed south western medium density area for Gore are centrally located within the site and have large setbacks from the street. This reduces the areas available for infill options for many sites and makes it difficult to achieve a minimum rear site area of 300m<sup>2</sup> especially for sites under 700m<sup>2</sup> due to the need to accommodate vehicle access and provide a minimum of 1m distance from the existing dwelling for the subdivision boundary. Many rear sites are already developed and also limit the overall availability for infill developments within the proposed area.





## Infill Option North Eastern Area, Gore

Proposed Medium Density Residential Zone



### Note:

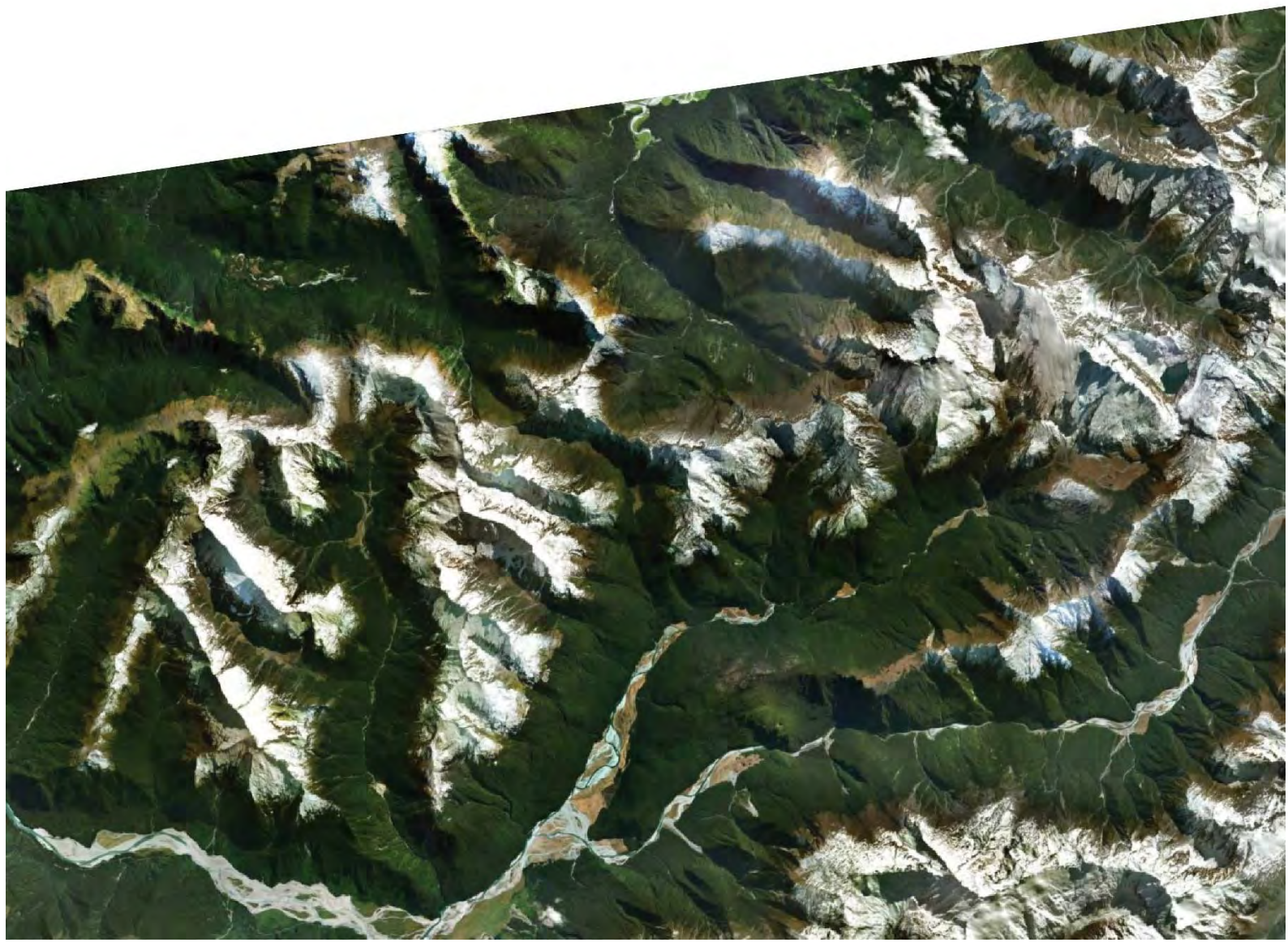
The medium density areas of proposed north eastern area of Gore are less developed with larger rear gardens that may better accommodate 300m<sup>2</sup> rear sections however the change in levels across some sites and the location of existing dwellings may impact the viability of development. A slight expansion of the proposed residential medium density area to the west and south eg. to accommodate 1-45 Gordon Terrace, 2-22 Lawrence Street and to Waverley Street as shown in the dotted line would increase number of feasible lots for infill developments in this part of Gore.

North Eastern Gore area- Contours shown at 0.5m



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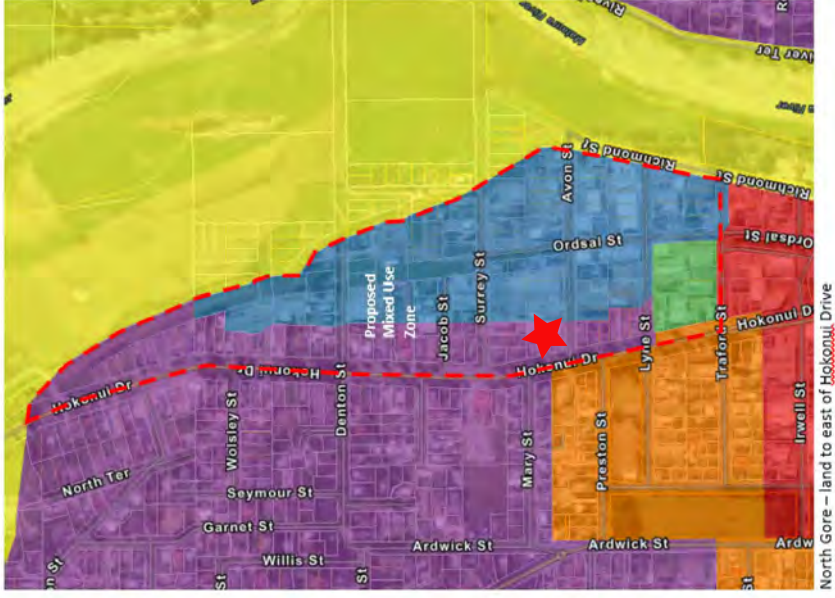
# Appendix C: Testing of Mixed-Use Controls





# Proposed Mixed Use Zone

Gore - Mixed Use Zone / Light Industrial areas



North Gore - land east of Hokonui Drive



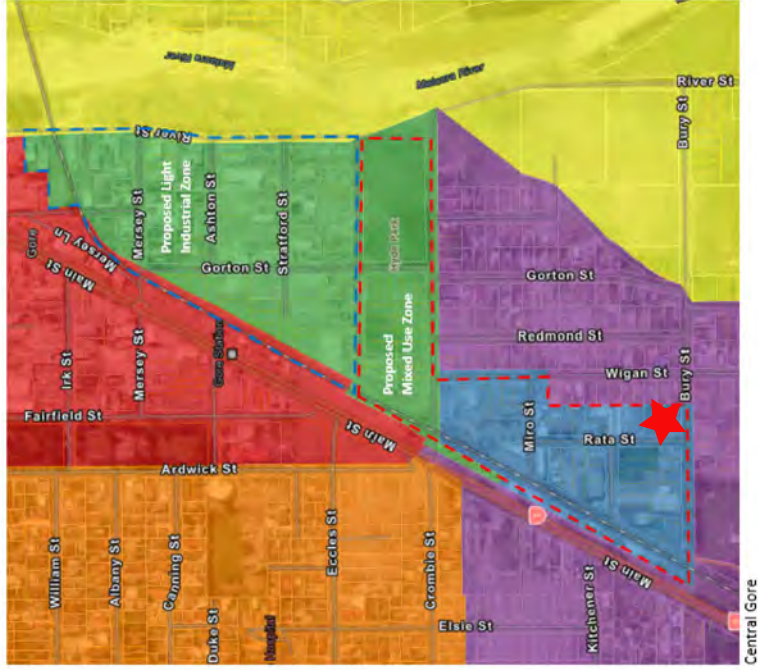
## Test Site 1: Proposed Mixed Use Zone – North Gore

52 Hokonui Drive + 2 Avon St (1096m<sup>2</sup>) 54 Hokonui Drive (921 m<sup>2</sup>) and 56 Hokonui Drive (1011m<sup>2</sup>)

Mix of four storey (12m) options with parking at front and rear plus 10% Landscaped Area.



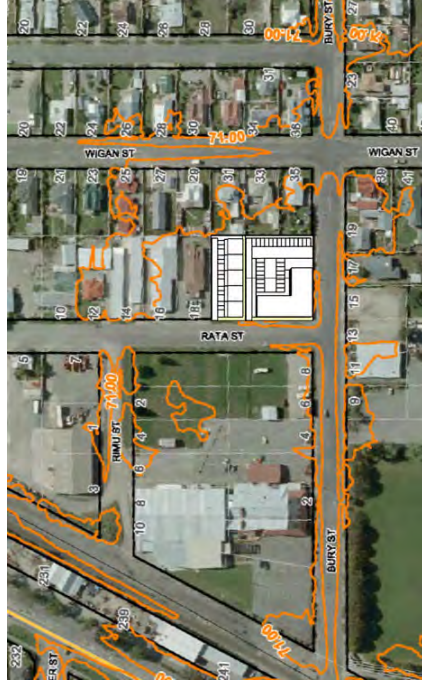
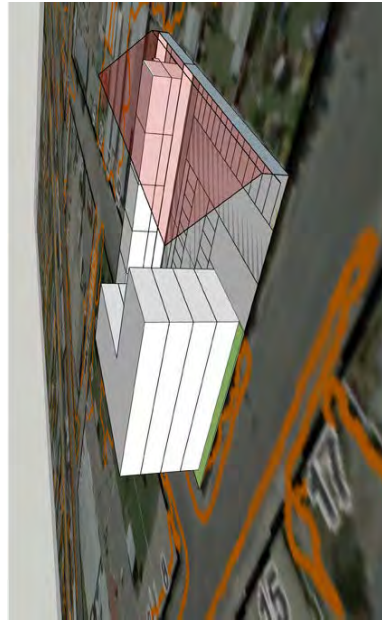
# Proposed Mixed Use Zone



## Test Site 2: Proposed Mixed Use Zone – Central Gore

20 Rata Street (1013 m<sup>2</sup>), 10 and 12 Bury Street ( 2026m<sup>2</sup> total)

Proposed two storey Live/ Work units and four storey Office /Warehouse on larger corner site with 10% landscaped area. A north facing large balcony is provided as an alternative private outdoor area for the live/work units. A front yard control would support a higher amenity of streetscape particularly any corner sites.



# Proposed Mixed Use Standards

Standard	Rule	Recommendations
MUZ-S1 Height	12m Max	Suggest a reduction in height to reduce any shading impacts on neighbouring sites within the Mixed Use Zone and to support a better transition in scale to neighbouring residential zones.
MUZ-S2 Minimum Building Setbacks	<ol style="list-style-type: none"> <li>Buildings are sited at least 1.5m from side and rear boundaries.</li> <li>Buildings are sited at least 2m from a road boundary.</li> </ol>	1.5m setback allows for landscaping along boundary although suggest the introduction of a front yard control to ensure better overall amenity outcomes particularly for corner sites.
MUZ-S3 Height in Relation to	<ol style="list-style-type: none"> <li>No part of any new building shall project beyond the height to boundary plane from points 3m above a site boundary where that boundary adjoins a site:               <ol style="list-style-type: none"> <li>Zoned Residential, Open Space Zone or Sport and Active Recreation zone;</li> <li>Land containing a registered heritage item.</li> </ol> </li> </ol> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>Boundaries with other sites in the Mixed Use Zone;</li> <li>Road boundaries;</li> </ol>	This will address shading or visual dominance issues in neighbouring zones although has implications for any residential or work live units within the Mixed Use zone. Any dwellings within the mixed use zone will not have guaranteed amenity or privacy. Lowering the height will help address this issue.
MUZ-S4 Screening of outdoor storage area and parking area	<ol style="list-style-type: none"> <li>Any on-site service area, including rubbish collection areas, must be fully screened by a 1.8m fence or landscaping from view of:               <ol style="list-style-type: none"> <li>Public road</li> <li>Adjoining site</li> <li>Other public space</li> </ol> </li> </ol> <p>Except that:</p> <ol style="list-style-type: none"> <li>Outdoor storage of goods for sale as part of the activity do not require screening from a public road.</li> <li>Any onsite parking must be fully screened by a 1.8m fence or landscaping from view of adjoining sites.</li> </ol>	In addition to this, a front yard landscaping control will help support screening of parking from street although it will be important to ensure any entrances etc aren't hidden from view for CPTED purposes.

MUZ-S5 Landscaping	Where sites are not used for a residential activity:	10% should be absolute minimum. Landscaping area should be supported by identification of key streetscapes that recognise and connect to some of the wider landscape and mature trees in the area to improve the overall amenity of the area over time.
MUZ-S6 Residential Amenity Space	<p>1. At least 10% of sites must be landscaped.</p> <p>Residential activity must provide outdoor amenity space which is a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 40m<sup>2</sup>, except that:</p> <p>I. For any residential unit with a gross floor area less than 70m<sup>2</sup>, the minimum area may be reduced to 20m<sup>2</sup></p>	<p>As per previous comments this control should be supported by a front yard percentage.</p> <p>I consider 20m<sup>2</sup> is reasonable for any size unit and this requirement could be further supported by an orientation control. The lack of Herb within the mixed use zone has potential for adverse effects through both privacy and shading although a reduction in height will also help address this.</p> <p>Consideration of live/work options highlighted the potential to introduce an alternative outdoor space provided by a balcony or deck (minimum 8m<sup>2</sup>) as an alternative as this would allow for unit above workshops/ studio etc.</p>

# MIKE MOORE

*BSc, Dip LA, MRRP, ANZILA*

LANDSCAPE ARCHITECT

## Report

To Katrina Ellis  
Gore District Council

From Mike Moore

Date 21 March 2023

**Subject Gore District Plan Review – Proposed Hokonui Hills Rural Lifestyle Zone. Recommended Landscape Protection Provisions**

### Introduction

Gore District Council are considering establishment of a Hokonui Hills Rural Lifestyle Zone (HHRLZ) between Reaby Road and the proposed Hokonui Hills Outstanding Natural Landscape (ONL). This report is in response to a request to recommend provisions required to protect the landscape values in this area. It will be structured as follows:

- Landscape character description
- Landscape values assessment
- Assessment of the effects of Rural Lifestyle zoning on the landscape values.
- Recommended landscape protection provisions.
- Conclusion.

### Landscape character description

The proposed HHRLZ is located on the toe slopes of the Hokonui Hills approximately 3.5km north-west of the Gore urban area. The geology is predominantly weathered clayey sand and

gravel<sup>1</sup> and the landform is gently rolling with a gradual south-east aspect generally. The landform is comprised of a series of minor valley forms drained by watercourses that feed into the Charlton Stream.

The proposed zone is bounded on its lower side (to the south and east) by Reaby Road. The upper side directly abuts the Croydon Bush Scenic Reserve in places, as well as rural properties that are not proposed to be included in the zone. It is accessed from Reaby Road and various dead-end secondary roads off this including Hewlett, Nicholson, Pope Strauchon and Croydon Bush Roads.

The area currently has a rural character with moderate built density (approximately one dwelling per 10 ha), and the landscape is characterised by open paddocks, exotic shelterbelts, exotic woodlots and scattered farm sheds and dwellings. Pastoral farming is the predominant land use.

## **Landscape values**

In my assessment the wider landscape in the area of the proposed HHRLZ has high rural amenity values. The greatest contributor to these is the natural, bush covered Hokonui Hills themselves, which are proposed to be protected as an ONL. The rural land around the base of the hills however, also contributes to landscape quality, having a parkland character in places, particularly where the natural landform is highly legible under pasture grassland. Visual amenity varies throughout the proposed HHRLZ area but in general, I assess the key values that contribute to landscape quality as follows:

- Naturalness (natural elements such as landforms, or naturalistic patterns of vegetation, are more visually dominant than 'built' elements such as buildings or lineal shelter / woodlot plantings).
- Openness / spaciousness (provides for views into and through the area toward the Hokonui Hills).
- Landscape coherence (patterns of land use reinforce underlying natural patterns e.g. landform).

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<sup>1</sup> Turnbull I and Allibone A, 2003, Geology of the Murihiku Area. Institute of Geological and Nuclear Sciences Ltd

- Rural character (a large scale to the landscape, natural elements dominate, and rural land uses).

**Assessment of the effects of Rural Lifestyle zoning on the landscape values.**

Development as provided for in the draft Gore District Plan Rural Lifestyle Zone provisions<sup>2</sup> (including provision for residential density of 1/ha) will enable a major character change in this area including a significant reduction in landscape scale, openness and naturalness, and much greater impact of built form and tree planting. In my assessment this will be to the significant detriment to the landscape values discussed above. I consider that sustainable management of these landscape values requires alternative development standards.

**Recommended landscape protection provisions – Proposed Hokonui Hills Rural Lifestyle Zone**

The following standards are recommended, with brief rationale given, to ensure that the existing landscape values in the area are sustainably managed to the extent possible with proposed RLZ rezoning.

Proposed HHRLZ provision	Rationale
<p>Policy</p> <p>Recognise that the Hokonui Hills RLZ has particular landscape values associated with its specific character and location adjacent to the Hokonui Hills ONL and include provisions to appropriately sustain these values.</p>	
<p>Rule – Subdivision Activity</p> <p>Activity Status: Restricted Discretionary</p> <p>Where any proposed subdivision complies with the zone standards.</p>	<p>Subdivision is the key stage which sets the pattern for future development. It is important that Council is able to evaluate the appropriateness of the subdivision scheme and the nature and degree of the likely effects of development following. Restricted discretionary activity status</p>

<sup>2</sup> Draft Gore District Plan as at 21 March 2023

<p>Matters of Discretion:</p> <ul style="list-style-type: none"> <li>• The extent to which the proposed subdivision layout provides for development that minimizes change to and / or integrates with natural landform character.</li> <li>• The extent to which the proposed subdivision provides for subsequent development that minimizes adverse effects on, or enhances the landscape values of naturalness, openness, landscape coherence and rural character.</li> </ul> <p>Subdivision applications should show:</p> <ul style="list-style-type: none"> <li>• Lot boundaries and how they are located in sympathy with landform character.</li> <li>• Building platforms for all dwellings, accessory buildings and rural buildings and how they will be sited to minimise the impact of built form.</li> <li>• Proposed accessways and how they will be sited to integrate with the natural landform and minimise visual effects from beyond the site.</li> <li>• Areas of planting proposed to mitigate / integrate buildings.</li> <li>• Riparian plantings to enhance the natural character of waterways.</li> </ul>	<p>encourages applicants to submit appropriately sensitive schemes.</p>
<p>Rule – Residential activity  Activity Status: Controlled  Where:</p> <ol style="list-style-type: none"> <li>1. Any new building, addition or external alteration activity complies with the zone standards.</li> </ol> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>• The earthworks required and the extent to which they appropriately integrate with</li> </ul>	<p>Controlled activity status provides for evaluation of building development that has not first gone through a subdivision consent process and also provides for a finer grained check that development will be appropriate.</p>



<p>the landscape character and values of the HHRLZ.</p> <ul style="list-style-type: none"> <li>• The siting, design and finish of the proposed dwelling and the extent to which it avoids or mitigates adverse effects on the landscape values of the HHRLZ.</li> <li>• The extent to which plantings are required to integrate the dwelling and appropriately integrate it within its landscape context.</li> </ul>	
<p>Standard – Density</p> <p>1. There shall be no more than one residential unit per 3.5 ha.</p>	<p>Protection of appropriate openness and rural character as far as practicable within a RLZ.</p>
<p>Standard – Maximum height</p> <p>1. The maximum height of any building shall be 5m.</p>	<p>Protection of rural character and naturalness and minimization of the impact of built form.</p>
<p>Standard – Setback from road boundaries</p> <p>Minimum setbacks of any building from the road boundary are: 40m.</p>	<p>Maintenance of reasonable openness from the road. The nature of the building makes no difference to this.</p>
<p>Standard – Setbacks to side and rear boundaries (as per draft District Plan provisions)</p>	<p>Largely related to internal amenity.</p>
<p>Standard – Building size.</p> <p>The maximum size of any building is 400m<sup>2</sup></p>	<p>Protection of rural character and naturalness and minimization of the impact of built form. 400m<sup>2</sup> provides for a large house and is not unreasonable.</p>
<p>Standard – Building coverage</p> <p>The maximum building coverage on any site is 650m<sup>2</sup></p>	<p>Protection of rural character and naturalness and minimization of the impact of built form. This makes generous allowance for a house along with accessory and rural buildings.</p>
<p>Standard – Setback from rivers and streams (as per draft District Plan provisions)</p>	<p>No need to control further in terms of landscape effects.</p>

Gore District Plan Review – Proposed Hokonui Hills Rural Lifestyle Zone, Recommended Landscape Protection Provisions

<p><b>Standard – Building colours</b></p> <p>The exterior of new buildings and structures (except fences) must have surface finishes with a light reflectance value of 30% or less. Where the materials used do not have specified LRV's, the materials and surface finishes used must have the same effect as achieving a light reflectance value of 30%, as deemed by Council.</p>	<p>Minimisation of contrast between building and rural landscape colours helps to minimise impact of built form.</p>
<p><b>Standard – Fencing</b></p> <p>Unless using naturally finished locally sourced stone, all fencing is to be standard rural post and wire construction no more than 2m height.</p>	<p>Maintenance of rural character including openness and encouragement of planting rather than built fences where screening or shelter is required.</p>
<p><b>Standard – Planting</b></p> <p>Except for pasture, lawns, commercial crops, fruit trees, vege gardens, and within curtilage areas 15m from a dwelling, all planting shall be comprised of locally appropriate indigenous species.</p>	<p>Maintenance / enhancement of natural character. Avoidance of adverse effects on landscape coherence associated with large scale, visually dominant exotic conifer tree belts.</p> <p>Indigenous planting provides adequately for shelter and screening requirements and is appropriate to the landscape character in this setting with Croydon Bush Scenic Reserve close by.</p> <p>Indigenous planting will enhance biodiversity / ecological values and will effectively balance the adverse visual effects of greater built density.</p>
<p><b>Standard – Driveways</b></p> <p>Driveways are to be have a rural character with metaled or asphalt surfaces and soft edges (i.e. no kerbs). There shall be no monumental gates or driveway lighting.</p>	<p>Maintenance of rural character</p>

## **Conclusion**

My assessment has confirmed my original conclusion that rural lifestyle zoning in this area is not a particularly comfortable fit with protection of the existing rural amenity values in this area. It is recognized however, that zone changes always involve a change in character. To minimise adverse effects on the current landscape values, provisions specific to the HHRLZ are recommended.

Mike Moore

Registered (NZILA) Landscape Architect

# **Gore Proposed District Plan**

## **Hearing Stream 3 – Mana Whenua**

**Section 42A of the Resource Management Act 1991**

## Section 42A Report – Mana Whenua Chapter

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<b>Abbreviation</b>	<b>Meaning</b>
MW	Mana Whenua (chapter)
PDP	Proposed District Plan
RMA	Resource Management Act 1991

SASM	Sites and Areas of Significance to Māori
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<b>Submitter No.</b>	<b>Submitter name</b>
S3	Stoney Creek Station Ltd
S18	Reaby Downs Farm Ltd
S19	Karen Temple
S20	Sarah and Peter Barclay
S24	Helen McIntosh
S60	Ronald Crispin
S68	John Baynes
S85	Environment Southland
S101	Transpower New Zealand Limited
S103	McNabb Management Ltd
S109	Department of Conservation
S113	Trudy Bokser
S115	Kevin Robertson
S116	Nathan Bokser
S117	Greg Bokser
S118	AW + JA Johnston Family Trust
S123	Heritage New Zealand Pouhere Taonga
S126	Southland Federated Farmers of New Zealand
S127	Peters Farm Ltd Karen Peters
S128	Greenbriar Ltd.
S133	David Pullar
S136	Jenny Campbell
S139	Hokonui Rūnanga Inc
S143	Rural Ratepayers Group
S146	Southland District Council
S148	Alistair & Bernadette Hunt
FS5	Hamish Weir
FS17	Federated Farmers
FS20	Hokonui Rūnanga Inc
FS21	Yrless Limited
FS22	Clark Fortune McDonald & Associates
FS26	Mercury Ltd
FS30	Transpower New Zealand Limited

# 1. Executive Summary

1. The Proposed District Plan (“PDP”) for Gore District was publicly notified on 31 August 2023. The PDP includes the Mana Whenua chapter.
2. This chapter contains mandatory information about mana whenua, as directed by the National Planning Standards. This includes:
  - Recognition of hapū and iwi, including descriptions of their relationship to the District, and environmental management values;
  - A list of formal relationships agreements between mana whenua and Gore District Council as they relate to resource management functions;
  - Links to relevant hapū and iwi planning documents, and a description of how these were used in the development of the PDP; and
  - Guidance on mana whenua involvement and participation processes.
3. Twenty-six submissions and seven further submissions were received on this chapter and its associated whole-of-plan matters, with most in opposition or requesting amendments. Whilst some submissions requested minor wording changes, most opposed the assertion that mana whenua hold culturally grounded relationships with all natural features and resources within the district. Most submission points expressed an opposition to the approach the PDP takes to managing Sites and Areas of Significance to Māori (SASM), which is grounded in the aforementioned assertion. Some submissions though - including the submission lodged by mana whenua - support this assertion but still raise concern regarding the SASM approach. Other common submission points related to the PDP definition of ‘mahinga kai’.
4. This report has been prepared in accordance with Section 42A of the Resource Management Act 1991 (RMA) and outlines recommendations in response to the issues that have been identified through submissions. The report is intended to assist the Hearings Panel to make decisions on the submissions and further submissions on the PDP, and to provide submitters with an opportunity to understand how their submissions have been evaluated and the recommendations made by officers, prior to the hearing.
5. As a result of submissions, a range of recommended changes have been made which are broadly summarised as follows:
  - Minor wording changes to reflect a more nuanced description of the potential environmental effects of primary production activities – specifically mining;
  - Minor amendments across multiple PDP chapters to clarify matters relating to Ngāi Tahu cultural values;
  - Removal of references to ‘sites of cultural significance’ throughout PDP; and



- Rewording of the PDP definition of ‘mahinga kai’ within the Interpretations section to align with its description in the MW chapter and aid plan conciseness.

Whilst this report recommends several wording changes in response to submission points, it would be preferable and significantly beneficial to work with mana whenua to refine these recommendations pre-hearing so as to develop agreed wording for matters related to the MW chapter.

## 2. Introduction

### 2.1 Author and qualifications

6. My full name is Courtney Louise Bennett. I am a senior advisor and director of Kete Planning Consultancy. I hold a Bachelor of Planning (hons) from The University of Auckland and a Master of Science (dist.) from Canterbury University. I am also an Intermediate member of Te Kōkiringa Taumata, New Zealand Planning Institute, and a member of Papa Pounamu - their kaupapa Māori Special Interest Group.
7. I have nine years’ experience in planning and resource management, with a specialisation in Māori environmental planning matters. This experience centres on environmental policy development and plan writing at community, district, regional, and Crown levels. I also have a background in research with a focus on best practice papakāinga policy, mana whenua engagement processes, and bicultural planning approaches. Prior to establishing Kete Planning Consultancy, I held environmental planning and policy roles at Te Rūnanga o Ngāi Tahu and Te Hapū o Ngāti Wheke, and an academic research role at Canterbury University. I have also been involved in a minor periphery capacity alongside Te Ao Marama Inc. and the Southland Local Authorities in the development of the Ngāi Tahu ki Murihiku Cultural Landscape Study – specifically in supporting the development of a proposed implementation approach within an RMA context.
8. I have been engaged as a contractor by Gore District Council to assist in the District Plan review hearings process. I have previously been contracted by Hokonui Rūnanga Kaupapa Taiao as a planning advisor, where I was responsible for providing technical planning support to Hokonui Rūnanga as part of their co-drafting of the PDP alongside Gore District Council. My involvement with Hokonui Rūnanga Kaupapa Taiao ceased in July 2023, meaning I have had no involvement with the post- public notification stage of the Gore District Plan Review process on their behalf.

### 2.2 Code of Conduct

9. I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and that I have complied with it when preparing this report. Having reviewed the submission and further submissions relevant to this topic I advise there are no conflicts of interest that would impede me from providing independent advice to the Hearings Panel. The opinions expressed in this evidence are based on my qualifications and experience and are within my area of expertise. If I rely on the evidence or opinions of another my evidence will acknowledge that position.

10. I am authorised to give this evidence on the Council’s behalf to the PDP hearing commissioners (“Hearings Panel”).

### 3. Scope of report and topic overview

11. This report considers the submissions and further submissions that were received by the Council in relation to the Mana Whenua chapter of the PDP.

12. The assessment of submissions will generally follow this format:

- Submission information
- Analysis of submissions
- Recommendation and any amendments
- Where an amendment is recommended a section 32AA assessment is provided.

13. Recommendations are made to either retain provisions without amendment, or delete, add to, or amend the provisions which are shown by way of ~~strikeout~~ and underlining. **Appendix A** of this report contains a copy of the Mana Whenua chapter and relevant sections of other chapters with all recommended amendments shown by way of ~~red strikeout~~ and underlining.

### 4. Statutory considerations and planning framework

#### 4.1 Resource Management Act 1991

14. The PDP has been prepared in accordance with the RMA 1991 and in particular, the requirements of:

- Section 74 – Matters to be considered by territorial authorities; and
- Section 75 – Content of District Plans.

15. As set out in the Section 32 Evaluation Report for Mana Whenua there are a number of higher order planning documents and other relevant plans which have provided direction and guidance for the preparation of the PDP. These documents and a comprehensive assessment of all relevant consultation and statutory considerations prior to public notification of the PDP are outlined in that Section 32 Report. The Section 42A Introduction, General Provisions and Strategic Direction Report also provides an overview of the relevant Statutory considerations, higher order planning documents and other relevant plans and policies.

16. It is not considered necessary to repeat the detail of the relevant RMA sections and higher order documents in this report as these are covered within the relevant Section 32 Evaluation Report. However, where a higher order document is considered particularly relevant to the assessment of submissions or where there have been amendments to higher documents relevant to this topic these are discussed below.

## 4.2 National Planning Instruments and other Relevant Plans and Policies

17. The National Planning Standards set out the matters that Local Authorities must consider when drafting the Mana Whenua chapter. These matters are listed within the *Proposed Gore District Plan Section 32 Report: Mana Whenua*, and the *National Planning Standards* (available on the Ministry for Environment website). The directive nature of the National Planning Standards has therefore heavily influenced the content of this chapter.
18. This chapter and its associated whole of plan issues have also been heavily influenced by *Āpiti Hono Tātai Hono: Ngā Whenua o Ngāi Tahu ki Murihiku – Stage 1 Southland Cultural Landscape Assessment Study*. This report, published in October 2021, was undertaken by Te Ao Marama Inc, on behalf of Ngāi Tahu ki Murihiku<sup>1</sup>, and in partnership with Environment Southland, Southland District Council, Gore District Council, and Invercargill City Council.
19. The Study’s purpose was “to provide a comprehensive understanding of the cultural values of the Southland landscape as it relates to Ngāi Tahu ki Murihiku”. The Study was also designed to inform the development of Southland-wide policy and planning processes and enable Ngāi Tahu ki Murihiku to exercise kaitiakitanga.
20. Stage 1 of the Study, as delivered in the aforementioned report, was to “identify, describe and collate what Ngāi Tahu ki Murihiku value within the Southland landscape”. It looks at criteria to identify and assess relationships with places and sites for the purpose of:
  - a) Describing (either narratively or visually) the relationship(s) that Ngāi Tahu ki Murihiku have with the region’s landscape.
  - b) Describing the different types of relationships with specific places, and the different cultural values that are attributed to each if applicable.
  - c) Providing a collation of place specific information that supports why specific places/areas/sites may differ within the landscape from traditionally identified sites as these will be specific stories from iwi that may not be formalised.
  - d) Visually/spatially displaying these stories and relationships that Ngāi Tahu ki Murihiku have to a place or specific area/site within the landscape.

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<sup>1</sup> ‘Ngāi Tahu ki Murihiku’ refers to the four Ngāi Tahu Papatipu Rūnanga based in Murihiku: Hokonui Rūnanga, Te Rūnanga o Ōraka Aparima, Te Rūnanga o Awarua, and Waihōpai Rūnanga.

21. On instruction from mana whenua, the PDP's approach to conceptualising and managing Sites and Areas of Significance to Māori were drafted to align with this Study and the recommendations of this report. Most prominently, this has resulted in individual sites with cultural significance to mana whenua no longer being identified and mapped in the PDP.<sup>2</sup> This is due to the Study's assertion that all sites within Murihiku are significant to mana whenua, and therefore all activities should be undertaken on the assumption that they are occurring within a site of cultural significance to mana whenua.
22. *Te Kawa o Te Taiao* was also heavily drawn on in the drafting of this chapter. This document is not a formal iwi planning document mandated by the Iwi Authority. It is, however, a document published by Hokonui Rūnanga Kaupapa Taiao in November 2021 that sets out Hokonui Rūnanga associations, values, expectations, and aspirations for the natural environment and resource management within their takiwā. Where appropriate, this chapter has sought to align with this document; particularly in the description of mana whenua associations with the environment, and mana whenua cultural values.<sup>3</sup>

### 4.3 Section 32AA evaluation

23. Any recommended amendments to provisions since the initial section 32 evaluation was undertaken are evaluated in accordance with section 32AA. Section 32AA states:

#### **32AA Requirements for undertaking and publishing further evaluations**

##### *(1) further evaluation required under this Act-*

- (a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and*
- (b) must be undertaken in accordance with section 32(1) to (4); and*
- (c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and*
- (d) must—*
  - (i) published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or*

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<sup>2</sup> The PDP still records a number of archaeological sites that relate to pre-European Māori occupation within the Gore district, however these are listed for their historic heritage value, rather than their Ngāi Tahu cultural values.

<sup>3</sup> On matters of resource management policy – of which there are none within the MW chapter as per the National Planning Standards direction - *Te Tangi a Tauria: Ngāi Tahu ki Murihiku Natural Resource & Environmental Management Plan 2008*, has taken precedence over *Te Kawa o Te Taiao* as this is the iwi planning document formally mandated by the Iwi Authority.

*a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or*

*(ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.*

*(2) To avoid doubt an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).*

*(3) In this section, proposal means a proposed statement, national planning standard, plan, or change for which a further evaluation must be undertaken under this Act.*

24. The required section 32AA evaluation for changes proposed as a result of consideration of submissions with respect to the topics of this report is contained within the assessment of the relief sought in submissions in section 6, as required by s32AA(1)(d)(ii).
25. The Section 32AA further evaluation contains a level of detail that corresponds to the scale and significance of the anticipated effects of the changes that have been made. Recommendations on editorial, minor, and consequential changes that improve the effectiveness of provisions without changing the policy approach are not re-evaluated.

## 5. Background

26. The Section 42A Introduction, General Provisions and Strategic Direction Report includes details of the background to the PDP generally. The background of this hearing report is specifically focussed on the MW chapter of the PDP.
27. The MW chapter was co-drafted by Gore District Council and Hokonui Rūnanga. Together, both parties discussed and agreed upon the content of this chapter, and the approach the PDP would take for associated matters – in particular, the management of Sites and Areas of Significance to Māori (SASM).
28. Gore District Council and Hokonui Rūnanga - with input from Te Ao Marama Inc, Environment Southland, Southland District Council, and Invercargill City Council – developed a proposal for managing SASM in a way that responds to *Āpiti Hono Tātai Hono: Ngā Whenua o Ngāi Tahu ki Murihiku – Stage 1 Southland Cultural Landscape Assessment Study*. This approach attaches consideration of cultural impacts to specifically identified ‘high risk’ activities, as opposed to specific locations. The PDP has therefore been drafted to align with this co-developed policy approach proposal.
29. After completing the co-drafting of this chapter, Hokonui Rūnanga – as is their statutory right – elected to submit on this chapter of the PDP and its associated matters. Their submission and further submissions indicate a potential change in position on their preferred approach to managing SASM.
30. In the planning evidence of Dr Lynda Murchison, submitted on behalf of Hokonui Rūnanga Inc in relation to Hearing Stream 2, the following is stated:

*“...in my opinion, the approach [to SASM] in the proposed plan as notified raises issues of certainty and engenders questions about its efficiency and efficacy for applicants, Hokonui Runanga Inc and the consent authority. To be clear, it is not my opinion that*

*the relief sought in the Hokonui Runanga Inc submission is the most appropriate method to give effect to an Apiti Hono Tati Hono [sic] approach, either. In my view, the relief sought offers better guidance than the approach the proposed plan as notified, but it is an interim measure.”<sup>4</sup>*

## 6. Consideration of submissions

### 6.1 Structure of the report

31. Submissions on the MW chapter have raised several issues which have been grouped by provision within this report. I have considered substantive commentary on primary submissions contained in further submissions as part of my consideration of the primary submission(s) to which they relate.
32. In accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the following evaluation on a provisions-based approach, as opposed to a submission-by-submission approach. I have organised the evaluation in accordance with the layout of chapters of the PDP as notified.
33. Due to the number of submission points, this evaluation is generic only and may not contain specific recommendations on each submission point, but instead discusses the issues generally. This approach is consistent with Clause 10(2)(a) of Schedule 1 to the RMA. Specific recommendations on each submission / further submission point are contained in **Appendix B**.
34. The following evaluation should be read in conjunction with the summaries of submissions and the submissions themselves. Where I agree with the relief sought and the rationale for that relief, I have noted my agreement, and my recommendation is provided in the summary of submission table in **Appendix B**. Where I have undertaken further evaluation of the relief sought in a submission(s), the evaluation and recommendations are set out in the body of this report. I have provided a marked-up version of the Chapter with recommended amendments in response to submissions as **Appendix A**.
35. This report only addresses definitions specifically relevant to this topic. Definitions that relate to more than one topic have generally been addressed in the Section 42A Introduction,

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<sup>4</sup> Statement of Evidence of Dr Lynda Murchison on behalf of Hokonui Runanga Inc in the matter of submissions by Hokonui Rūnanga Inc in relation to Hearing Stream 2, 10<sup>th</sup> June 2024 (para. 59-60)

General Provisions and Strategic Direction Report or in the most relevant s42A report to follow.

## 6.2 Overview of submissions

36. A total of twenty-six submissions and seven further submissions are addressed in this report. A list of submitters on the MW chapter and its associated matters is provided at the start of the report.
37. Over 50% of submitters opposed the chapters description of how hapū or iwi values have been considered when preparing the plan, or are reflected in the plan – more specifically, how these were reflected in the PDP’s approach to managing sites and areas of significance to Māori. Opposition to this matter was largely communicated through submissions and further submissions indicating their support for matters raised in the Southland Federated Farmers of New Zealand [S126], and Stoney Creek Station Limited [S3] submissions, of which these matters were key points. These submissions and further submissions were concerned that the SASM approach adopted by the PDP would create unacceptable levels of uncertainty and bureaucracy for plan users, especially farmers. Hokonui Rūnanga Inc [S139, FS20] also communicated mixed satisfaction with this approach and its application, requesting a variation to rework the PDP approach to SASM.
38. Other submitters raised the following issues:
- Opposition to wording describing mana whenua perspectives on the environmental impact of mining;
  - Requests for consistency between the MW chapter and Interpretation section definition of ‘mahinga kai’;
  - Support for the PDP in general;
  - Support for the PDP approach to managing SASM; and
  - Opposition to the level of detail included in the mana whenua involvement and participation section.

## 6.3 Format for consideration of submissions

39. For each identified topic, I have considered the submissions that are seeking changes to the PDP in the following format:
- Matters raised by submitters;
  - Assessment;
  - Summary of recommendations; and
  - Section 32AA assessment.

40. The recommended amendments to the relevant chapters are set out in **Appendix A** of this report where all text changes are shown in a consolidated manner.

## **6.4 Whole of plan submissions**

### **6.4.1 Matters raised by submitters – Whole of plan**

41. Transpower New Zealand Limited [101.103] has submitted in support of the whole Plan insofar as it relates to the National Grid, and particularly the extent to which the provisions of the PDP give effect to the NPS on Electricity Transmission 2008.
42. Hokonui Rūnanga Inc [S139.093] and McNabb Management Ltd [S103.031] have both noted their support for all PDP provisions, except for those where amendments have been requested specifically within their submission. Whilst McNabb Management Ltd [S103] has not lodged any submission points relevant to the MW chapter, Hokonui Rūnanga [S139] has raised several regarding the PDP approach to managing effects on Ngāi Tahu cultural values. Many of these have attracted further submissions.
43. In S139.039, Hokonui Rūnanga opposes in part the use of the term “sites of cultural significance” within the PDP, and request that this phrase is deleted and replaced with the phrase “or significant effects on the values mana whenua associate with the area”. The submitter also seeks a variation to the PDP where the Council will “Work with Hokonui Rūnanga Inc on...guidance from a mana whenua perspective”. Submission point S139.039, however, does not elaborate on the scope of this variation other than the quote above.
44. S139.039 is supported by Mercury Ltd [FS26.001], supported in part by Transpower New Zealand Limited [FS30.038] and opposed by Hamish Wier [FS5.9]. Whilst Mercury Ltd [FS26.001] support this submission point on the grounds that they agree mana whenua should be able to determine which uses are appropriate using whatever method they see fit, Transpower New Zealand Limited [FS30.038] support of S1039.039 only extends to supporting an alteration of the current PDP approach to SASM. Like Hamish Wier [FS5.9], who opposes S139.039, both request that individual SASM be mapped.
45. In S139.040, Hokonui Rūnanga Inc oppose in part the level of detail the PDP includes around how to avoid, remedy, or mitigate impacts on Ngāi Tahu cultural values. The submitter requests that, wherever possible, provisions should specify the particular effects of concern to mana whenua to ensure that plan provisions are clear, and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party. S139.040 is supported by Clark Fortune McDonald & Associates [FS22.049] and Mercury Ltd [FS26.002] who consider this amendment as adding useful clarity.
46. In S139.091, Hokonui Rūnanga Inc also request that all references in PDP rules to “Ngai Tahu cultural values” be expanded to read “Ngai Tahu cultural values as identified in the objectives and policies for this zone and listed in MW2.3”. Further submissions from Clark Fortune McDonald & Associates [FS22.049] supports S139.091 due to the increased clarity these amendments provide plan users.



47. Lastly, Jenny Campbell [S136.001] supports mana whenua involvement in environmental decision making. No reasoning or specific amendments were offered by the submitter.

#### 6.4.2 Assessment

48. I support in part S139.039 from Hokonui Rūnanga Inc, and its associated supportive further submissions [FS30.038 & FS26.001]. I agree that references to “sites of cultural significance” are contradictory to the approach the PDP takes to managing SASM. Whilst this exact wording does not appear in the PDP, wording to similar effect appears three times: once in the RMA definition of historic heritage (‘sites of significance to Māori’), again in descriptive text in MW-2.2 (‘sites of significance’), and thirdly in EW-P5(3) (‘cultural sites of significance’).

49. In terms of the RMA definition of historic heritage, I do not consider it appropriate to amend the wording as requested due to it being an RMA definition. For MW-2.2, I support in principle the removal of the phrase, but seek further guidance from the submitter on its replacement, as the alternative wording sought under S139.039 does not seem grammatically appropriate for the context. For EW-P5(3), I support the removal of references to cultural sites of significance, but do not consider it necessary to replace this phrase with the alternative wording provided, as it creates duplication within the policy. Instead, I recommend the phrase “and cultural sites of significance” be deleted and no other changes be made to the policy wording.

50. In terms of the relief sought under S139.039 to “work with Hokonui Rūnanga Inc on a variation and guidance from a mana whenua perspective”, I am unable to support this without a clearer understanding of the scope and implications of this variation. In the evidence of Dr Lynda Murchison, submitted on behalf of Hokonui Rūnanga Inc in relation to Hearing Stream 2, it is clarified that this variation relates to “...more appropriately manag[ing] mana whenua values in accordance with an Apiti Hono Tati Hono [sic] approach”.<sup>5</sup> This implies a very broad scope that could result in a significant rewrite of the PDP as a whole. If this is the intent of this aspect of S139.039, then accepting this relief could result in pausing the PDP hearing process for many months to allow this rewrite to take place, potentially require renotification, and likely require significant additional resourcing from Council.

51. Based on this understanding of this aspect of the relief sought under S139.039, I find it difficult to support considering the time and resource already invested to co-develop the policy approach included within the PDP alongside mana whenua. If, however, the submitter

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<sup>5</sup> Statement of Evidence of Dr Lynda Murchison on behalf of Hokonui Runanga Inc in the matter of submissions by Hokonui Rūnanga Inc in relation to Hearing Stream 2, 10th June 2024 (para. 10)

provides evidence that their requested variation will not have the significant time and resource requirement anticipated above, or that the PDP approach to SASM does not allow the Council to meet its statutory obligations, then this recommendation will be reconsidered.

52. Regarding S139.091 and its associated further submission point [FS22.050], I agree that consistently coupling references to Ngāi Tahu cultural values with the list of such values in MW-2.3 provides an additional level of rule clarity for plan users. I note that references to MW-2.3 are included in all relevant rules except for NOSZ-R6, NOSZ-R8, ENRG-S1, NH-R2, NOISE-R4, NOISE-R5, NOISE-R10, SIGN-R6, SIGN-S1, and LIZ-R5. This inconsistency is a drafting error, and should be corrected. These corrections are included in Appendix A.
53. However, in the context of S139.091, I do not support adopting the specific wording provided by the submitter; that is: "Ngai Tahu cultural values as identified in the objectives and policies for this zone". This is because I query whether the PDP objectives and policies as currently drafted consistently contain relevant wording for this reference to connect to.
54. As part of Hearing Stream 1, however, GDC and Hokonui Rūnanga Inc have reached agreement on alternative rewording which I consider appropriate for this context as well. This alternative wording replaces the phrase "Ngai Tahu cultural values" with "cultural values (refer MW-2.3)". For the purposes of consistency across the plan, and given the submitter's support of this wording in HS1, I consider it appropriate to accept S139.091 in principle, but substitute the submitters proposed rewording with the alternative rewording used in HS1. If, however, the submitter [S139] does not consider this alternative wording to be appropriate in the context of this submission point, I would support exploring alternative wording.
55. In the context of S139.040 (and its further submissions FS22.049 & FS26.002) , this broad submission point links to many individual submission points raised by Hokonui Rūnanga Inc.<sup>6</sup> Whilst S139.040 seeks to "amend references to 'Ngāi Tahu values' with a more detailed description of particular effects to be avoided, remedied or mitigated" throughout the PDP, the submission points listed under footnote 6 provide amended wording to all relevant provisions so as to implement S139.040. This report discusses only the high-level relief sought by S139.040 at a principle level. The footnoted submission points will be discussed in their relevant S42a reports in the context of both the relevant chapter and the specific relief being

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<sup>6</sup> Specifically S139.040; S139.041; S139.042; S139.043; S139.044; S139.045; S139.046; S139.047; S139.048; S139.049; S139.050; S139.051; S139.052; S139.053; S139.054; S139.056; S139.055; S139.061; S139.062; S139.063; S139.064; S139.065; S139.066; S139.068; S139.071; S139.073; S139.075; S139.076; S139.077; S139.079; S139.081; S139.082; S139.083; S139.085; S139.086; S139.087; S139.088; and S139.089.

sought. It is anticipated, however, that decisions will be made using similar logic to how S139.040 is discussed below.

56. I have multiple perspectives on the relief sought by S139.040. On principle, I consider it appropriate to adopt policy approaches mana whenua deem best suited for managing impacts on their cultural values and kaitiaki responsibilities. This is a matter that both I and Dr Murchison agree upon, as she states in her HS2 planning evidence on behalf of Hokonui Rūnanga Inc that:

*“The duty in s6(e) is to recognise and provide for **the relationship of Māori** with their ancestral lands, water, sites wāhi tapu and other taonga (emphasis added [by Dr Murchison]). In my view, this duty means it is for mana whenua to determine what that relationship is and how it is provided for in regional or district plans: it is their relationship.”<sup>7</sup>*

57. I am, however, concerned that this relief may, in some instances, reduce the scope decision-makers and mana whenua have for considering Ngāi Tahu cultural values in decision-making under the PDP. If references to “the underlying relationship Ngāi Tahu hold with the natural environment” or “Ngāi Tahu cultural values including those listed in MW-2.3” are replaced with a discrete list of matters, this is then likely to exclude all other Ngāi Tahu cultural values and associations from being considered in decision-making under these provisions. This creates a specific risk in the PDP where the broadness of the PDP wording was adopted to enable the ‘place-based’ trigger approach to managing impacts on Ngāi Tahu cultural values (as per the Āpiti Hono Tātai Hono-informed approach), in lieu of scheduling individual sites of cultural significance in the plan.
58. I do, however, acknowledge the alternative view shared by Dr Murchison in her evidence submitted on behalf of Hokonui Rūnanga Inc in relation to Hearing Stream 2. She considers that the PDP wording drafted in an attempt to create a broadness of scope may have the unintended effect of creating a policy framework that allows for Ngāi Tahu cultural values to be overlooked. Whilst I do not share this perspective, I do recognise that the PDP is the first RMA plan in Murihiku Southland to attempt an Āpiti Hono Tātai Hono-informed approach for managing SASM. Therefore, there is no precedent to confirm that the policy approach taken in the PDP will not result in the concerns Dr Murchison has raised.

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<sup>7</sup> Statement of Evidence of Dr Lynda Murchison on behalf of Hokonui Runanga Inc in the matter of submissions by Hokonui Rūnanga Inc in relation to Hearing Stream 2, 10th June 2024 (para. 25)

59. Upon weighing these two perspectives, I am inclined to prioritise the rangatiratanga of mana whenua, as the RMA clearly directs resource management to be undertaken in ways that take into account<sup>8</sup>, have particular regard to<sup>9</sup>, and recognise and provide for<sup>10</sup> the rights and interests of mana whenua. Whilst there is a risk that the relief sought may weaken the PDP's ability to incorporate mana whenua rights and interests in decision-making, the fact that mana whenua disagree and are proposing a different approach, from my perspective, is the more relevant matter. This is because, as reflected by Dr Murchison in para. 56, they are best placed to weigh this risk against their preferred method of upholding their kaitiaki responsibilities.
60. Based on this reasoning, I recommend supporting S139.040, subject Hokonui Rūnanga Inc [S139] confirming that they are comfortable with any potential consequences of these amendments on the integrity of the Āpiti Hono Tātai Hono-informed approach to managing SASM. I do note, however, that there would be significant value in working with Hokonui Rūnanga [S139] to develop agreed wording that addresses their subsequent submission points listed in footnote 6, as there appears to be inconsistencies with terminology used in the alternative wording sought by the submitter. These matters will be elaborated on in their relevant S42A reports.
61. Lastly, I acknowledge the submissions of Jenny Campbell [S136.001], Transpower New Zealand [S101.103], and McNabb Management Ltd [S103.031], and note that the intent of the PDP aligns with request under S136.001 for mana whenua involvement in environmental decision-making. I accept the support of all three submission points, subject to the changes recommended in this report.

### 6.4.3 Recommendation

62. I recommend, for the reasons given above, that S139.040, S139.039, and S139.091 be accepted in part. I also recommend that further information is sought from the submitter regarding the scope of the plan variation Hokonui Rūnanga Inc [S139] seek under S139.039 to

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<sup>8</sup> S8: *In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

<sup>9</sup> S7(a): *In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to... kaitiakitanga;*

<sup>10</sup> S6(e): *In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for... the relationship of Maori [sic] and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*

ensure the assumptions made in this assessment are accurate, and regarding preferred rewording for MW-2.3. These recommended changes are shown in **Appendix A and B**.

#### **6.4.4 Section 32AA Evaluation – S139.039**

63. The following evaluates my recommendation to amend various aspects of the whole plan under section 32AA of the RMA in response to S139.039.

##### Effectiveness and efficiency

64. The recommendation to remove references to “sites of cultural significance” from the PDP will enable the Council to effectively administer the PDP in a clear and consistent manner. This is because these references were included erroneously and do not reflect the SASM approach adopted by the PDP.

##### Costs and benefits

65. The benefits of the recommendation to remove references to “sites of cultural significance” from the PDP are that drafting errors will be removed. The costs of this recommendation are a minor time and resource investment to enable conversations with mana whenua relating to the rewording of part of MW-2.2 to enable the removal of the phrase in question.

##### Risk of acting or not acting

66. There is a risk of inconsistency across the plan if the recommended amendment is not made. There is also the risk of wasting plan user time, and creating policy that is difficult to apply as the erroneous references to “sites of cultural significance” imply that there is a list of these sites available in the PDP when there is not.

##### Conclusion as to the most appropriate option

67. The recommended amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP. More specifically, the recommended amendments improve consistency across the PDP, and more appropriately reflect the way SASM is managed under the PDP.

#### **6.4.5 Section 32AA Evaluation – S139.091**

68. The following evaluates my recommendation to amend in part various aspects of the whole plan under section 32AA of the RMA, in response to S139.091.

##### Effectiveness and efficiency

69. My recommendation to make consequential amendments to rules in the PDP that refer to ‘Ngai Tahu cultural values’ to include reference to MW-2.3 will enable the Council to more effectively administer the PDP in a clear and consistent manner. It will also improve efficiency for plan users by directing them to the information they need to fully understand these rules.

##### Costs and benefits

70. The benefit of this recommendation is that drafting errors will be removed from the PDP, and its consistency will be improved. This is because references to Ngāi Tahu cultural values should have been included in the provisions listed in para. 52 at the time of drafting. The cost of this recommendation is that, as the specific wording being recommended differs slightly from the wording proposed by S139.091, minor additional resourcing and time will likely be required to discuss this matter further with the submitter to develop agreed wording.

Risk of acting or not acting

71. There is a risk of inconsistency across the plan if the recommended amendment is not made. There is also the risk of policy being unnecessarily ambiguous without the references to MW-2.3 being included in rule wording.

Conclusion as to the most appropriate option

72. The recommended amendments are considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP. More specifically, the recommended amendments improve consistency across the plan, and improve the plan user experience.

**6.4.6 Section 32AA Evaluation – S139.040**

73. The following evaluates my recommendation to amend various aspects of the whole plan under section 32AA of the RMA in response to S139.040.

Effectiveness and efficiency

74. My recommendation to amend references to 'Ngāi Tahu values' throughout the PDP to add more detailed description of particular effects to be avoided, remedied or mitigated will enable the Council to more efficiently administer the PDP. This is because adding specificity to the provisions will provide an additional level of guidance to decision-makers for what constitutes impacts on Ngāi Tahu cultural values in the context of each rule.

75. This recommendation, however, may make the PDP less efficient in considering all impacts on Ngāi Tahu cultural values as it may create exhaustive lists of considerations, thus excluding the consideration of impacts on Ngāi Tahu cultural values not explicitly listed in the rule wording.

Costs and benefits

76. The benefit of this recommendation is that it may reduce the costs associated with engaging with mana whenua in decision making by reducing the scope for when this engagement may be needed. Another benefit may be that decision-makers have clearer direction within the rules as to which Ngāi Tahu cultural values should be considered under each rule which provides certainty that these impacts will be considered whenever the relevant rule is triggered. A cost, however, will be that of additional Council resourcing and time to discuss this matter further with mana whenua to agree on appropriate replacement wording in all relevant provisions.

Risk of acting or not acting

77. There is a risk that by acting, the PDP approach to managing SASM in accordance with an Āpiti Hono Tātai Hono-informed approach may be weakened. There is also a risk that the plan review process may be delayed to allow for Council and mana whenua to develop appropriate replacement wording for relevant provisions. If no action is taken, however, there is a risk that the Council is not recognising the rangatiratanga of mana whenua which extends to their right to choose how their kaitiakitanga responsibilities are reflected in the PDP.

#### Conclusion as to the most appropriate option

78. The recommended amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP. This is largely due to it being a more appropriate way to adhere to S6(e), S7, and S8 of the Act, and due to the clarity it provides plan users and decision-makers.

## **6.5 General submissions**

### **6.5.1 Matters raised by submitters – MW-General**

79. Heritage New Zealand Pouhere Taonga [S123.004], supported by the further submissions of Federated Farmers [FS17.001] and Transpower New Zealand Limited [FS30.036], support in part the PDP decision not to include individually mapped SASM. Southland District Council [S146.008], Hokonui Rūnanga Inc [S139.093], and McNabb Management Ltd [S103.031] however, support this approach.
80. Heritage New Zealand Pouhere Taonga [S123.004] support the underlying approach of controlling activities that are likely to have adverse effects, however they recommend adding additional layers of protection to areas of “significant cultural value” through the use of targeted provisions at individually identified sites. This, they consider, would more appropriately reflect the principles of Te Tiriti. They also raise a concern that the PDP approach to managing impacts on Ngāi Tahu cultural values will create an administrative burden for GDC, and that further detail is required in the MW chapter to explain how GDC and mana whenua will manage this increased workload. Further submissions from Federated Farmers [FS17.001] and Transpower New Zealand Limited [FS30.036] support submission point S123.004.
81. Southland District Council [S146.008] support the approach the PDP has taken to managing SASM. They have not provided any reasoning for their position. The scope of S139.093 (Hokonui Rūnanga Inc) and S103.031 (McNabb Management Ltd) also indicates support for the approach from these submitters.

### **6.5.2 Assessment**

82. As part of drafting the PDP, GDC worked closely with mana whenua to understand their perspectives on best practice protection for ‘sites of cultural significance’ to Māori. GDC were directed towards *Āpiti Hono Tātai Hono: Ngā Whenua o Ngāi Tahu ki Murihiku – Stage 1 Southland Cultural Landscape Assessment Study*. This report outlined their perspective that all parts of their takiwā held cultural significance to them, and therefore mapping individual ‘sites of cultural significance’ was both inappropriate and redundant. Mana whenua communicated

that it was redundant because it would result in identifying the entirety of their takiwā as culturally significant on PDP planning maps. They considered it to be inappropriate because, if only a limited number of sites were identified (as is sought by S123.004), it would imply that other unlisted sites were of less significance and value to mana whenua – which is untrue and disrespectful. This perspective is reinforced in the HS2 planning evidence of Dr Murchison, where she states:

*“Within Te Ao Tahu (Ngāi Tahu worldview), whenau [sic] (land) and wai (water) is not valued relative to its environmental condition. All whenua is highly valued and I have been told by Ngāi Tahu kaumatua that identifying some land or water bodies in the takiwā as ‘outstanding’ is akin to ‘picking a favourite child.’”<sup>11</sup>*

83. I note that Hokonui Rūnanga Inc [S139.093] have submitted in support of the underlying principles guiding the current approach to managing impacts on Ngāi Tahu cultural values.<sup>12</sup> I consider mana whenua to be best placed to decide how their relationship with their takiwā and their associated kaitiaki responsibilities are interpreted within an RMA framework based on my interpretation of S6(e), S7, and S8. Therefore, I consider supporting the preferences of mana whenua in this context to be a more appropriate reflection of Te Tiriti principles than the relief sought by Heritage New Zealand Pouhere Taonga [S123.004] and their associated further submitters (FS17.001 and FS30.036). This also echoes S146.008 and their support for the MW chapter generally.

84. I also recognise the concern raised by Heritage New Zealand Pouhere Taonga [S123.004] and their associated further submitters (FS17.001 and FS30.036) regarding the administrative burden they perceive this approach may cause. I note that the current wording of the MW chapter confirms that a process will be developed in line with the Charter of Understanding GDC hold with Hokonui Rūnanga, which confirms the framework, but places the process itself outside of the plan. This allows the process – of which one is already in place for processing resource consents under the operative Gore District Plan - to be adapted over time as best practice evolves. It is also worth noting that the way decision-makers incorporate information on the cultural impacts of a proposed activity is unchanged by the SASM approach taken in the PDP. This approach is set out in the RMA, and is therefore not specific to this plan or district.<sup>13</sup>

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<sup>11</sup> Statement of Evidence of Dr Lynda Murchison on behalf of Hokonui Runanga Inc in the matter of submissions by Hokonui Rūnanga Inc in relation to Hearing Stream 2, 10th June 2024 (para. 44)

<sup>12</sup> Hokonui Rūnanga Inc [S139] have, however, submitted a number of amendments to its implementation within the PDP, namely S139.040, S139.039, and S139.091.

<sup>13</sup> See S6(e) of the RMA.



85. I also note that, based on advice from the GDC planning team, there were a total of 86 resource consent applications lodged with GDC in 2023. This averages at less than two consent applications a week. Whilst I accept that the new approach to managing Ngāi Tahu cultural values under the PDP may appear to generate significantly more consents, I also note that of all of the references to impacts of Ngāi Tahu cultural values throughout the PDP, no activities require a resource consent solely on the grounds of their potential impacts on Ngāi Tahu cultural values. Where there is a matter of discretion related to Ngāi Tahu cultural values, it is one of several for that activity, which indicates that the PDP approach to managing impacts on Ngāi Tahu cultural values will not be solely responsible for an increase in resource consents received by GDC.
86. The PDP's approach to managing SASM will be assessed in the s42A report for the SASM chapter, at which point the appropriateness or otherwise of amending the PDP to include individually scheduled SASM will be assessed further. As part of this process, amendments may be recommended to the MW chapter as consequential amendments.

### 6.5.3 Recommendation

87. No amendments are recommended.
88. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

## 6.6 MW-1

### 6.6.1 Matters raised by submitters – MW-1

89. Hokonui Rūnanga Inc [S139.093] and McNabb Management Ltd [S103.031] support, Environment Southland [S85.067] oppose in part, and David Pullar [S133.002] – supported by the further submission of Yrless Limited [FS21.008] - oppose MW-1. Environment Southland [S85.067], David Pullar [S133.002], and Yrless Limited [FS21.008] oppose/oppose in part due to the PDP decision not to include individually mapped SASM.
90. David Pullar [S133.002] requests that areas that are of “greater than general mana whenua significance” be identified in the Plan, and that specific mitigation measures be attached to each site. The submitter considers the current PDP approach of acknowledging the relationships Ngāi Tahu hold with the natural environment as being too general, and as such would create too much uncertainty and cost for plan users. This submission point is supported by further submissions by Yrless Limited [FS21.008], who are concerned that a lack of specificity and supporting documents may mean that mana whenua interests are not correctly considered and included when undertaking development proposals.
91. Environment Southland [S85.067] support the approach the PDP has taken to managing SASM, however, they recommend adding reference to the Āpiti Hono Tātai Hono framework to the chapter to indicate that it will be used to identify and articulate values during decision making. The scope of S139.093 (Hokonui Rūnanga Inc) and S103.031 (McNabb Management Ltd) also indicates support for MW-1 from these submitters as they note that they support the entirety of the PDP as drafted except where otherwise noted.

## 6.6.2 Assessment

92. S133.002, lodged by David Pullar and supported by Yrless Limited [FS21.008], relates closely to the submission points discussed above in Section 6.5.2. The majority of the assessment in that section apply to my assessment of S133.002 and FS21.008, therefore, for the conciseness of this report, I direct the reader to the aforementioned section. I do, however, paraphrase the following part of Section 6.5.2 in para 94 below, due to its particular relevance here.
93. I note that of all of the references to impacts of Ngāi Tahu cultural values throughout the PDP, no activities require a resource consent solely on the grounds of their potential impacts on Ngāi Tahu cultural values. Where this is a matter of discretion related to Ngāi Tahu cultural values, it is one of several for that activity, which indicates that the PDP approach to managing impacts on Ngāi Tahu cultural values will not result in an increased need to acquire resource consent.
94. Additionally, I recognise the concerns of S133.002 and FS21.008 that relate to a perceived ambiguity regarding what mana whenua cultural values should be considered on a case-by-case level. I first highlight that each provision requiring impacts on Ngāi Tahu cultural values be considered directs the plan user to a list of values and their explanations in the MW chapter of the plan.<sup>14</sup> I also highlight that the MW chapter contains contact details for relevant mana whenua groups – of which there is only one in the Gore District – and that it is common practice to seek advice from technical experts (of which mana whenua are in this context) when an individual desires a deeper understanding of the feasibility of a proposed activity. Therefore, I consider the level of detail provided in the PDP to be sufficient to address this concern.
95. Environment Southland’s [S85.067] recommendation to explicitly reference the Āpiti Hono Tātai Hono framework within the chapter compels both GDC and mana whenua to use this tool for assessing cultural values. This approach risks excluding other frameworks from being used where there may be more culturally, operationally, or financially appropriate options available. For example, assessments using the Āpiti Hono Tātai Hono framework were prepared by mana whenua to assist Council in understanding the impacts on Ngāi Tahu cultural values from potentially rezoning land at McNabb from rural to industrial. This was a complex piece of work that provided in-depth detail on the wide range of cultural impacts that various activities enabled by this proposed rezoning could cause across a large area. Undertaking this style of assessment for small-scale individual activities - for example, earthworks to install a

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<sup>14</sup> Note: S139.091 highlighted a small number of instances where references to MW-2.3 had been omitted from relevant PDP rules. These references have been identified and recommended for correction a part of the S42A report.

private backyard swimming pool - may be excessive and unnecessary from the perspective of mana whenua, and they may recommend a less resource-intensive approach be taken in these instances.<sup>15</sup> The PDP wording as drafted allows for this level of flexibility, especially for small-scale activities that mana whenua may consider better suited to alternative assessment frameworks.

### **6.6.3 Recommendation**

96. No amendments are recommended.

97. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

## **6.7 MW-2.3.2**

### **6.7.1 Matters raised by submitters – MW-2.3.2**

98. The Greenbriar Ltd. submission [S128.007] supports in part specific wording in this section describing mana whenua perspectives on the environmental impacts of mining and other primary production land uses. The current wording states that land uses such as mining contribute to ecological degradation in the district. The submitter seeks that this wording be amended, as they consider this to only be the case if an operator does not appropriately manage their environmental impacts.

99. In their further submission, Hokonui Rūnanga Inc [FS20.028] supports in part the position of The Greenbriar Ltd [S128.007]. They note, however, that they want to be involved in the amending of this provision.

### **6.7.2 Assessment**

100. The proposed rewording offered by Greenbriar Ltd [S128.007] does not appear to change the intent of this section. It also leads to no consequential policy amendments. Instead, it adds minor nuance to the text in a way that may potentially encourage operators to seek out ways to appropriately manage their environmental impacts alongside mana whenua.

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<sup>15</sup> Note: this example is hypothetical only, and the suggestion that this type of activity may require an assessment of cultural effects and/or resource consent may not be accurate in the context of Gore District.

101. It is important to note, however, that the text in question was drafted by mana whenua as part of the co-drafting of the PDP. For this reason, any changes to this text should be made with their input. This is because this text reflects the values and perspectives of mana whenua – not the Council.

### 6.7.3 Recommendation

102. I recommend, for the reasons given above, that the proposed rewording offered by Greenbriar Ltd be accepted in their entirety, subject to feedback from Hokonui Rūnanga Inc [FS20]. These tentative recommended changes are shown in **Appendix B**.

### 6.7.4 Section 32AA Evaluation

103. The following evaluates the recommendation to amend MW2.3.2 under section 32AA of the RMA, in response to S128.007

#### Effectiveness and efficiency

104. The recommendation will enable the Council to effectively administer the PDP in a clear and consistent manner.

#### Costs and benefits

105. The benefits of the recommended amendment are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a nuanced manner. There are no apparent costs with the recommendation.

#### Risk of acting or not acting

106. There is the potential for some resource-users within the district to feel misrepresented if the recommended amendment is not made. There is a minor risk of causing offense to mana whenua if the recommended amendment is made without the support of Hokonui Rūnanga Inc. This risk can be mitigated by seeking their input, as they have requested in FS20.028.

#### Conclusion as to the most appropriate option

107. The recommended amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP. More specifically, it reflects the concept of sustainable management and the dual purpose of the Act more appropriately by acknowledging that development in some cases can be undertaken in ways that avoid, remedy, or mitigate any adverse effects of activities on the environment.

## 6.8 MW-2.4

### 6.8.1 Matters raised by submitters – MW-2.4

108. The Southland Federated Farmers of New Zealand submission [S126.054 / S126.175] opposes the PDP's approach to acknowledging the relationships Ngāi Tahu hold with the natural

environment in the SASM chapter.<sup>16</sup> Five other submitters - Kevin Robertson [S115.055 / S115.176], Ronald Crispin [S60.057 / S60.178], Rural Ratepayers Group [S143.066 / S143.187], Alistair & Bernadette Hunt [S148.067 / S148.188], and John Baynes [S68.175 / S68.296] - noted their support for matters raised in the Southland Federated Farmers of New Zealand submission, which includes point S126.054/S126.175.<sup>17</sup> The scope of S139.093 (Hokonui Rūnanga Inc) and S103.031 (McNabb Management Ltd) indicate these submitters support for MW-2.4 as originally drafted.

109. Transpower New Zealand Limited [FS30.005, FS30.043, FS30.078, FS30.047, FS30.067, FS30.072] also lodged further submissions in support of submissions S126.054, S115.055, S60.057, S143.066, S148.067, and S68.175. Hokonui Rūnanga [FS20.022 / FS20.021] has lodged a further submission in partial opposition to the Southland Federated Farmers of New Zealand submission [S126.054 / S126.175].<sup>18</sup>

110. The PDP's approach to acknowledging the relationships Ngāi Tahu hold with the natural environment is described in MW-2.4 with the following text:

*“ A specific example is the approach this plan has taken to acknowledging the relationships Ngāi Tahu hold with the natural environment is the SASM chapter. Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of ‘Sites and Areas of Significance to Māori’, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters. These are then reinforced by objectives and policies in the SASM chapter. This ensures that this relationship is considered whenever a high-risk activity takes place – as opposed to considerations of Ngāi Tahu cultural values being restricted to selected locations.”*

111. The group of submitters and further submitters that oppose this approach, led by Federated Farmers of New Zealand [S126.054 / S126.175], are concerned that it will slow down the ability for farmers to carry out basic farming duties. In their submissions they have then listed 91

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<sup>16</sup> Note: The Southland Federated Farmers of New Zealand submission points S126.054 and S126.175 consist of identical wording. S126.175 was raised as a ‘whole of plan’ issue, whereas S126.054 was raised as a MW-2.4 issue. For succinctness, both submission points are addressed together in this section. Each submission point is, however, addressed individually in Appendix 2.

<sup>17</sup> Note: As above, in relation to submission points S115.055 and S115.176 (Kevin Robertson), S60.057 and S60.178 (Ronald Crispin), S143.066 and S143.187 (Rural Ratepayers Group), S148.067 and S148.188 (Alistair & Bernadette Hunt), and S68.175 and S68.296 (John Baynes).

<sup>18</sup> FS20.022 and FS20.021, the two further submission points from Hokonui Rūnanga addressing the duplicated Federated Farmers of New Zealand submission points S126.054 and S126.175, have been discussed together for consistency within this document.

activities that would require consideration of their impacts on Ngāi Tahu cultural values – many of which they consider would hinder day-to-day primary production activities. They “acknowledge[e] the Māori view of guardianship over land, areas of interest and landscapes”, but assert that “the rights of landowners are paramount and must be prioritised”.

112. This group of submitters and further submitters led by Federated Farmers of New Zealand [S126.054 / S126.175] request that the wording quoted above in para. 110 be deleted. Consequentially, they seek that specific, discrete, SASM be mapped and included in the Plan alongside individual provisions for activities at place.

113. In their further submission, Hokonui Rūnanga Inc [FS20.022 / FS20.021] consider the relief sought by Southland Federated Farmers of New Zealand submission [S126.054] as not capable of achieving the purpose of the RMA, or of giving effect to the Southland Regional Policy Statement. They also attest that it is not the role of a third party to tell mana whenua how to understand or express their relationship with the whenua and wai of their takiwā.

114. However, the Further Submitter [FS20.022] agrees that the Gore District Plan should include a more explicit land classification approach whereby mana whenua identify the values associated with each part of the takiwā and can have more tailored policies and targeted rules.

## 6.8.2 Assessment

115. The wording submitters request be removed describes the approach the PDP has taken to acknowledging the relationships Ngāi Tahu hold with the natural environment. Section 6(28)(vii) of The National Planning Standards require that the Mana Whenua chapter of a district plan consider “an explanation of how hapū or iwi values have been considered when preparing the policy statement or plan, or are reflected in the policy statement or plan”. If this text was deleted, then the true extent of how hapū or iwi values have been considered when preparing PDP would not be accurately explained. For this reason, it would be inappropriate to delete the wording in question.

116. Notwithstanding the above procedural issue, I acknowledge the list of 91 “day-to-day primary production activities” that the group of submitter and further submitters led by Federated Farmers of New Zealand [S126.054 / S126.175] consider would now require a resource consent under the PDP approach to managing SASM. As per their submissions, a major part of their opposition to matters in MW-2.4 relate to the perceived increased administrative burden this approach to managing SASM will put on farmers. Their list of “day-to-day primary production activities” include activities such as:

- Running retirement facilities in the general residential zone
- Undertaking temporary military training
- Erecting cultural markers such as pou whenua

I struggle to understand how these are “day-to-day primary production activities”.

117. Setting aside the relevance (or otherwise) of these activities to day-to-day primary production, I have reviewed all 91 activities identified by Southland Federated Farmers of New Zealand

[S126.054 / S126.175] and found that over 84% do not require a resource consent unless an activity or standard condition cannot be met in another rule. I also note that none of the conditions that must be met to avoid requiring a resource consent relate to Ngāi Tahu cultural values. Of the remaining fourteen activities, none require a resource consent solely on the grounds of their potential impacts on Ngāi Tahu cultural values. Therefore, I can see very little merit in the arguments made by Southland Federated Farmers of New Zealand [S126.054 / S126.175], Kevin Robertson [S115.055 / S115.176], Ronald Crispin [S60.057 / S60.178], Rural Ratepayers Group [S143.066 / S143.187], Alistair & Bernadette Hunt [S148.067 / S148.188], John Baynes [S68.175 / S68.296], and Transpower New Zealand Limited [FS30.005, FS30.043, FS30.078, FS30.047, FS30.067, FS30.072].

118. In their further submission, Hokonui Rūnanga Inc [FS20.022 / FS20.021] state that the relief sought by Southland Federated Farmers of New Zealand submission [S126.054/ S126.75] is not capable of achieving the purpose of the RMA, or of giving effect to the Southland Regional Policy Statement. I agree with this assessment, as there is clear direction in both documents regarding the rights and interests of Māori, and how these must be addressed in lower order documents such as a district plan.<sup>19</sup> Adopting the relief sought by Southland Federated Farmers of New Zealand [S126.054 / S126.175], Kevin Robertson [S115.055 / S115.176], Ronald Crispin [S60.057 / S60.178], Rural Ratepayers Group [S143.066 / S143.187], Alistair & Bernadette Hunt [S148.067 / S148.188], John Baynes [S68.175 / S68.296], and Transpower New Zealand Limited [FS30.005, FS30.043, FS30.078, FS30.047, FS30.067, FS30.072] would result in GDC not meeting its responsibilities under these higher order documents, and thus not complying with legislation.

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<sup>19</sup> For example: S6(e), S7, S8 of the RMA (included in full in footnotes 6, 7, and 8), and Policy TW.4 of the Southland Regional Policy Statement which reads:

*“Policy TW.4 – Decision making*

*When making resource management decisions, ensure that local authority functions and powers are exercised in a manner that:*

*(a) recognises and provides for:*

*(i) traditional Māori uses and practices relating to natural resources (e.g. mātaimai, kaitiakitanga, manaakitanga, matauranga, rāhui, wāhi tapu, taonga raranga);*

*(ii) the ahi kā (manawhenua) relationship of tangata whenua with and their role as kaitiaki of natural resources;*

*(iii) mahinga kai and access to areas of natural resources used for customary purposes;*

*(iv) mauri and wairua of natural resources;*

*(v) places, sites and areas with significant spiritual or cultural historic heritage value to tangata whenua;*

*(vi) Māori environmental health and cultural wellbeing.*

*(b) recognises that only tangata whenua can identify their relationship and that of their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.”*

119. It must also be acknowledged, however, that the further submission of Hokonui Rūnanga Inc [FS20.022] suggests that mana whenua are now supportive of an alternative approach to managing SASM – potentially one where sites are mapped. This appears to be inconsistent with their position whilst co-drafting the PDP, and the content of their original submission. However, they are within their statutory rights to do so.

120. This potential change of position will heavily influence recommendations made as part of the SASM s42a. Therefore, it would be useful to for the Council to discuss this matter further with mana whenua to better understand their position on this matter and their preferred path forward. If decisions are made about the PDP approach to managing SASM as part of the SASM s42a, then amendments such as the one proposed under these submission points should be made as a consequential amendment.

### 6.8.3 Recommendation

121. I recommend, for the reasons given above, that the deletions requested should be rejected, unless required as a consequential amendment to the SASM chapter. I also recommend further discussions with Hokonui Rūnanga Inc [FS20.022] to understand their updated position on managing SASM.

122. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

## 6.9 Interpretation (mahinga kai)

### 6.9.1 Matters raised by submitters – Interpretation (mahinga kai)

123. Stoney Creek Station Limited [S3.097] has requested that the definition of ‘mahinga kai’ in the Interpretation section of the PDP be amended to refer to the description of this term provided in the MW chapter. Ten other submitters - Trudy Bokser [S113.097], Nathan Bokser [S116.097], Greg Bokser [S117.097], AW + JA Johnston Family Trust [S118.097], Reaby Downs Farm Ltd [S18.099], Karen Temple [S19.099], Sarah and Peter Barclay [S20.099], Helen McIntosh [S24.099], John Baynes [S68.101], and Peters Farm Ltd Karen Peters [S127.133], - noted their support for matters raised in the Stoney Creek Station Limited submission, which includes point S3.097.

124. S3.097 has also been supported via further submissions by Federated Farmers [FS17.098]. Department of Conservation [S109.008], however, support the definition as drafted. The scope of S139.093 (Hokonui Rūnanga Inc) and S103.031 (McNabb Management Ltd) also indicates support for the definition as drafted from these submitters.

125. The group of submissions led by Stoney Creek Station Limited [S3.097 & S113.097, S116.097, S117.097, S118.097, S18.099, S19.099, S20.099, S24.099, S68.101, S127.133] consider it more appropriate for the Interpretations section to link to the description of ‘mahinga kai’ provided in the MW chapter for consistency and conciseness. Federated Farmers [FS17.098] agrees, considering the PDP definition of ‘mahinga kai’ to be too long for the interpretation section.



126. Department of Conservation [S109.008], however, support the definition as drafted and request it be retained as notified. The broad scope of S139.093 (Hokonui Rūnanga Inc) and S103.031 (McNabb Management Ltd) also indicate that they support the notified version of this definition. None of these submitters, however, have provided reasoning for why they have requested this definition be retained as notified.

### 6.9.2 Assessment

127. Whilst I acknowledge the position of Department of Conservation [S109.008], Hokonui Rūnanga Inc [S139.093], and McNabb Management Ltd [S103.031], I am more inclined to agree with the group of submissions and further submissions led by Stoney Creek Station Limited [S3.097 & S113.097, S116.097, S117.097, S118.097, S18.099, S19.099, S20.099, S24.099, S68.101, S127.133, FS17.098]. It is important for plans to be concise, consistent, and easy for plan-users to understand. The amendment proposed by Stoney Creek Station Limited [S3.097] retains the meaning of the term, but presents it in a more concise way for plan users.

128. Additionally, neither Department of Conservation [S109.008], Hokonui Rūnanga Inc [S139.093], or McNabb Management Ltd [S103.031] have provided a reasoning for retaining this definition as drafted. Therefore, it is difficult to weigh up these submission points against those in conflict with them.

### 6.9.3 Recommendation

129. I recommend, for the reasons given above, that the proposed rewording collectively offered by Stoney Creek Station Limited [S3.097], Trudy Bokser [S113.097], Nathan Bokser [S116.097], Greg Bokser [S117.097], AW + JA Johnston Family Trust [S118.097], Reaby Downs Farm Ltd [S18.099], Karen Temple [S19.099], Sarah and Peter Barclay [S20.099], Helen McIntosh [S24.099], John Baynes [S68.101], and Peters Farm Ltd Karen Peters [S127.133] be accepted in its entirety. This recommended change is shown in **Appendix A**.

### 6.9.4 Section 32AA Evaluation

130. The following evaluates my recommendation to amend MW2.3.2 under section 32AA of the RMA, in response to S3.097, S113.097, S116.097, S117.097, S118.097, S18.099, S19.099, S20.099, S24.099, S68.101, and S127.133.

#### Effectiveness and efficiency

131. This recommendation to align the definitions of 'mahinga kai' within the PDP will enable the Council to effectively administer the PDP in a clear and consistent manner.

#### Costs and benefits

132. The benefits of this recommendation are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs with this recommendation.

#### Risk of acting or not acting

133. There is the potential for the plan to be unnecessarily wordy if the recommended amendment is not made. There is a minor risk of causing offense to mana whenua if the recommended amendment is made without the support of Hokonui Rūnanga Inc.

Conclusion as to the most appropriate option

134. The recommended amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP. More specifically, it adds consistency and conciseness to the PDP, thus making the PDP more able to promote sustainable management of natural and physical resources.

## 7. Conclusions

135. This report has provided an assessment of submissions received on the Mana Whenua Chapter and other associated matters of the PDP.

136. The majority of submissions – including submission from mana whenua - opposed or requested amendments to the approach the PDP has taken to managing impacts on Ngāi Tahu cultural values. Where submitters have sought relief on this matter inconsistent with relief sought by mana whenua it has largely been rejected as, generally speaking, mana whenua perspectives should be prioritized when deciding how impacts on Ngāi Tahu cultural values should be appropriately managed within an RMA context. Whilst submitters raised a range of concerns about the approach used in the PDP, I do not consider any of these concerns to outweigh the statutory and Te Tiriti-based responsibilities GDC have to manage the impacts of activities on Ngāi Tahu cultural values in ways that reflect mana whenua tikanga and mātauranga. Where amendments have been sought by mana whenua these have largely been accepted or accepted in part unless a statutory or technical issue conflicted with the relief sought. In some cases, further discussion with mana whenua has been recommended to enable Council and mana whenua to better understand the intent of some submission points.

137. Other submitters proposed minor wording changes to the description of the environmental impacts of primary production and mining, the definition of ‘mahinga kai’, and mana whenua engagement with Council. Points related to the description of environmental impacts of primary production and mining, and the definition of ‘mahinga kai’ were accepted in full, whilst points relating to engagement processes were rejected as the current PDP wording was deemed sufficient. Finally, a number of minor amendments were requested to refine the terminology used to discuss the Ngāi Tahu cultural values and relationships to place. These were accepted in part, and have resulted in a number of minor consequential amendments throughout the PDP. These amendments, however, would benefit from being discussed further with Hokonui Rūnanga Inc [S139] (who sought these changes) pre-hearing to develop alternative agreed wording if they consider the recommended amendments unsatisfactory.

138. I consider that the submissions on the Mana Whenua Chapters assessed in this report be accepted, accepted in part, rejected or rejected in part, as set out in my recommendations in this report including **Appendix B**.

139. Overall, I recommend that the provisions are amended as shown in **Appendix A** for the reasons set out in this report. The main changes recommended include:

- Minor wording changes to MW-2.2
- Minor wording changes to MW-2.3.2
- Amendments to the definition of 'mahinga kai' in the Interpretations section of the PDP
- Minor amendments to the following plan provisions in other chapters:
  - NOSZ-R6
  - NOSZ-R8
  - ENRG-S1
  - NH-R2
  - NOISE-R4
  - NOISE-R5
  - NOISE-R10
  - SIGN-R6
  - SIGN-S1
  - LIZ-R5

140. All of these amendments either add nuance, clarity or conciseness to the PDP. I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of the PDP and other relevant statutory documents, for the reasons set out in the Section 32AA evaluations undertaken throughout this report.

## Appendix A – track change amendments

### Interpretation

#### Definitions

<b>Mahinga Kai</b>	<p>Means the same as outlined in MW – 2.3.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. <del>As a result of this practical focus, mahinga kai is considered by Hokonui Rūnanga to be, in today's language, the principal 'environmental indicator' in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hokonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hokonui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</del></p>
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### Mana Whenua

#### 1. Overview

The content of this Chapter has been prepared in accordance with the National Planning Standards to include:

1. A history of the hapū or iwi within the District
  - a. The relationship of hapū or iwi with their takiwā;
  - b. Environmental management perspectives and values of hapū or iwi;
  - c. A description of resources of significance to tangata whenua or mana whenua;
  - d. where agreed with the iwi authorities, a list of relevant iwi authorities. Where possible this should include links to iwi authority websites;
  - e. An explanation of how hapū or iwi values have been considered when preparing the policy statement or plan, or are reflected in the policy statement or plan;
  - f. An overview of resource management arrangements from any Treaty settlement and post-treaty settlement agreements;
  - g. A list of any statutory acknowledgements for the district and region, and a brief explanation of how they affect the policy statement or plan and are reflected in policy statement or plan provisions. Where possible this should include a link to the relevant statutory acknowledgement legislation;

- h. a list of formal relationships agreements between tangata whenua/mana whenua and the local authority as they relate to resource management functions. These may include memoranda of understanding, mana whakahono a rohe or iwi participation arrangements, co-management agreements, joint management agreements, or transfer of powers under RMA section 33. Where agreed with tangata whenua/mana whenua this list should include links to these relationship agreement documents;
  - i. a list of hapū or iwi planning documents lodged with the local authority. Where agreed with tangata whenua/mana whenua this should include links to the planning documents;
2. a description of how the local authority has taken the hapū or iwi planning documents into account in the policy statement or plan
    - a. an explanation of how hapū or iwi planning documents are used if relevant and agreed, parts of the hapū or iwi planning documents any specific involvement and participation or RMA consultation processes with tangata whenua/mana whenua: required by the RMA, in relationship agreements, or in hapū or iwi planning documents;
  3. a description of best practice involvement, participation or RMA consultation processes with hapū or iwi, as agreed with specific hapū or iwi. This may include a link or reference to external best practice processes documents
    - a. an explanation of the purpose of any involvement, participation or RMA consultation processes;
    - b. how the involvement, participation or RMA consultation processes are given effect to;

This chapter contains no objectives, policies, rules or standards so is given effect to throughout the other chapters of the District Plan.

Note on dialect: In Ngāi Tahu/ Kāi Tahu dialect, 'k' is used interchangeably with 'ng'. This Plan has predominantly used the 'ng' spelling of words (e.g. mahinga kai), but it is also common and correct to see and use the 'k' spelling (e.g. mahika kai).

## 2. Recognition of hapū and iwi

### 2.1 Pepeha

Ko aku waka whakairo ko Takitimu ko Uruao  
 Kei runga ko Ōparure  
 Kei raro ko Mataura e rere ki te moana o te Ara a Kiwa  
 Ko Maruawai taku whenua taurikura e takoto nei  
 Takoto mai ko Matamata, te mōkai tapu ō Rakitauneke, te taniwha  
 Ko Te Au-nui Pihapha Kanakana te rere  
 Ko Hoka-nui, Kowhaka-ruru, Tarahau-kapiti ngā puke  
 Ko Tūtemakohu raua ko Te Rakitauneke ngā tīpuna  
 Tū mai ko O Te Ika Rama, te whakaruruhau o te mano  
 Tēnei te reo ō Waitaha, Ngāti Māmoe, Ngāti Kuri, Ngāi Tahu ngā iwi

The term 'mana whenua' refers to a specific Māori kinship group who have customary authority over, and a responsibility to, a particular geographic area and its resources. Mana whenua have a deep relationship with their natural environment, and specific rights and responsibilities to contribute to environmental decision-making, entrenched in tikanga Māori, Te Tiriti o Waitangi, and

various legislation. It is this relationship and right that obligates mana whenua to advocate for and protect their natural environment. In the context of the Gore District, Ngāi Tahu whānui are recognised as mana whenua, and are represented locally by Hokonui Rūnanga.

## 2.2. Ngāi Tahu Whānui, Hokonui Rūnanga, & the Gore District

Ngāi Tahu – and by extension, Hokonui Rūnanga - has centuries' long customary associations, rights, relationships and interests in the Gore District and its taonga/resources. These relationships are both historical and contemporary, and include whakapapa, place names, mahinga kai, tribal economic development, and landholdings. In our takiwā (area), Hokonui Rūnanga represent mana whenua, so exercise rangatiratanga and kaitiakitanga for the taiao (environment), and those species that live within it, in formal processes, and support whānau members to exercise these rights and responsibilities in other contexts.

Ngāi Tahu have a long history and relationship with the region spanning centuries, with extended periods of settled occupation (e.g. Tuturau) coupled with seasonal practices (e.g. at Te Au Nui Pihapiha Kanakana/Mataura Falls). Tūpuna and their histories are eternally acknowledged in the form of placenames and ~~sites of significance~~ [Hokonui Rūnanga Inc to recommend replacement wording]. This connection also spans a continuum of time and whakapapa with metaphysical and physical elements binding us with the land, waters, and taonga/resources of the region. Hapū and whānau retain historical and contemporary links with mahinga kai sites in the region, especially where customary practices can be continued.

Ngāi Tahu history cloaks the landscape, comprising of many memories and layers that evolve with each generation. These memories build the collective connection to place, as well as associated cultural heritage and identity. This history is not static – it grows with each day. One place of particular importance is the Hokonui Hills. The Hokonui Hills tell the story of the tupuna Te Rakitauneki, the Kāti Māmoe chief whose famous taniwha/spiritual guardian Matamata now forms the profile of the Hokonui Hills. Matamata formed the Hokonui Hills after he turned to stone on learning of the death of Te Rakitauneki. Another is Te Au Nui Pihapiha Kanakana/Mataura Falls. Whilst Paroparo Te Whenua, a historic Kāti Māmoe rangitira/leader, camped near Haumuri (modern-day Croydon Bush) it rained heavily, causing the Mataura River to flood. After the flood had receded, Paroparo Te Whenua noticed birds gathering at Te Au Nui Pihapiha Kanakana. He sent some of his people to investigate, and they found that the birds were feasting on a large number of kanakana/lamprey eels that had been left stranded by the receding flood waters. Since that time, generations of Waitaha, Kāti Māmoe, and Ngāi Tahu have gathered kanakana for their whānau from Te Au Nui Pihapiha Kanakana. Tuturau Māori Reserve also holds an important place in the landscape due to its status as an historic kaik/settlement and battle site.

Many important taonga tuku iho, sites, ara tawhito, and resources cross the region, and regardless of the condition they may now be in, or the value on which the wider community places on them, they remain important to Ngāi Tahu identity and our sense connection and relationship with place. Cultural and economic redress from the Ngāi Tahu Treaty Settlement in 1998, O Te Ika Rama Marae, and the establishment of the first freshwater mātaimai in New Zealand at Mataura, continue to build the modern history of Ngāi Tahu in the region - as do our long-standing Ngāi Tahu residents, and the contributions Hokonui Rūnanga make to the wider community.

## 2.3 Mana Whenua & Te Taiao Cultural Values

Hokonui Rūnanga hold a range of overarching values for environmental decision-making. These overarching values are grounded in Ngāi Tahu cultural values. Some of these are listed below:

**Kaitiakitanga:** Kaitiakitanga governs the way humans interact with ecosystems. The notions of reciprocity and maintaining balance within nature underpin Ngāi Tahu uses and practices. Balance requires respect to be shown when interacting with the environment and use of the resource (within

limits) afforded by healthy ecosystems. Ngāi Tahu whānui continue to have a duty to protect the natural world they are part of. Hokonui Rūnanga, as kaitiaki, work actively to ensure that ecological, spiritual, cultural, and mahinga kai values of our takiwā are upheld and sustained for future generations.

**Whakapapa:** In a Māori worldview, everything has its own whakapapa (genealogy). Whakapapa is about the relationships between all life forms and phenomena, as well as to people and atua (deities). Whakapapa describes bonds, relationships, and connections: the linking of all things. No distinction is made between the inanimate and the animate, or between abiotic and biotic. Māori relationships with the world are part of this indivisible whakapapa linkage. For Hokonui Rūnanga, water is the medium flowing through the takiwā that makes these connections. Whakapapa is also central to mahinga kai activities, which like many other activities, are built around collective action when using sites.

**Mauri:** Mauri is a central component of Māori perspectives on the environment. It can be defined as the life principle, life supporting capacity, or life force present in all things. Protecting the mauri of a resource is a fundamental management principle for Māori. Hokonui Rūnanga treasure the mauri of freshwater, land, and other resources, and experience cultural harm, offence, and distress when that mauri is degraded. The overuse, depletion, or destruction of natural resources leads to a diminishment of mauri. This is unacceptable to us. Any alteration of the natural environment, including impacts on flora and fauna, water, or earth will have an effect on their mauri. Mauri was historically protected through application of a complex system of specific cultural and spiritual practices, customs, and rules that were developed to manage and control the interactions between people and the natural world. The protection of the mauri of the environment is vital to Hokonui Rūnanga.

**Manaakitanga:** Showing manaaki (looking after visitors) is a key expression of Māori identity. Having the ability to manaaki visitors by supplying kai (food) sourced from our takiwā is a major part of this expression. This means that the communal activities of fishing, eeling, and gathering other resources are acts that reinforce our identity. Conversely, the inability to manaaki guests and sustain relationships can lead to a loss of identity. Sustaining waters, lands, and resources - and thereby enabling mana whenua to manaaki others - is a strong driver for the participation of Hokonui Rūnanga in environmental management. Manaakitanga also includes caring and providing for those who live within our takiwā, including mātāwaka Māori communities and their ability to engage in cultural practices whilst living in the Gore District.

**Wairua:** Whānau use different methods to feel spiritually connected with our takiwā. Gathering kai with whānau at a traditional fishing places that we know were named by our tipuna and utilised by successive generations of our whānau is one way. Being able to contribute delicacies that our takiwā is renowned for to cultural events, and to manaaki guests can also bring that connection. Conversely, being denied these opportunities can impact the spiritual wellbeing of whānau.

**Whanaungatanga:** Whanaungatanga refers to the kinship, connectedness, and inter-dependence between all things within the natural world - including people. Whanaungatanga in its broadest context could be defined as the interrelationship with ancestors, whānau, hapū, and iwi, as well as the natural resources within the takiwā of Hokonui Rūnanga. Sustainable management seeks to sustain the health, wealth, and well-being of the natural environment while sustaining communities dependent upon it. Whanaungatanga is pervasive, and highlights the fact that relationships are everything. Therefore, having environmental management processes that provide for interrelationships is imperative for Hokonui Rūnanga.

**Utu:** Utu is sometimes referred to as the principle of reciprocity or equivalence, with some regarding its main purpose as maintaining relationships. In relation to a specific issue, utu can be thought of as restoring balance and thereby maintaining whanaungatanga. There are many pathways and

responses by which utu is put into practice. Hokonui Rūnanga seek to explore the practice of utu in relation to environmental issues which may provide means of restoring balance in relationships and acknowledging the obligations on this generation to seek mutual benefits to achieve improved environmental outcomes.

**Mātauranga:** Interacting with the environment serves the functions of passing on traditional knowledge from one generation to the next. Mātauranga is developed and transmitted using natural resources, such as the practices of resource management, harvesting, and preparation. For example, a great deal of knowledge is needed to obtain kai: knowledge of techniques as well as ecosystems is vital. If populations of species and resources decline because of degraded environments, knowledge of the techniques of gathering these foods, along with the associated ecological and cultural knowledge, and the process of gathering, will likely also begin to disappear.

**Te Reo Māori:** Language use is instrumental to a culture. For Ngāi Tahu, this is reflected in the stories, waiata, and te reo Māori that pertain to uses and relationships with the environment. Te reo Māori contains knowledge and is another expression of culture and identity. Hokonui Runanga are actively supporting the revitalisation of te reo Māori in our takiwā. Again, using mahinga kai as an example, when a valued species disappears from a local ecosystem, or the activities.

**Ki Uta Ki Tai:** Ki uta ki tai is an environmental philosophy that recognises that everything is connected and must be managed as such. Ki uta ki tai reflects that mana whenua belong to the environment and are only borrowing the resources from our generations that are yet to come. Ki uta ki tai is the basis of Ngāi Tahu Iwi Management Plans (including Te Tangi a Tauira) and is recognised in the Southland Regional Policy Statement 2017 and National Policy Statement for Freshwater Management 2020.

In line with the philosophy of ki uta ki tai, Hokonui Rūnanga consider all natural features & their associated resources to be 'significant'. Ngāi Tahu, like other iwi, conceptualise the environment as an undivided entity. It is a cohesive system of lakes, rivers, wetlands, soils, plants, and animals (including humans), mountains and other terrestrial lands, and the relationships between them all. It is this holistic perspective that pervades mātauranga Māori: science based on observations, relationships, connections, and management practices refined over generations. For the purposes of this district plan, three broad areas and their specific significances are highlighted:

### 2.3.1 Wai / Water

Water is one of the most important elements within a Ngāi Tahu worldview. It gives life, can lift tapu, and links our environment together from the mountains to the sea. Hokonui Rūnanga primary matters of interest in this area relate to water quality and quantity, and the current and historic mismanagement, discharge, and loss of pollutants into groundwater, waterways, and wetlands. These concerns also extend to Three Waters and their management. Hokonui Rūnanga expect transformational improvement to the management of water in our takiwā to recognise the paramount importance of water. Te Mana o Te Wai is the fundamental concept for freshwater management in New Zealand, and provides a framework for the hauora of water, people, and the environment to be protected.

### 2.3.2 Whenua / Land

Whenua is the embodiment of Papatūānuku – one of the primordial parents within Ngāi Tahu cosmology – and is of great significance to mana whenua. She is the sustainer of life, and plays a cleansing and grounding role within Ngāi Tahu tikanga. Most land in the Hokonui takiwā has been modified, predominantly for primary production which **is can be [amendment subject to feedback from Hokonui Rūnanga Inc]** a significant contributor to the degradation of biodiversity, soil, and water. Other land uses including forestry, general earthworks, mining, and waste and hazard management practices create similar issues **if not appropriately managed [amendment subject to feedback from Hokonui Rūnanga Inc]**. Hokonui Rūnanga supports the coupling of land use zoning



with land capability to reduce the negative effects on soils from compaction, pollution/contaminants, biodiversity loss, and erosion. It is expected that improvements will be made across the district in land management practices to restore soil health with these improvements also having flow on effects for water and biodiversity. We also expect to see many of the systemic barriers to using Māori land reduced and removed, so that this land can be utilised to support whānau aspirations.

### **2.3.3 Mahinga Kai**

Mahinga kai is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hokonui Rūnanga to be, in today's language, the principal 'environmental indicator' in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hokonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hokonui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.

## **2.4 Mana Whenua Recognition, & Involvement in Plan Preparation**

Hokonui Rūnanga cultural values, concerns, rights and interests have been considered in preparation of the Plan through representation on the Gore District Council District Plan Review sub-committee, and through Hokonui Rūnanga co-drafting chapters of particular relevance to mana whenua (such as the Mana Whenua (MW), Sites and Areas of Significance to Māori (SASM), and Māori Purpose Zone (MPZ) chapters. Input from mana whenua has also been sought at a technical level on a matter-by-matter basis throughout the plan, and this input has informed the policy approach for these matters.

A specific example is the approach this plan has taken to acknowledging the relationships Ngāi Tahu hold with the natural environment is the SASM chapter. Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of 'sites and Areas of Significance to Māori', the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters. These are then reinforced by objectives and policies in the SASM chapter. This ensures that this relationship is considered whenever a high-risk activity takes place – as opposed to considerations of Ngāi Tahu cultural values being restricted to selected locations. As per their Charter of Understanding Hokonui Rūnanga will provide expert advice to Council on if, and to what extent, a potential activity impacts on this relationship, and, where relevant, how a development or activity could be undertaken to be more responsive to the Ngāi Tahu cultural values that may be impacted.

The rights and interests of mana whenua, and cultural needs of tangata whenua, have also been recognised throughout the pPlan via the creation of Māori Purpose Zones in areas Māori communities have longstanding relationships with. These zones encompass O Te Ika Rama Marae, Mataura Marae, the Hokonui Rūnanga complex and the Hokonui Marae. Alongside this, Māori Customary Activities (such as mahinga kai activities) have been provided for in a wide range of locations throughout the district, and provision has been made to protect impacts mahinga kai values in and along waterways, and views to and between landmarks of Ngāi Tahu cultural significance.

### **2.4.1 Ngāi Tahu Claims Settlement Act 1998 & Statutory Acknowledgement Areas and Mātaitai**

The Ngāi Tahu Claims Settlement Act 1998, in addition to recognising the rangatiratanga of Ngāi Tahu, includes specific provisions that provide for exercise of rangatiratanga and kaitiakitanga of

mana whenua in respect to resource management matters. The instrument established in this Act that is particularly relevant to Resource Management Act decision-making is Statutory Acknowledgements. These recognise the relationships Ngāi Tahu have with identified areas, in order to improve the effectiveness of Ngāi Tahu participation in resource management. The NTCSA 1998 also identifies certain indigenous species as taonga species - however, this list is not exclusive, and Ngāi Tahu values all indigenous species as taonga.

The Maitai River is listed under the Ngāi Tahu Claims Settlement Act 1998 as a Statutory Acknowledgement Area (full listing available here: <https://www.legislation.govt.nz/act/public/1998/0097/latest/DLM430875.html>). The Maitai is an important mahinga kai, noted for its indigenous fishery. The Maitai Falls are particularly associated with the taking of kanakana (lamprey). When making decisions under the Resource Management Act 1991, Gore District Council must have regard to the statutory acknowledgement relating to the Maitai River in forming an opinion as to whether Te Rūnanga o Ngāi Tahu is a person who may be adversely affected by the granting of a resource consent for activities within, adjacent to, or impacting directly on, the statutory area. If Te Rūnanga o Ngāi Tahu is deemed to be potentially affected, Gore District Council must contact both Te Rūnanga o Ngāi Tahu and Hokonui Rūnanga.

The Maitai is also home to the first freshwater mātaihai reserve in New Zealand, which centres on Te Au Nui Pihapiha Kanakana/Maitai Falls. This means that specific bylaws apply in this area under the Fisheries (South Island Customary Fishing) Regulations 1999. These are available here: <https://gazette.govt.nz/notice/id/2009-go5831>

#### 2.4.2 Relevant Iwi Authorities

Te Rūnanga o Ngāi Tahu is the mandated Iwi Authority for Ngāi Tahu whānui, and is governed by representatives from each of the 18 Ngāi Tahu Papatipu Rūnanga. Papatipu Rūnanga are modern representative bodies of the Ngāi Tahu whānau and hapū who hold mana whenua over a particular area and their associated resources. Each Papatipu Rūnanga affiliates to a specific area, determined by natural boundaries such as mountain ranges and rivers. These areas are called takiwā and are defined in the Te Rūnanga o Ngāi Tahu Act 1996. Within the boundaries of Gore District Council, Hokonui Rūnanga is the relevant Papatipu Rūnanga to engage with on matters relating to mana whenua. Hokonui Rūnanga are represented in district-level environmental planning processes by Hokonui Rūnanga Kaupapa Taiao. Their contact details are as follows:

Email: [Hokonui.Office@ngaitahu.iwi.nz](mailto:Hokonui.Office@ngaitahu.iwi.nz)

Phone: 03 2087954

Address: 140 Charlton Road, Gore 9774

Website: <https://www.hokonuirunanga.org.nz/>

Gore District Council will engage with Hokonui Rūnanga in ways set out within the Charter of Understanding on all matters related to Ngāi Tahu cultural values and interests identified in this Plan, and will maintain regular and open communication regarding resource management matters and processes.

### 3. Mana Whenua – Local Authority relationships

Gore District Council is entering into a revitalised Te Tiriti-based relationship with Hokonui Rūnanga – their Treaty Partner. This relationship is grounded in partnership, collaboration, respect, and an acknowledgement of one another's roles, responsibilities, and mana within the region. The purpose of this relationship is to uphold each other's obligations under Te Tiriti o Waitangi, so that together, both the Council and Hokonui Rūnanga can positively contribute towards outcomes that benefit our shared communities.

#### 3.1 Formal Relationship Agreements

In 2021, Gore District Council and Hokonui Rūnanga signed a Charter of Understanding. This charter is underpinned by an agreed set of principles, understanding of each other's roles and responsibilities, and an implementation plan. As part of this Charter, Hokonui Rūnanga have the right to address any committee meeting or meeting of the full Council, and Hokonui Rūnanga will also extend invitations to Council representatives to attend Hokonui Rūnanga meetings to discuss matters relevant to the Charter and their relationship. Further to this, the Charter sets out methods for Hokonui Rūnanga to help inform Council's development of policies, plans, procedures, and have input into cultural matters at a project-specific level.

The Charter also confirms that Council will provide adequate resources to Hokonui Rūnanga to effectively facilitate their involvement in Council business as provided for in the Charter, and that both Parties will commit to, and support each others, upskilling to learn more about the other and to explore common areas of interest.

This Charter of Understanding has also been implemented through a Service Level Agreement between Gore District Council and Hokonui Rūnanga Kaupapa Taiao, to further cement the way both parties work together on day-to-day district planning matters.

Gore District Council is also a member of Te Rōpū Taiao, and is a signatory of its Charter of Understanding alongside Environment Southland, Invercargill City Council, Southland District Council, and the four Papatipu Rūnanga with mana whenua status in Murihiku Southland (of which Hokonui Rūnanga is one). Te Rōpū Taiao focuses on regional strategy and policy direction, and makes agreements regarding budget setting, accessing resources, and commitments for members.

#### 4. Hapū and iwi planning documents

The following Iwi Authority-mandated planning document is relevant within the Gore district. Under sections 74(2A), and 104(1)(c) of the Resource Management Act 1991, these documents are relevant for Gore District Council to have regard to in resource consent application and district plan change processes.

- Te Tangi a Tauira: Ngāi Tahu ki Murihiku Natural Resource & Environmental Management Plan 2008  
(<https://www.es.govt.nz/repository/libraries/id:26gi9ayo517q9stt81sd/hierarchy/about-us/plans-and-strategies/regional-plans/iwi-managementplan/documents/Te%20Tangi%20a%20Tauira%20-%20The%20Cry%20of%20the%20People.pdf>)

This document has been taken into account during the drafting of policies within this district plan by incorporating Ngāi Tahu cultural values into the development of plan provisions.

##### 4.1 Accidental Discovery Protocols

As stated in Te Tangi a Tauira, there is the [Ngai Tahu ki Murihiku Accidental Discovery Protocol](#). This is the process that must be followed if burial sites, or Ngāi Tahu artifacts are uncovered during earthworks or other activities. It is as follows:

**Kōiwi accidental discovery.** If Kōiwi (human skeletal remains) are discovered, then work shall stop immediately, and Hokonui Rūnanga Kaupapa Taiao will be advised. They will arrange a site inspection by the appropriate tangata whenua and their advisers, including statutory agencies, who will determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. In recognition of Section 6 of the Resource Management Act (1991) and legal requirements under the Historic Places Act (1993) there is a requirement to consult the New Zealand Historical Places Trust when archaeological sites are disturbed without authorisation previously

obtained. The New Zealand Police also need to be consulted if the discovery includes Kōiwi or human remains. Materials discovered will be handled and removed by Iwi responsible for the tikanga appropriate to their removal or preservation.

**Taonga or artefact accidental discovery:** Taonga or artefact material (e.g., pounamu / greenstone artefacts) other than Kōiwi will be treated in a similar manner so that their importance can be determined, and the environment recorded by qualified archaeologists alongside the appropriate tangata whenua.

**In-situ (natural state) pounamu/greenstone accidental discovery:** Pursuant to the Ngāi Tahu (Pounamu Vesting) Act 1997, all-natural state pounamu / greenstone in the Ngāi Tahu tribal area is owned by Te Rūnanga o Ngāi Tahu. The Ngāi Tahu Pounamu Resource Management Plan provides for the following measures:

1. Any in-situ (natural state) pounamu / greenstone accidentally discovered should be reported to the Pounamu Protection Officer of Te Rūnanga o Ngāi Tahu as soon as is reasonably practicable. The Pounamu Protection Officer of Te Rūnanga o Ngāi Tahu will in turn contact the appropriate Kaitiaki Rūnanga Papatipu; and
2. In the event that the finder considers the pounamu is at immediate risk of loss such as erosion, animal damage to the site or theft, the pounamu / greenstone should be carefully covered over and / or relocated to the nearest safe ground. The find should then be notified immediately to the Pounamu Protection Officer.

For further information please refer to the HNZPT Accidental Discovery Protocol

## Involvement and Participation with Mana Whenua

The Resource Management Act 1991 (RMA) imposes a number of statutory duties on the Gore District Council with respect to engagement with mana whenua, and recognition of cultural values and interests in resource management decision-making. These include:

1. Section 6(e) where persons exercising functions and powers under RMA must recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga;
2. Section 7 (a) where decision makers must have particular regard to kaitiakitanga;
3. Section 8 where persons exercising functions under the RMA shall take into account the principles of the Treaty of Waitangi;
4. Schedule 1, clauses 3 and 3B where local authorities must consult with iwi authorities in preparing plans or plan changes; and
5. Schedule 1, clause 4A where, before notifying a proposed plan, a local authority must provide a copy to iwi authorities and have particular regard to any advice received from those iwi authorities.

In terms of sections 6(e), 7(a), and 8, engagement directly with mana whenua is recommended to ensure there is a shared understanding between Gore District Council and mana whenua of how

these statutory duties are being upheld. In terms of Schedule 1 matters, there is already clear direction that Gore District Council must engage directly with mana whenua on these matters.

The Charter of Understanding and Service Level Agreement signed between Gore District Council and Hokonui Rūnanga gives further direction to the nature of mana whenua involvement and participation in Resource management at a day-to-day level. As discussed in MW-3.1, these documents confirm that Hokonui Rūnanga Kaupapa Taiao is the mandated organisation that Gore District Council will engage directly with on all resource management matters impacting mana whenua. Hokonui Rūnanga Kaupapa Taiao is then responsible for ensuring that their services accurately reflect the rights, interests, and aspirations of Ngāi Tahu whānui in the Gore District. The specific forms of engagement for different resource management matters will be jointly determined on a case-by-case basis, in line with both the Charter of Understanding and Service Level Agreement. Whilst the form of mana whenua engagement or participation may differ across various projects, the purpose always remains the same: to ensure mana whenua perspectives are accurately and meaningfully represented in Council decision-making for resource management matters, as per their duties under both legislation and the Charter of Understanding.

### 5.1 Best Practice Engagement

Hokonui Rūnanga Kaupapa Taiao has published guidance on how to best engage with them on environmental matters. This guidance is applicable to both Gore District Council and the wider public and is based on a range of themes relating to meaningful Treaty-based partnership. It also includes a list of a list of Key Focus Areas for those planning to engage with Hokonui Rūnanga Kaupapa Taiao to adhere to. This guidance can be found on pages 15-17 of Te Kawa o Te Taiao, available here:

<https://www.hokonuirunanga.org.nz/kaupapa-taiao/te-kawa-o-te-taiao/>

## Earthworks - EW

EW-P5 Manage earthworks that are of a nature, scale or in a location where there may be adverse effects to ensure that:

1. the earthworks do not exacerbate or create any natural hazard, such as impact on land stability or inundation or flooding effects on other sites;
2. the natural character of rivers and their margins are preserved and water quality, stream health, the intrinsic values of ecosystems, Ngāi Tahu cultural values, and public access are maintained or enhanced;
3. the design, location and undertaking of earthworks recognise Ngāi Tahu cultural values (refer MW-2.3) associated with the area, including a consideration of cultural landscapes, protects archaeological sites and cultural sites of significance, and limits any adverse effects on the underlying relationship Ngāi Tahu hold with the natural environment;
4. any changes to the natural landform minimise the visual effects on the landscape character, and indigenous vegetation is maintained, replaced or enhanced;
5. the safe and efficient functioning of the transport network or regionally significant infrastructure is not impacted; and
6. they are compatible with the character of the underlying zone and anticipated amenity values of surrounding sites are maintained by controlling:

- (a) ongoing adverse effects such as visual effects, overlooking, shading or dominance from the bulk and scale;
- (b) potential short term adverse effects such as the visual appearance of the works, dust, noise and vibration and traffic effects.

## NATURAL OPEN SPACE ZONE – NOSZ

NOSZ-R6 <b>Visitor Accommodation Activity</b>		
All areas	<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity shall be located at least 25m from the zone boundary; and</li> <li>2. The visitor accommodation is undertaken in a temporary structure, e.g. tents, motorhomes, caravans.</li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The effects on natural character and amenity, ecological landscape, <del>Ngāi Tahu</del> cultural values (refer MW-2.3), historic heritage, or other cultural values of the surrounding environment.</li> <li>2. The compatibility with existing activities in the surrounding area.</li> <li>3. Whether the activity creates pressure on existing infrastructure or gives rise to any infrastructure requirements.</li> </ol>
	<hr/>	
NOSZ-R8 <b>Commercial Activity</b>		
All areas	<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is limited to a restaurant, café or mobile food offering; and</li> <li>2. The activity is ancillary to a permitted activity; and</li> <li>3. The hours of operation are between 7am and 10pm; and</li> <li>4. The total gross floor area of any building does not exceed 250m<sup>2</sup></li> </ol> <p><i>Note: new buildings require consent under NOSZ-R11</i></p>	<p><b>Activity status where compliance not achieved with:</b></p> <p><b>NOSZ-R8(1) and NOSZ-R8(2):</b> Non-complying</p> <p><b>NOSZ-R8(3) and NOSZ-R8(4):</b> Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The extent and effect of the activity on the amenity values of the site and surrounding properties.</li> <li>2. The effects on natural, ecological, landscape, <del>Ngāi Tahu</del> cultural (refer MW-2.3), historic heritage, or other cultural values of the surrounding environment.</li> <li>3. The compatibility with existing activities in the surrounding area.</li> <li>4. Whether the activity creates pressure on existing roading and infrastructure or gives rise to any additional infrastructure requirements.</li> <li>5. The matters of discretion of any infringed standard.</li> </ol>

## ENERGY – ENRG

ENRG-S1	<b>Small scale wind turbines</b>	
<b>General Rural, Rural Lifestyle, Settlement Zones and General &amp; Light Industrial Zones</b>	<p>1. The maximum height above natural ground level to the tip of the blade is 20 metres above ground level.</p> <p>2. The maximum number of turbines per site is:</p> <p>(a) one turbine for sites less than 20 hectares.</p> <p>(b) three turbines for sites which are more than 20 hectares.</p> <p>3. The maximum rotor diameter is 7.2 metres.</p> <p>4. The minimum setback of the wind turbine and associated mast/pole is the greater of:</p> <p>(a) 60 metres from a habitable building; or</p> <p>(b) 10 times the height of the structure from the site boundaries.</p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The type, scale, form and location of the turbine and any adverse effects on the character, amenity, or <b>Ngāi Tahu</b> cultural values (<b>refer MW-2.3</b>) of the locality.</li> <li>2. The ability to mitigate any adverse visual amenity or effects on <b>Ngāi Tahu</b> cultural values (<b>refer MW-2.3</b>) through use of screening, planting and alternative design.</li> <li>3. Adverse noise and vibration effects</li> </ol>

## NATURAL HAZARDS - NH

NH-R2	<b>Buildings used for sensitive activities within areas subject to actual or potential inundation</b>	
All Zones	<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Any new building or building addition must have a minimum floor level above the 0.5% AEP design flood level, unless otherwise directed by the Southland Regional Council planning department.</li> </ol> <p>Except that:</p> <p>(a) This rule does not apply to areas in the mapped Stopbank Protection Area.</p> <p><i>Note: Regional Council recommendations take precedence over NH-R2.</i></p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. Suitable methods to mitigate the hazard risk.</li> <li>2. The functional need and/or operational need to be located the building or structure in this location.</li> <li>3. Nature and extent of hazard risk to people, <b>Ngāi Tahu</b> cultural values (<b>refer MW-2.3</b>), and property.</li> </ol>

## NOISE - NOISE

<b>NOISE-R4</b>	<b>Noise from temporary military training and emergency services training activities involving fixed (stationary) noise sources</b>	
<b>General Rural Zone</b>	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>The noise generated complies with Noise Standard NOISE-S1 for the General Rural Zone.</li> </ol> <p><b>Note:</b></p> <p><i>Fixed (stationary) noise sources (other than firing of weapons and explosives) include power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping / treatment systems.</i></p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Controlled</p> <p><b>Matters of Control:</b></p> <ol style="list-style-type: none"> <li>Whether the noise levels are likely to cause alarm or adversely affect the character, <del>Ngāi Tahu</del> cultural values (refer MW-2.3), or amenity values of the location and adjacent activities.</li> <li>Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations), recognising the practical constraints associated with temporary military training activities.</li> <li>The provision of a noise management plan that specifically identifies the likely noise impacts for the area and describes the measures required to avoid or mitigate these.</li> <li>The programme for notification and communication with occupiers and owners of affected sites prior to the activities commencing, including updates during the event.</li> <li>The method for following up any complaints received during or after the event including communications with the Council.</li> </ol>
<b>NOISE-R5</b>	<b>Noise from temporary military training and emergency services training activities involving mobile noise sources</b>	



All zones

**Activity status:** Permitted

Where:

1. The noise generated must not exceed the levels contained within Table 1 when measured at 1 metre from the nearest external wall of any building occupied by a noise sensitive activity; and
2. The noise generated must not exceed the levels contained within Table 2 when measured at 1 metre from the nearest external wall of any building occupied by a noise sensitive activity.

*Note:*

*This rule applies to the use of temporary mobile military training activities including but not limited to personnel carriers, light and heavy vehicles, self-propelled equipment and construction plant.*

**Activity status where compliance not achieved:**

Controlled

**Matters of Control:**

1. Whether the noise levels are likely to cause alarm or adversely affect the character, ~~Ngāi Tahu~~ cultural values (refer MW-2.3), or amenity values of the location and adjacent activities.
2. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations), recognising the practical constraints associated with temporary military training activities.
3. The provision of a noise management plan that specifically identifies the likely noise impacts for the area and describes the measures required to avoid or mitigate these.
4. The programme for notification and communication with occupiers and owners of affected sites prior to the activities commencing, including updates during the event.
5. The method for following up any complaints received during or after the event including communications with the Council.

**NOISE-R10**

**Noise from Temporary Events**

## All zones

### Activity status: Permitted

#### Where:

1. The Noise level arising from any temporary event shall not exceed:  
(a) 8am to 10pm - 75dB LAeq(5min)  
(b) 10pm 31 December to 1am 1 January - 75dBLAeq(5min)

#### When measured and assessed:

- (i) At or within the notional boundary of any other site in the General Rural Zone, Rural Lifestyle Zone, Settlement Zone, Large Lot Residential Zone, General Residential Zone and Medium Density Residential Zone.
  - (ii) 1m from any other building on another site in any other zone that is occupied during the temporary event.
2. At all other times, the noise limits for the receiving zone apply.

Note: The measured noise level must comply with the stated noise limit for every 5-minute sample with no adjustment for special audible character or duration in accordance with NZS6802:2008

### Activity status where compliance is not achieved:

Restricted Discretionary

#### Matters of discretion:

1. Whether the noise levels are likely to cause alarm or adversely affect the character, ~~Ngāi Tahu~~ cultural values (refer MW-2.3), or amenity values of the location and adjacent activities.
2. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations) recognising the temporary nature of the event.
3. The provision of a noise management plan that specifically identifies the likely noise impacts for the area and describes the measures required to avoid or mitigate these.
4. The programme for notification and communication with occupiers and owners of affected sites prior to the activities commencing.
5. The method for following up any complaints received during or after the event including communications with the Council.

## SIGNS - SIGN

SIGN-R6	<b>Cultural Markers</b>	
<b>Māori Purpose Zone and Open Space and Recreation Zones</b>	<b>Activity status:</b> Permitted <b>Where:</b> <ol style="list-style-type: none"> <li>1. The cultural markers are no more than 9m in height measured from ground level; and</li> <li>2. The markers comply with Sign Standard SIGN-S1.</li> </ol>	<b>Activity status where compliance is not achieved:</b> Restricted Discretionary  <b>Matters of discretion:</b> <ol style="list-style-type: none"> <li>1. Whether the materials of the sign are appropriate or pose a safety hazard for road users, such as reflective materials that give rise to glare.</li> <li>2. The extent to which the sign may be an obstruction to sight distances, traffic or railway signs or signals, or unnecessarily intrude into a driver's field of vision or cause a distraction that affects safety for road users.</li> <li>3. The extent to which the sign may physically obstruct vehicles, trains, cyclists or pedestrians.</li> <li>4. The extent to which <b>Ngāi Tahu</b> cultural values (<b>refer MW-2.3</b>), or tikanga dictate the form or location of the cultural marker.</li> <li>5. The matters of discretion for the relevant infringed standard.</li> </ol>
SIGN-S1 <b>Requirements for Signs (including cultural markers) erected on or adjacent to a road or railway</b>		

**All zones**

Any *signs* erected on or adjacent to a *road* or railway must not:

1. Project over the road or be located within a transport corridor;
2. Obstruct the line of sight of any corner, bend, intersection or vehicle or rail crossing;
3. Obstruct, obscure or impair the view of any traffic or railway sign or signal;
4. Physically obstruct or impede traffic, trains or pedestrians; and
5. Resemble or be likely to be confused with any traffic sign or signal.

Except that this standard does not apply to *Official* signs

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. Whether the materials of the sign are appropriate or pose a safety hazard for road users, such as reflective materials that give rise to glare.
2. The extent to which the sign may be an obstruction to sight distances, traffic or railway signs or signals, or unnecessarily intrude into a driver's field of vision or cause a distraction that affects safety for road users.
3. The extent to which the sign may physically obstruct vehicles, trains, cyclists or pedestrians.
4. The extent that any sign resembles a traffic control sign, warning device, or signal, or may make a traffic control sign or signal difficult to discern, with respect to both colour and shape, when considered from all possible driving angles and the potential effects on driver safety.
5. Proximity to other signs, pedestrian crossings and intersections and effects on the safety of road users including cyclists and pedestrians.
6. The extent to which **Ngāi Tahu** cultural values ([refer MW-2.3](#)), or tikanga dictate the form or location of the cultural marker.

**LIGHT INDUSTRIAL ZONE - LIZ**

LIZ-R5		Retail Activity	
PREC1  Large Format Retail Precinct	Activity Status: Permitted	<b>Activity status where compliance is not achieved with:</b>	
	Where:  3. The retail activity has a minimum floor area of 450m <sup>2</sup> ; and  4. Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10.	<b>LIZ-R5(3) and LIZ-R5(4):</b> Restricted Discretionary  <b>Matters of discretion:</b>  1. The extent to which locating the activity in the Light Industrial Zone may adversely impact on the role and function of the Town Centre zone.  2. The extent to which the activity may limit or constrain the establishment and use of land for activities that are permitted in the zone.  3. Any potential reverse sensitivity effects and/or conflict with existing activities and <del>Ngāi Tahu</del> cultural values ( <a href="#">refer MW-2.3</a> ) and the ability to mitigate those effects.  4. The ability to service the activity and any associated buildings.  5. The matters of discretion for the relevant infringed standard.	

## Appendix B - Recommended response to submissions and further submissions

Submitter No.	Submitter name	Submission Point	Provision	Position	Reasons	Decision Requested	s42A Recommendation	s42a assessment reference
S146	Southland District Council	S146.008	MW - General	Support	None specified.	None specified.	Accept	Pg. 21, para. 83
S123	Heritage New Zealand Pouhere Taonga	S123.004	MW– General	Support in part	<p>HNZPT notes that, in consultation with Hokonui Rūnanga, Gore District Council have elected not to schedule specific Sites and Areas of Significance to Māori, but rather, where an activity (or approach to undertaking an activity) does not impact place based Ngāi Tahu cultural values, then it will be enabled in the GDP, regardless of the location.</p> <p>HNZPT advocates for the identification and scheduling of wāhi tupuna. Protection of taonga, including wāhi tapu, wāhi tupuna and whakapapa, is a key principle of Te Tiriti o Waitangi. Cultural landscapes, maunga and awa, are the heart of iwi, hapū and hapori identity, mātauranga Māori, and wellbeing and must be protected as part of the fulfilment of the principles of Te Tiriti.</p> <p>The proposed approach involves control of activities that are likely to have adverse effects on the district's landscapes and natural environment in general, however, HNZPT recommends that additional layers of protection are afforded to areas of significant cultural value through their identification and targeted provisions.</p> <p>Should the current approach remain, an increased level of processing time and resource can be anticipated at the consenting stage. HNZPT recommends that the criteria and process for consultation with Hokonui Rūnanga is clearly stated and agreed to by both parties, to ensure all involved understand the circumstances under which they will be consulted with and how this will factor into any decision making.</p>	Add Identification, scheduling and rules for Sites and Areas of Significance to Māori	Reject	Pp. 20-22, para. 83-85
FS17	Federated Farmers	FS17.001	MW - General	Support S123.004	Federated Farmers support the request to identify sites of significance and make the same point in our submission	Allow S123.004	Reject	Pp. 20-22, para. 83-85

FS30	Transpower New Zealand Limited	FS30.036	MW - General	Support S123.004	Transpower supports the submission and similarly considers that Sites and Areas of Significance to Māori that are subject to provisions, including rules, in the Proposed Plan are clearly identified so that the locations where the relevant provisions apply is clear in order to provide certainty to plan users. It is considered that an appropriate evaluation of such sites must be undertaken to confirm that the extent of regulation applied to the sites is tested in terms of necessity and appropriateness. By way of example, Transpower is of the view that Sites and Areas of Significance to Māori must be identified in order for Rule INFR-R9 to be confined to 'specified areas' as opposed to the whole District. Allow the submission.	Allow S123.004	Reject	Pp. 20-22, para. 83-85
S133	David Pullar	S133.002	MW-1	Amend	The plan uses a general approach to Mana Whenua aspirations, lacking the detail within the plan and supporting documents to enable plan users to determine how and to what degree the matters outlined in MW2.3 should be considered prior to making a consent application and within the decision-making process for the consent. Because of the lack in detail the mitigation methods required are uncertain. This uncertainty will result in it becoming more difficult to determine if proceeding with consent is worthwhile.	Areas with greater than general Mana Whenua significance are identified in the plan. Rules that require Mana Whenua cultural values consideration should provide detail of the particular values that must be considered, specific to each rule and the degree that these adverse effects must be managed. This consideration is only necessary when other rule components will not manage adverse effects on Mana Whenua.  Additional detail is required for rules that reference MW 2.3 which will decrease uncertainty and costs to the community and Mana Whenua.	Reject	Pg. 23, para. 92-94
FS21	Yrless Limited	FS21.008	MW-1	Support S133.002	Lack of specificity and supporting documents may mean that Mana Whenua's interests are not correctly considered and included when undertaking development proposals. Amend provisions and include greater detail in consultation with local iwi.	Allow S133.002	Reject	Pg. 23, para. 92-94
S85	Environment Southland	S85.067	MW- 1	Oppose in part	Providing for Apiti Hono Tatai Hono in this section of the plan will enable the framework to be used to identify and articulate values during decision making.	Recognise that cultural values are not mapped within the District Plan and that there is a number of tools (such as Apiti Hono Tatai Hono [sic]) to identify values important to iwi.	Reject	Pg. 23, para. 95
S128	Greenbriar Ltd.	S128.007	MW-2.3.2	Support in part	Mining identified as being an activity that contributes to the degradation of biodiversity, soil and water. This is only considered to be the case if not managed	Reward as follows, subject to approval from Hokonui Rūnanga:	Accept in part (subject to input from mana whenua)	Pp. 24-25, para. 100-101

FS20	Hokonui Runanga Inc	FS20.028	MW-2.3.2	Support S128.007 in part	Further submitter want to be part of the conversation as to how these provisions are amended	appropriately. Guidance is provided on engagement which is considered useful to plan users.	Most land in the Hokonui takiwā has been modified, predominantly for primary production which <del>is</del> can be a significant contributor to the degradation of biodiversity, soil, and water. Other land uses including forestry, general earthworks, mining, and waste and hazard management practices create similar issues <b>if not appropriately managed.</b>	Accept	Pg. 24-25, para. 100-101
S126	Southland Federated Farmers of New Zealand	S126.054	MW-2.4	Oppose	We acknowledge the relationship Ngāi Tahu hold with the natural environment in Gore District, however we are deeply concerned by the approach to consider the entire district as a site and request that individual sites are identified and included in the planning maps.		Allow S128.007 in part Seek feedback from Further Submitter on proposed amendment made in response to S128.007 Remove this sentence: <del>Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of sites and Areas of Significance to Māori, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters.</del>	Reject	Pp. 27-29, para. 115-120
FS20	Hokonui Runanga Inc	FS20.022	MW-2.4	Oppose S126.054 in part	The decision requested will not achieve the purpose of the RMA or give effect to the Southland Regional Policy Statement. It is not the role of a third party to tell mana whenua how to understand or express their relationship with the whenua and wai of their takiwā. However, we agree, the Gore District Plan should include a more explicit land classification approach whereby mana whenua identify the values associated with each part of the takiwā and can have more tailored policies and targeted rules.		Disregard S126.054 in part	Accept	Pp. 27-29, para. 115-120
FS30	Transpower New Zealand Limited	FS30.078	MW-2.4	Support S126.054	Transpower supports the submission and similarly considers that Sites and Areas of Significance to Māori that are subject to provisions, including rules, in the Proposed Plan are clearly identified so that the locations where the relevant provisions apply is clear. It is considered that an appropriate evaluation of such sites must be undertaken to confirm that the extent of regulation applied to the sites is tested in terms of necessity and appropriateness. By way of example,		Allow S126.054	Reject	Pp. 27-29, para. 115-120



S115	Kevin Robertson	S115.055	MW-2.4	Oppose	<p>Transpower is of the view that Sites and Areas of Significance to Māori must be identified in order for Rule INFR-R9 to be confined to 'specified areas' as opposed to the whole District. Allow the submission</p> <p>We acknowledge the relationship Ngāi Tahu hold with the natural environment in Gore District, however we are deeply concerned by the approach to consider the entire district as a site and request that individual sites are identified and included in the planning maps.</p>	<p>Remove this sentence:  <del>Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of sites and Areas of Significance to Māori, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters.</del></p> <p>Allow S115.055</p>	Reject	Pp. 27-29, para. 115-120
FS30	Transpower New Zealand Limited	FS30.047	MW-2.4	Support S115.055	<p>Transpower supports the submission and similarly considers that Sites and Areas of Significance to Māori that are subject to provisions, including rules, in the Proposed Plan are clearly identified so that the locations where the relevant provisions apply is clear. It is considered that an appropriate evaluation of such sites must be undertaken to confirm that the extent of regulation applied to the sites is tested in terms of necessity and appropriateness. By way of example,</p> <p>Transpower is of the view that Sites and Areas of Significance to Māori must be identified in order for Rule INFR-R9 to be confined to 'specified areas' as opposed to the whole District. Allow the submission.</p>	<p>Remove this sentence:  <del>Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of sites and Areas of Significance to Māori, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters.</del></p> <p>Allow S60.57</p>	Reject	Pp. 27-29, para. 115-120
S60	Ronald Crispin	S60.057	MW-2.4	Oppose	<p>We acknowledge the relationship Ngāi Tahu hold with the natural environment in Gore District, however we are deeply concerned by the approach to consider the entire district as a site and request that individual sites are identified and included in the planning maps.</p>	<p>Remove this sentence:  <del>Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of sites and Areas of Significance to Māori, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters.</del></p> <p>Allow S60.57</p>	Reject	Pp. 27-29, para. 115-120
FS30	Transpower New Zealand Limited	FS30.067	MW-2.4	Support S60.057	<p>Transpower supports the submission and similarly considers that Sites and Areas of Significance to Māori that are subject to provisions, including rules, in the Proposed Plan are clearly identified so that the locations where the relevant provisions apply is clear. It is considered that an appropriate evaluation of such sites must be undertaken to confirm that the extent of</p>	<p>Remove this sentence:  <del>Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of sites and Areas of Significance to Māori, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters.</del></p> <p>Allow S60.57</p>	Reject	Pp. 27-29, para. 115-120

S143	Rural Ratepayers Group	S143.066	MW-2.4	Oppose	<p>regulation applied to the sites is tested in terms of necessity and appropriateness. By way of example, Transpower is of the view that Sites and Areas of Significance to Māori must be identified in order for Rule INFR-R9 to be confined to 'specified areas' as opposed to the whole District. Allow the submission</p> <p>We acknowledge the relationship Ngāi Tahu hold with the natural environment in Gore District, however we are deeply concerned by the approach to consider the entire district as a site and request that individual sites are identified and included in the planning maps.</p>	<p>Remove this sentence:</p> <p><del>Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of sites and Areas of Significance to Māori, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters.</del></p> <p>Allow S143.066</p>	Reject	Pp. 27-29, para. 115-120
FS30	Transpower New Zealand Limited	FS30.072	MW-2.4	Support S143.066	<p>Transpower supports the submission and similarly considers that Sites and Areas of Significance to Māori that are subject to provisions, including rules, in the Proposed Plan are clearly identified so that the locations where the relevant provisions apply is clear. It is considered that an appropriate evaluation of such sites must be undertaken to confirm that the extent of regulation applied to the sites is tested in terms of necessity and appropriateness. By way of example, Transpower is of the view that Sites and Areas of Significance to Māori must be identified in order for Rule INFR-R9 to be confined to 'specified areas' as opposed to the whole District. Allow the submission</p>	<p>Remove this sentence:</p> <p><del>Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of sites and Areas of Significance to Māori, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters.</del></p> <p>Allow S148.67</p>	Reject	Pp. 27-29, para. 115-120
S148	Alistair & Bernadette Hunt	S148.067	MW-2.4	Oppose	<p>We acknowledge the relationship Ngāi Tahu hold with the natural environment in Gore District, however we are deeply concerned by the approach to consider the entire district as a site and request that individual sites are identified and included in the planning maps.</p>	<p>Remove this sentence:</p> <p><del>Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of sites and Areas of Significance to Māori, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters.</del></p> <p>Allow S148.67</p>	Reject	Pp. 27-29, para. 115-120
FS30	Transpower New Zealand Limited	FS30.005	MW-2.4	Support S148.67	<p>Transpower supports the submission and similarly considers that Sites and Areas of Significance to Māori that are subject to provisions, including rules, in the Proposed Plan are clearly identified so that the locations</p>	<p>Remove this sentence:</p> <p><del>Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of sites and Areas of Significance to Māori, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters.</del></p> <p>Allow S148.67</p>	Reject	Pp. 27-29, para. 115-120

S68	John Baynes	S68.175	MW-2.4	Oppose	<p>where the relevant provisions apply is clear. It is considered that an appropriate evaluation of such sites must be undertaken to confirm that the extent of regulation applied to the sites is tested in terms of necessity and appropriateness. By way of example, Transpower is of the view that Sites and Areas of Significance to Māori must be identified in order for Rule INFR-R9 to be confined to 'specified areas' as opposed to the whole District. Allow the submission</p> <p>We acknowledge the relationship Ngāi Tahu hold with the natural environment in Gore District, however we are deeply concerned by the approach to consider the entire district as a site and request that individual sites are identified and included in the planning maps.</p>	<p>Remove this sentence:  <del>Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of sites and Areas of Significance to Māori, the underlying relationship Ngāi Tahu hold with the natural environment is accounted for throughout the district via provisions spread throughout various chapters.</del></p>	Reject	Pp. 27-29, para. 115-120
FS30	Transpower New Zealand Limited	FS30.043	MW-2.4	Support	<p>Transpower supports the submission and similarly considers that Sites and Areas of Significance to Māori that are subject to provisions, including rules, in the Proposed Plan are clearly identified so that the locations where the relevant provisions apply is clear. It is considered that an appropriate evaluation of such sites must be undertaken to confirm that the extent of regulation applied to the sites is tested in terms of necessity and appropriateness. By way of example, Transpower is of the view that Sites and Areas of Significance to Māori must be identified in order for Rule INFR-R9 to be confined to 'specified areas' as opposed to the whole District. Allow the submission</p>	<p>Allow S68.175</p>	Reject	Pp. 27-29, para. 115-120
S101	Transpower New Zealand Limited	S101.103	Whole Plan	Support in part	<p>The specific provisions of the proposal that Transpower's submission relates to are: The PDP in its entirety insofar as it relates to the National Grid, and particularly the extent to which the provisions of the PDP give effect to the NPS on Electricity Transmission 2008.</p> <p>The specific details of Transpower's submission, and decisions sought in relation to the PDP are set out in Appendix A of the submission.</p> <p>It is Transpower's submission that the Proposed District Plan goes a long way to achieving the statutory</p>	<p>Support in part the PDP as it relates to the National Grid</p>	Accept in part	Pg. 17, para. 61

S139	Hokonui Rūnanga Inc	S139.093	Whole Plan	Support in part	<p>requirement set out above but that further amendments to the Proposed District Plan are required to:</p> <p>(a) give effect to the NPSET;</p> <p>(b) give effect to the SRPS;</p> <p>(c) appropriately reflect the relationship of the provisions of the Proposed District Plan with the NESETA;</p> <p>(d) achieve the purpose of the RMA;</p> <p>(e) represent the most appropriate means of exercising Council's functions having regard to the efficiency and effectiveness of the provisions relative to other means; and</p> <p>(f) discharge Council's duty under section 32 of the RMA</p> <p>Hokonui Rūnanga Inc supports all the provisions in the proposed plan as notified except for the amendments requested to the above provisions, which are set out in the submission tables and schedule which are attached to and form part of this submission.</p>	Retain provisions as notified, except for those which have been submitted against as part of Hokonui Rūnanga's submission	<p>Pg. 13, para. 42</p> <p>Pg. 21, para. 83</p> <p>Pg. 22, para. 91</p> <p>Pg. 25, para. 108</p> <p>Pp. 29-30, para. 127-128</p>	
S103	McNabb Management Ltd	S103.031	Whole Plan	Support in part	<p>I support all the provisions in the proposed plan as notified except for the amendments requested to the above provisions, which are set out in the schedule and concept plan which are attached to and form part of this submission.</p>	Support in part except requested amendments	<p>Pg. 17, para.61</p> <p>Pg. 20, para. 81</p> <p>Pg. 22, para. 91</p> <p>Pg. 29-30, para. 127-128</p>	
S139	Hokonui Rūnanga Inc	S139.039	Whole plan	Oppose in part	<p>Mana whenua elected not to identify 'sites of cultural significance' in the plan because mana whenua have an enduring relationship with all of the District. All 'whenua and wai has whakapapa, history, mauri and meaning for mana whenua. Identifying sites as culturally significant implies other areas are not.</p> <p>Mana whenua determine which land uses may be appropriate in any situation considering matters such as whakapapa, natural capital, relationship with other areas in a broader cultural landscape, past and current land uses, mauri of the area and effects of the proposed activity on mauri. However, there are some policies in the plan that refer to the effects of activities on 'Sites of Cultural Significance.'</p>	<p>Delete all references to 'sites of cultural significance' and replace with 'or significant effects on the values mana whenua associate with the area'.</p> <p>Work with Hokonui Rūnanga Inc on a variation and guidance from a mana whenua perspective</p>	<p>Accept in part.</p> <p>Work with submitter to reword MW-2.2 to remove and replace the phrase 'sites of significance' (para 2).</p> <p>Amend EW-P5(3) as follows:          "the design, location and undertaking of earthworks recognise Ngāi Tahu cultural values associated with the area, including a consideration of cultural landscapes, protects archaeological sites <del>and cultural sites of significance</del>, and limits any adverse effects on the underlying relationship Ngāi Tahu hold with the natural environment;</p>	<p>Pp. 14-15, para. 48-51</p>
F55	Hamish Weir	F55.9	Whole plan	Oppose S139.039 in part	<p>Submitter is concerned that this will result in consultation for all Resource Consents which will place a significant cost burden on applicants and the Rūnanga</p>	Disregard S139.039 in part	<p>Pp. 14-15, para. 48-51</p>	

FS30	Transpower New Zealand Limited	FS30.038	Whole plan	Support S139.039 in part	that will not materialize until the plan becoming operative. Defining the relevant sites would give applicants clarity and restrict consultation to appropriate matters Transpower supports the submission to the extent that it is recognised that the provisions of the Proposed District Plan are uncertain because 'sites of cultural significance' are not identified and therefore the extent to which a provision is relevant cannot be determined. By way of example, Transpower is of the view that Sites and Areas of Significance to Māori must be identified in order of Rule INFR-R9 to be confined to 'specified areas' as opposed to the whole District. Transpower supports the suggestion of a variation to clarify the approach to culturally significant sites. Allow the submission to the extent that a variation is developed to address culturally significant sites.	Allow S139.039	Accept	Pp. 14-15, para. 48-51
FS26	Mercury Ltd	FS26.001	Whole plan	Support S139.039	Mercury support Hokonui Rūnanga Inc approach to Mana whenua determining which land uses may be appropriate considering matters such as whakapapa, natural capital, relationship with other areas in a broader cultural landscape, past and current land uses, mauri of the area and effects of the proposed activity on mauri.	Allow S139.039	Accept	Pp. 14-15, para. 48-51
S139	Hokonui Rūnanga Inc	S139.040	Whole plan	Oppose in part	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Amend references to 'Ngāi Tahu values' with more detailed description of particular effects to be avoided, remedied or mitigated.	Accept	Pp. 15-17, para. 55-60
FS22	Clark Fortune McDonald & Associates	FS22.049	Whole plan	Support S139.040	Further submitter appreciates and supports Hokonui Runanga's desire for clarity and identification of particular effects rather than vague statements of values which can be left open to uncertain interpretation	Allow S139.040	Accept	Pp. 15-17, para. 55-60
FS26	Mercury Ltd	FS26.002	Whole plan	Support S139.040	The submitter agrees with Hokonui Rūnanga Inc that wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed	Allow S139.040	Accept	Pp. 15-17, para. 55-60
S139	Hokonui Rūnanga Inc	S139.091	Whole plan	Oppose in part	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Make consequential amendments to rules that refer to 'Ngāi Tahu cultural values' by adding the words: "as identified in the objectives and policies for this zone and listed in MW2.3	Accept in part Amend the following provisions to include references to MW-2.3 alongside wording relating to Ngāi Tahu cultural values, using agreed wording from HS1:	Pg. 15, para. 52-54

FS22	Clark Fortune McDonald & Associates	FS22.050	Whole plan	Support S139.091	The submitter appreciates and supports Hokonui Runanga's desire for clarity and identification of particular effects rather than vague statements of values which can be left open to uncertain interpretation No reasoning provided	Allow S139.091	Accept in part	<ul style="list-style-type: none"> <li>NOSZ-R6</li> <li>NOSZ-R8</li> <li>ENRG-S1</li> <li>NH-R2</li> <li>NOISE-R4</li> <li>NOISE-R5</li> <li>NOISE-R10</li> <li>SIGN-R6</li> <li>SIGN-S1</li> <li>LIZ-R5</li> </ul>	Pg. 15, para. 52-54
S136	Jenny Campbell	S136.001	Whole plan	Not stated		All environmental decisions made in consultation with Tangata Whenua	Accept		Pg. 17, para. 61
S126	Southland Federated Farmers of New Zealand	S126.175	Whole plan	Not stated	The Sites and Areas of Significance to Māori (SASM) chapter employs an approach whereby the entire District is considered a 'site'. The s 32 report refers to a trigger approach, with resource consent applications acting as 'triggers' for the Council to consider the impact on Ngāi Tahu cultural values. SFF acknowledges the Māori view of guardianship over land, areas of interest and landscapes. However, the rights of landowners are paramount and must be prioritised. The plan's approach to requiring assessment against cultural values for consents for normal farming operations will only drive conflict as it regulates and restricts even the most minor activities. See page 3/4 and Appendix A for complete submission	We have assessed the Plan and identified that there are 91 rules or standards which include a matter of discretion and/or control as assessment against Ngāi Tahu cultural values (Appendix 1). We assume that the Council considers all of these 91 rules/standards as 'high risk' and therefore requiring assessment against cultural values. In this respect, we feel that the s 32 report has not accurately captured the councils intent to not hinder farming operations by triggering cultural assessment for day-to-day primary production activities	Reject		Pp. 27-289, para. 115-120
FS20	Hokonui Rūnanga Inc.	FS20.021	Whole plan	Oppose S126.175	The submitters reasoning the private property rights are paramount is erroneous in law; and will not achieve the purpose of the RMA or give effect to the Southland Regional Policy Statement	Disregard S126.175	Accept		Pp. 27-29, para. 115-120
S115	Kevin Robertson	S115.176	Whole plan	Not stated	The Sites and Areas of Significance to Māori (SASM) chapter employs an approach whereby the entire District is considered a 'site'. The s 32 report refers to a trigger approach, with resource consent applications acting as 'triggers' for the Council to consider the impact on Ngāi Tahu cultural values. SFF acknowledges the Māori view	We have assessed the Plan and identified that there are 91 rules or standards which include a matter of discretion and/or control as assessment against Ngāi Tahu cultural values (Appendix 1). We	Reject		Pp. 27-29, para. 115-120

S60	Ronald Crispin	S60.178	Whole plan	Not stated	<p>of guardianship over land, areas of interest and landscapes. However, the rights of landowners are paramount and must be prioritised. The plan's approach to requiring assessment against cultural values for consents for normal farming operations will only drive conflict as it regulates and restricts even the most minor activities. See page 3/4 and Appendix A for complete submission</p> <p>The Sites and Areas of Significance to Māori (SASM) chapter employs an approach whereby the entire District is considered a 'site'. The s 32 report refers to a trigger approach, with resource consent applications acting as 'triggers' for the Council to consider the impact on Ngāi Tahu cultural values. SFF acknowledges the Māori view of guardianship over land, areas of interest and landscapes. However, the rights of landowners are paramount and must be prioritised. The plan's approach to requiring assessment against cultural values for consents for normal farming operations will only drive conflict as it regulates and restricts even the most minor activities. See page 3/4 and Appendix A for complete submission</p>	<p>assume that the Council considers all of these 91 rules/standards as 'high risk' and therefore requiring assessment against cultural values. In this respect, we feel that the s 32 report has not accurately captured the councils intent to not hinder farming operations by triggering cultural assessment for day-to-day primary production activities</p> <p>We have assessed the Plan and identified that there are 91 rules or standards which include a matter of discretion and/or control as assessment against Ngāi Tahu cultural values (Appendix 1). We assume that the Council considers all of these 91 rules/standards as 'high risk' and therefore requiring assessment against cultural values. In this respect, we feel that the s 32 report has not accurately captured the councils intent to not hinder farming operations by triggering cultural assessment for day-to-day primary production activities</p>	Reject	Pp. 27-29, para. 115-120
S143	Rural Ratepayers Group	S143.187	Whole plan	Not stated	<p>The Sites and Areas of Significance to Māori (SASM) chapter employs an approach whereby the entire District is considered a 'site'. The s 32 report refers to a trigger approach, with resource consent applications acting as 'triggers' for the Council to consider the impact on Ngāi Tahu cultural values. SFF acknowledges the Māori view of guardianship over land, areas of interest and landscapes. However, the rights of landowners are paramount and must be prioritised. The plan's approach to requiring assessment against cultural values for consents for normal farming operations will only drive conflict as it regulates and restricts even the most minor activities. See page 3/4 and Appendix A for complete submission</p>	<p>We have assessed the Plan and identified that there are 91 rules or standards which include a matter of discretion and/or control as assessment against Ngāi Tahu cultural values (Appendix 1). We assume that the Council considers all of these 91 rules/standards as 'high risk' and therefore requiring assessment against cultural values. In this respect, we feel that the s 32 report has not accurately captured the councils intent to not hinder farming operations by triggering cultural assessment for day-to-day primary production activities</p>	Reject	Pp. 27-29, para. 115-120
S148	Alistair & Burnadette Hunt	S148.188	Whole plan	Not stated	<p>The Sites and Areas of Significance to Māori (SASM) chapter employs an approach whereby the entire District is considered a 'site'. The s 32 report refers to a trigger</p>	<p>We have assessed the Plan and identified that there are 91 rules or standards which include a matter of</p>	Reject	Pp. 27-29, para. 115-120

S68	John Baynes	S68.296	Whole plan	Not stated	<p>approach, with resource consent applications acting as 'triggers' for the Council to consider the impact on Ngāi Tahu cultural values. SFF acknowledges the Māori view of guardianship over land, areas of interest and landscapes. However, the rights of landowners are paramount and must be prioritised. The plan's approach to requiring assessment against cultural values for consents for normal farming operations will only drive conflict as it regulates and restricts even the most minor activities. See page 3/4 and Appendix A for complete submission</p> <p>The Sites and Areas of Significance to Māori (SASM) chapter employs an approach whereby the entire District is considered a 'site'. The s 32 report refers to a trigger approach, with resource consent applications acting as 'triggers' for the Council to consider the impact on Ngāi Tahu cultural values. SFF acknowledges the Māori view of guardianship over land, areas of interest and landscapes. However, the rights of landowners are paramount and must be prioritised. The plan's approach to requiring assessment against cultural values for consents for normal farming operations will only drive conflict as it regulates and restricts even the most minor activities. See page 3/4 and Appendix A for complete submission</p>	<p>discretion and/or control as assessment against Ngāi Tahu cultural values (Appendix 1). We assume that the Council considers all of these 91 rules/standards as 'high risk' and therefore requiring assessment against cultural values. In this respect, we feel that the s 32 report has not accurately captured the councils intent to not hinder farming operations by triggering cultural assessment for day-to-day primary production activities</p> <p>We have assessed the Plan and identified that there are 91 rules or standards which include a matter of discretion and/or control as assessment against Ngāi Tahu cultural values (Appendix 1). We assume that the Council considers all of these 91 rules/standards as 'high risk' and therefore requiring assessment against cultural values. In this respect, we feel that the s 32 report has not accurately captured the councils intent to not hinder farming operations by triggering cultural assessment for day-to-day primary production activities</p>	Reject	Pp. 27-29, para. 115-120
S109	Department of Conservation Stoney Creek Station Limited	S109.008	Interpretation – mahinga kai	Support	Supports this definition	Retain as notified	Reject	Pg. 30, para. 127-128
S3		S3.097	Interpretation – mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter	Amend the definition of mahinga kai to:  Means the same as outlined in MW – 2.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. <del>As a result of this practical focus, mahinga kai is considered by Hekouhi Rūnanga to</del>	Accept	Pg. 30, para. 127-128



FS17	Federated Farmers	FS17.098	Interpretation – mahinga kai	Support S3.097	Federated Farmers agrees with the submitter that the definition of mahinga kai must be simplified. The level of detail provided for this definition is inappropriate compared to that of other definitions in the PDP	<p>be, in today's language, the principal environmental indicator in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hōkonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially water bodies and the management of stormwater. Hōkonui Rūmanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p>	Accept	Pg. 30, para. 127-128
S113	Trudy Bokser	S113.097	Interpretation – mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter	<p>Amend the definition of mahinga kai to:</p> <p>Means the same as outlined in MW – 2.3.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. <del>As a result of</del></p>	Accept	Pg. 30, para. 127-128

S116	Nathan Bokser	S116.097	Interpretation – mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter	<p>this practical focus, mahinga kai is considered by Hokonui Rūnanga to be, in today's language, the principal environmental indicator in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hokonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hokonui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p>	Accept	Pg. 30, para. 127-128
						<p>Means the same as outlined in MW – 2.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hokonui Rūnanga to</p>		

S118	AW + JA Johnston Family Trust	S118.097	Interpretation – mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter	<p>be, in today's language, the principal environmental indicator' in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hōkonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hōkonui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p>	Accept	Pg. 30, para. 127-128
<p>Amend the definition of mahinga kai to:</p> <p>Means the same as outlined in MW – 2.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hōkonui Rūnanga to be, in today's language, the principal environmental indicator.</p>								

S18	Reaby Downs Farm Ltd	S18.099	Interpretation – mahinga kai	<p>in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hōkēnui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hōkēnui Rūmanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p>	<p>Amend the definition of mahinga kai to:</p> <p>Means the same as outlined in MW – 2.3.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hōkēnui Rūmanga to be, in today's language, the principal environmental indicator in natural systems. If mahinga kai is not present, or is unsafe to harvest,</p>	Pg. 30, para. 127-128
S18	Reaby Downs Farm Ltd	S18.099	<p>Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter</p>	<p>Amend</p>	Accept	Pg. 30, para. 127-128

S19	Karen Temple	S19.099	Interpretation – mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter	<p>then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hōkēnui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hōkēnui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p> <p>Amend the definition of mahinga kai to:</p> <p>Means the same as outlined in MW – 2.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hōkēnui Rūnanga to be, in today's language, the principal environmental indicator in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action.</p>	Accept	Pg. 30, para. 127-128
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S20	Sarah and Peter Barclay	S20.099	Interpretation – mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter	<p>Mahinga kai was and is central to the Ngāi Tahu and Hōkenui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hōkenui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p> <p>Amend the definition of mahinga kai to:</p> <p>Means the same as outlined in MW – 2.3.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hōkenui Rūnanga to be, in today's language, the principal environmental indicator in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hōkenui way of</p>	Accept	Pg. 30, para. 127-128
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S24	Helen McIntosh	S24.099	Interpretation – mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter	<p>life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hokonui Rūmanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p>	<p>Amend the definition of mahinga kai to:</p> <p>Means the same as outlined in MW – 2.3.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hokonui Rūmanga to be, in today's language, the principal environmental indicator in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hokonui way of life. The collection and processing of mahinga kai is an important social,</p>	Accept	Pg. 30, para. 127-128
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S68	John Baynes	S68.101	Interpretation – mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter	<p>cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hōkonui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p> <p>Amend the definition of mahinga kai to:</p> <p>Means the same as outlined in MW – 2.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hōkonui Rūnanga to be, in today's language, the principal environmental indicator in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hōkonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to</p>	Accept	Pg. 30, para. 127-128
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S127	Peters Farm Ltd Karen Peters	S127.133	Interpretation – mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter	<p>the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hōkonui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p>	Pg. 30, para. 127-128
<p>Amend the definition of mahinga kai to:</p> <p>Means the same as outlined in MW – 2.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hōkonui Rūnanga to be, in today's language, the principal 'environmental indicator' in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hōkonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely</p>							

S117	Greg Bokser	S117.097	Interpretation – mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter	<p>on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hōkonui-Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p>	Accept	Pg. 30, para. 127-128
<p>Amend the definition of mahinga kai to:</p> <p>Means the same as outlined in MW – 2.3.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hōkonui Rūnanga to be, in today's language, the principal environmental indicator in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hōkonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically</p>								

										<p>pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hokonui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.</p>						
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# **Gore Proposed District Plan**

## **Hearing Stream 1 – Introduction, General Provisions and Strategic Direction**

### **Section 42A of the Resource Management Act 1991**

## Section 42A Report – Rural Zones

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## **Tables**

Table 1: Abbreviations

Table 2: Submitters and Further Submitters Names Abbreviations

Table 3: List of Submitters and Further Submitter Numbers

## **Appendices**

Appendix A – Track change amendments to chapters

Appendix B – Recommended response to submissions and further submissions

Appendix C – Mapping Changes

## **Attachments**

Attachment 1: Gore District Council Proposed Plan Change Rural Lifestyle and Settlement Zones - Flooding Assessment, authored by Tonkin & Taylor, dated 11 June 2024

Attachment 2: Transport Evidence from Mr Mark Gregory

Attachment 3: Gore District Plan Review Planning for Growth, authored by The Property Group, dated June 2022

Attachment 4: Gore District Plan Review Economic and Population Growth Analysis, authored by The Property Group, October 2021

Attachment 5: Gore District Plan Review – Proposed Hokonui Hills Rural Lifestyle Zone. Recommended Landscape Protection Provisions, authored by Mike Moore, dated 21 March 2023

## Interpretation

**Table 1: Abbreviations**

Resource Management Act 1991	RMA or 'the Act'
Gore District Council	GDC or 'the Council'
Operative District Plan	ODP
Proposed District Plan	PDP
National Planning Standards 2019	PS
Southland Regional Policy Statement 2017	RPS
National Policy Statements	NPS
National Policy Statement on Highly Productive Land	NPS-HPL
National Policy Statement for Freshwater Management	NPS-FM
National Policy Statement for Urban Development	NPS-UD
National Environmental Standards	NES
National Environmental Standard for Freshwater 2020	NES-F
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	NES-CS
Permitted Activity	PA
Controlled Activity	CA
Restricted Discretionary Activity	RDA
Discretionary Activity	DA
Non-complying Activity	NCA

**Table 2: Submitters' and Further Submitters Names Abbreviations**

Chorus New Zealand Limited	Chorus
Contact Energy Limited	Contact Energy
Department of Conservation	DOC
Environment Southland	ES
Fire and Emergency New Zealand	FENZ
Groundswell New Zealand	Groundswell
Heritage New Zealand Pouhere Taonga	Heritage NZ
Hokonui Rūnanga Incorporated	Hokonui Rūnanga
Kāinga Ora – Homes and Communities	Kāinga Ora
KiwiRail Holdings Limited	KiwiRail
Mercury New Zealand Limited	Mercury
Ministry of Education	MOE
New Zealand Agricultural Aviation Association	NZAAA
New Zealand Defence Force	NZDF
New Zealand Heavy Haulage Association	NZ Heavy Haulage
New Zealand Helicopter Association	NZHA
New Zealand Transport Agency Waka Kotahi	NZTA
Rural Contractors NZ Incorporated	RCNZ
Royal Forest and Bird Protection Society of New Zealand inc	Forest & Bird
Southland District Council	SDC
Southland Federated Farmers of New Zealand	Federated Farmers

Spark New Zealand Trading Limited	Spark
Stoney Creek Station Limited	Stoney Creek
Transpower New Zealand Limited	Transpower
Woolworths New Zealand Limited	Woolworths

**Table 3: List of Submitters and Further Submitters Numbers**

S3	Stoney Creek Station Limited
S17	Resolution Developments Limited
S18	Reaby Downs Farm Ltd
S19	Karen Temple
S20	Sarah and Peter Barclay
S24	Helen McIntosh
S26	Michael Crymble
S28	Ravensdown Limited
S36	Clayton Rowland
S39	Bernadette Howard
S40	Silver Fern Farms
S42	Kowhai Trust
S50	Jacklyn (Jackie) Johnston
S51	Nick Crisp
S59	Adrienne Crispin
S60	Ronald Crispin
S63	New Zealand Helicopter Association
S68	John Baynes
S69	Ian-Davidson Watts
S74	Hamish Weir
S77	New Zealand Heavy Haulage Association
S84	John Sheddan
S85	Environment Southland
S87	Ballance Agri-Nutrients
S92	Nadine Fletcher
S96	Anna Kaui
S99	Clark Fortune McDonald & Associates
S100	Charlton Rise Limited
S101	Transpower New Zealand Limited
S103	McNabb Management Ltd
S104	McLeod-Wantwood Trust/Wantwood Station
S105	Farm Manager - Wantwood Station
S109	Department of Conservation
S110	Royal Forest and Bird Society of NZ Inc
S111	Aggregate and Quarry Association
S112	NZ Transport Agency Waka Kotahi
S113	Trudy Bokser
S115	Kevin Robertson
S116	Nathan Bokser
S117	Greg Bokser



S118	AW+ JA Johnston Family Trust
S121	Alliance Group Limited
S122	Fulton Hogan
S124	Fire and Emergency NZ
S125	Ministry of Education
S126	Southland Federated Farmers of New Zealand
S127	Peters Farm LtdKaren Peters
S128	Greenbriar Ltd.
S129	Waikaka Gold Mines Limited
S130	Mercury NZ Limited
S132	KiwiRail Holdings Ltd
S133	David Pullar
S135	Straterra Inc
S136	Jenny Campbell
S138	Port Blakely Limited
S139	Hokonui Rūnanga Inc
S140	Robina Johnston
S143	Rural Ratepayers Group
S145	Rural Contractors NZ Incorporated (RCNZ)
S146	Southland District Council
S148	Alistair & Bernadette Hunt
S152	Nigel Cowburn
S156	New Zealand Agricultural Aviation Association
FS4	New Zealand Agricultural Aviation Association
FS5	Hamish Weir
FS10	Port Blakely Limited
FS11	Heritage New Zealand Pouhere Taonga
FS14	NZ Transport Agency Waka Kotahi
FS16	Fire and Emergency New Zealand
FS17	Federated Farmers
FS18	New Zealand Helicopter Association
FS22	Clark Fortune McDonald and Associates
FS24	Contact Energy Ltd
FS25	Stoney Creek Station Ltd
FS29	Silver Fern Farms Limited
FS31	Department of Conservation

## 1. Executive Summary

1. The Proposed District Plan (“PDP”) for Gore District was publicly notified on 31 August 2023. The PDP includes three Rural Zone chapters:
  - General Rural Zone (GRUZ)
  - Rural Lifestyle Zone (RLZ)
  - Settlement Zone (SETZ)
2. The GRUZ contains objectives, policies, rules and standards to provide for and protect rural activities and the rural resource. The GRUZ is the largest zone in the district and is characterised by pastoral land, open space, planting and limited built form. This zone supports a range of activities that rely on land resources and as such, the zones objectives, policies and rules provide a framework for managing effects on the life supporting capacity of soils, as well as cultural, landscape, and rural character and amenity values.
3. The RLZ contains objectives, policies, rules and standards to provide for rural lifestyle living opportunities while preventing ad hoc or sporadic subdivision and activities that compromise productive working zones. The RLZ facilitates rural lifestyle living whilst maintaining overall rural character and primary production activities necessary to manage larger land holdings.
4. The SETZ contains objectives, policies, rules and standards to provide for the sustainable management of townships located within rural environments. There are three townships provided for in the SETZ. These include:
  - Mandeville
  - Waikaka
  - Pukerau
5. In the GRUZ there were 1047 submission points and 163 further submission points. The submissions largely covered matters relating to:
  - Density and minimum lot size.
  - Mining and quarrying.
  - Rural industry standards and Rural contractor Depots.
  - Reverse sensitivity.
  - Recognition of the GRUZ as appropriate for renewable energy and infrastructure.
  - Changes to definitions.

- Various amendments to built form.
  - Requirements for servicing standards and firefighting provision.
  - Restricting development in all areas that are subject to natural hazards.
  - A 5m setback from the rail corridor.
  - Permitting relocated buildings.
6. In the RLZ there were 152 submission points and 35 further submission points. The submissions largely covered matters relating to:
- The 1 ha lot size for the RLZ.
  - Rural amenity.
  - Reverse sensitivity.
  - Amendments to the Hokonui Lifestyle Precinct.
  - Built form standards.
  - Zoning requests.
  - Requirements for servicing standards and firefighting provision.
  - Restricting development in all areas subject to natural hazards.
  - 5m setback from the rail corridor.
  - Permitting relocated buildings.
7. In the SETZ there were 60 submission points and 20 further submission points. The submissions largely covered matters relating to:
- Restricting development in all areas subject to natural hazards.
  - Density.
  - Built form standards.
  - Requirements for servicing standards and firefighting provision.
  - 5m setback from the rail corridor.
  - Permitting relocated buildings.
8. The report has been prepared in accordance with Section 42A of the RMA and outlines recommendations in response to the issues that have been identified through submissions. The report is intended to assist the Hearings Panel to make decisions on the submissions and further

submissions on the PDP, and to provide submitters with an opportunity to understand how their submissions have been evaluated and the recommendations made by officers, prior to the hearing.

9. As a result of submissions, a range of recommended changes have been made which are broadly summarised as follows:
  - Mapping changes to acknowledge inundation risk in East Gore, Waikaka and Mataura;
  - A new Precinct to provide for the New Vale Mine in the GRUZ;
  - Reduced setback from the State Highway in the GRUZ;
  - Increased scale of permitted rural industry activities in the GRUZ;
  - Increased building coverage in the RLZ;
  - Revised definitions to improve clarity and align with national direction;
  - Revised wording of objectives and policies to improve useability of the plan; and
  - A restricted discretionary activity (RDA) consenting pathway for additional minor units in the GRUZ.

## **2. Introduction**

### **2.1 Author and qualifications**

10. My name is Joanne Skuse. I am employed as a Senior Planner at The Property Group. I am the author of this report.
11. I hold the qualifications of a Bachelor of Law (LLB) from the University of Exeter, United Kingdom. I am an associate member of the New Zealand Planning Institute (NZPI), which brings with it obligations for continued professional development.
12. I have been engaged as a contractor by Gore District Council to assist in the District Plan review and prepare the draft and proposed District Plans.
13. I have seven years of resource consent management experience working in local government and private consultancy. Prior to joining The Property Group, I was a Resource Consents Planner at Queenstown Lakes District Council.
14. My experience includes the preparation and processing of applications for resource consents as well as the preparation of submissions to District Plans across Aotearoa.

### **2.2 Code of Conduct**

15. I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and that I have complied with it when preparing this report. Having reviewed

the submitters and further submitters relevant to this topic I advise there are no conflicts of interest that would impede me from providing independent advice to the Hearings Panel. The opinions expressed in this evidence are based on my qualifications and experience and are within my area of expertise. If I rely on the evidence or opinions of another my evidence will acknowledge that position.

16. I am authorised to give this evidence on the Council's behalf to the Proposed District Plan(PDP) hearing commissioners ("Hearings Panel").

### 3. Scope of report and topic overview

17. This report considers the submissions and further submissions that were received by the Council in relation to the Rural chapters of the PDP. In addition, the provisions in the following chapters relating to the management of Rural zones and mapping are also addressed:

- Part 1:
  - i. How The Plan Works
  - ii. Interpretation – Definitions
- Part 2: District Wide Chapters
  - i. Noise
  - ii. Subdivision
- Planning maps
- Appendix 3

18. The assessment of submissions will generally follow this format:

- Submission information;
- Analysis of submissions;
- Recommendation and any amendments; and
- Where an amendment is recommended a section 32AA assessment is provided.

19. Recommendations are made to either retain provisions without amendment, delete, add to or amend. The amended provisions are shown by way of ~~strikeout~~ and underlining in red. Appendix A of this report contains a copy of the Rural chapters, and the relevant sections of: How the plan works, Interpretation, Noise and Appendix 3 with all recommended amendments shown by way of ~~strikeout~~ and underlining in red.

20. Clause 16(2) of the RMA allows a local authority to make an amendment to a proposed plan without using a Schedule 1 process, where such an alteration is of minor effect, or may correct

any minor errors. Where this has been relied upon for minor correction it is noted in the body of this report.

## **4. Statutory considerations and planning framework**

### **4.1 Resource Management Act 1991**

21. The PDP has been prepared in accordance with the RMA and in particular, the requirements of:
  - Section 74 – Matters to be considered by territorial authorities; and
  - Section 75 – Content of District Plans.
22. As set out in the Section 32 Evaluation Report for the Rural zones, there are several higher order planning documents and other relevant plans which have provided direction and guidance for the preparation of the PDP. These documents and a comprehensive assessment of all relevant consultation and statutory considerations prior to public notification of the PDP are outlined in that Section 32 Report. The Section 42A Report: Introduction, General Provisions and Strategic Direction also provides an overview of the relevant Statutory considerations, higher order planning documents and other relevant plans and policies.
23. It is not considered necessary to repeat the detail of the relevant RMA sections and higher order documents in this report as these are covered within the relevant Section 32 Evaluation Report. However, where a higher order document is considered particularly relevant to the assessment of submissions or where there have been amendments to higher documents relevant to this topic these are discussed below.

### **4.2 National Planning Instruments and other Relevant Plans and Policies**

#### National Policy Statement on Indigenous Biodiversity

24. The National Policy Statement Indigenous Biodiversity identifies a national methodology for identifying Significant Natural Areas (SNA's) and requires their protection and the management of subdivision, use and development within SNA's. Provision is made for nationally significant infrastructure, mineral and aggregate extraction, new dwellings on existing lots, and Māori customary activities. Commercial forestry activities are also required to be managed and existing activities such as pastoral farming are provided for.

#### National Policy Statement for Highly Productive Land

25. The National Policy Statement for Highly Productive Land (NPSHPL) requires Councils to recognise and provide for the value and long-term benefits of using highly productive land for primary production by avoiding uncoordinated urban expansion and Rural Lifestyle areas on highly productive land that has not been subject to a strategic planning or cost benefit process. Highly productive land includes a land parcel with Land Use Capability 1,2, and 3 soils. The regional council must notify maps of Highly Productive Land (HPL) by 2025, and then the District Plan needs to incorporate these maps without going through the first schedule process within

six months. Changes to district plan provisions are then required within two years and will have to go through the first schedule process. New provisions will cover the following matters:

- Avoiding subdivision on HPL (3.8)
- Protecting HPL from inappropriate use and development (3.9)
- Continuation of existing activities (3.11)
- Supporting appropriate productive use of HPL (3.12)
- Managing reverse sensitivity and cumulative effects (3.13)

26. In the meantime, HPL is land that is general rural and LUC, 1, 2 and 3 but not land identified for urban development in a council adopted growth plan or strategy (3.5(7)). Councils can allow urban rezoning of HPL only if it is necessary to provide development capacity to meet expected demand, where it is the only reasonably practicable option, and where the benefits outweigh the costs (3.6(4)). Rezoning of HPL for Rural Lifestyle is to be avoided except where analysis is undertaken considering matters such as permanent or long-term constraints of the land, productive capacity loss, land fragmentation, reverse sensitivity effects, benefits of development vs costs of loss of HPL.

27. Land-based primary production is defined in the NPS-HPL as “production, from agricultural, pastoral, horticultural, or forestry activities, that is reliant on the soil resource of the land.” This definition is deliberately narrower than the National Planning Standards definition of ‘primary production’ as there are some activities covered by the primary production definition that do not need to locate on HPL in the same way as agricultural or horticultural activities do. As such, the intent of the NPS-HPL is not to protect HPL for mining and quarrying activities.

28. However, there is a pathway for mineral and aggregate extraction on HPL under Clause 3.9(2)(j) where these meet certain tests (operational and functional need to be on HPL or provide significant public benefits). Small-scale farm quarries could also potentially have a pathway on HPL as ‘supporting activities’.

#### National Policy Statement for Renewable Electricity Generation 2011:

29. The National Policy Statement for Renewable Electricity Generation (NPSREG) recognises the national significance of renewable electricity generation and provides for the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities. Policies reinforce the benefits of renewable electricity generation activities, the practical constraints and implications of achieving targets, reverse sensitivity effects; the need to incorporate provisions for renewable electricity generation activities into resource management plans; and the need to enable future generation opportunities.

#### National Policy Statement on Electricity Transmission 2008

30. The National Policy Statement on Electricity Transmission 2008 (NPSET) seeks to recognise the national significance of the electricity transmission network by facilitating the operation, maintenance, and upgrade of the existing transmission network and the establishment of new

transmission resources to meet the needs of present and future generations, while managing adverse effects on, and of, the network. There are a number of policies that seek recognition of the national benefits of transmission, management of environmental effects of transmission and the adverse effects on third parties, identification of the network on planning maps, and the facilitation of long-term planning for the network.

#### National Environmental Standards for Commercial Forestry 2023

31. The National Environmental Standards for Commercial Forestry are regulations made under the Resource Management Act (RMA) 1991 and came into force on 3 November 2023. Previously, the National Environmental Standards for Plantation Forestry (NES-PF) only managed forests planted for harvest. Since the NES-PF was introduced in 2018, there has been an increase in carbon forests, which weren't managed by the NES-PF. This follows a rise in the carbon price and subsequent farm conversions to forestry.
32. The regulations provide a set of nationally consistent rules for commercial forests that cover 8 broad activities, from planting through to harvesting. This includes plantation forests and exotic continuous cover forests. The NES-CF is implemented by regional councils and district councils.
33. The NES-CF regulations cover 8 core commercial forestry activities that have environmental effects which need to be managed:
  - afforestation (planting new forest)
  - pruning and thinning to waste (selective felling of trees where the felled trees remain on site)
  - earthworks
  - river crossings
  - forestry quarrying (extraction of rock, sand, or gravel within a plantation forest or for operation of a forest on adjacent land)
  - harvesting
  - mechanical land preparation
  - replanting.
34. The NES-CF applies to any forest of at least one hectare that has been planted for commercial purposes. This includes plantation forests and exotic continuous cover forests. These are defined in the regulations.

#### National Policy Statement for Freshwater Management 2020 (NPS-FM)

35. The National Policy Statement for Freshwater Management 2020 (NPS-FM) sets out the objectives and policies for freshwater management under the Resource Management Act 1991. Requirements include to manage freshwater in a way that 'gives effect' to Te Mana o te Wai, to avoid further loss or degradation of wetlands and streams, improve degraded water bodies, in stream habitats and fish passage, and maintain or improve all water bodies using defined bottom lines with annual monitoring and reporting requirements. The implementation of the NPS FM is primarily a regional council function, however territorial authorities must adopt an integrated approach to freshwater management in that the whole environment is connected.

#### National Environmental Standard for Freshwater 2020



36. The National Environmental Standards for Freshwater set requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. The standards have rules in relation to natural inland wetlands, reclamation of rivers, fish passage, fertiliser use, discharges in relation to farm conversions and agricultural intensification, and requirements for farm practices in relation to winter grazing, feedlots and stockholding areas. Setback requirements to all waterbodies for farming activities include 50m for feedlots and stockholding areas, and 5m for stock for winter grazing activities.

The Resource Management (Freshwater and Other Matters) Amendment Bill (no legal effect)

37. The Resource Management (Freshwater and Other Matters) Amendment Bill was introduced in May 2024 and among other things seeks to:
- Exclude the hierarchy of obligations in the National Policy Statement for Freshwater Management (NPS-FM) from resource consenting.
  - Repeal the stock exclusion regulations in relation to sloped land.
  - Repeal NES-F restrictions around winter grazing.
  - Align the provisions for coal mining with other mineral extraction activities across the NPS-IB, NPS-FM and NES-F.
  - Suspend and extend timeframes under the NPS-IB, in particular for the identification of Significant Natural Areas (SNAs) and include them in district plans.
  - Amend the process for preparing and amending national direction documents.
38. The Bill does not have legal effect, but proposed changes would remove the 5m setback for winter grazing livestock, but would not remove the general 3m setback for stock exclusion.

Southland Regional Policy Statement (RPS)

39. The Southland Regional Policy Statement 2017 (RPS) sets out the framework and priorities for resource management in the region. The RPS identifies the regionally significant issues around the management of the Region's natural and physical resources and sets out what needs to be achieved (objectives) and the way in which the objectives will be achieved (policies and methods). Section 75(3) of the RMA requires the PDP is required to give effect to the RPS.
40. The RPS contains a chapter on rural land and soils – Chapter 5: Rural Land/Soils. Chapter 5 concludes that to achieve sustainable use of rural land resources, rural-residential subdivision must be undertaken in a way that achieves efficient use of soil and land resources. This means avoiding negative outcomes such as the loss of high value soils from productive use, inefficient use of transport networks, reverse sensitivity effects, or lack of available land following 'ring fencing' of urban areas by small landholdings. The Southland RPS Chapter 5 also notes mineral extraction activities take place in the region. These activities need to occur in appropriate locations in the rural environment and may have adverse effects on road networks, and water flows and quality. The RPS also notes that rural land use can affect indigenous biodiversity and ecosystems.

41. The RPS objectives further require that risks from natural hazard effects to people, communities, their businesses, property, and infrastructure are understood and avoided, remedied, or mitigated. This will result in communities becoming more resilient. Policies seek a precautionary approach towards managing the effects of climate change and sea level rise, and any associated changes in the scale and frequency of natural hazards, to ensure potential adverse effects are avoided or mitigated.
42. In managing natural hazards, the following are set as implementation priorities:
  - avoid exposure to areas at significant risk from natural hazards where practicable by adopting a precautionary approach;
  - mitigate the effects of natural hazards by managing land use in areas known to be susceptible to the effects of natural hazards;
  - undertake physical works needed to reduce the potential for the natural hazard to affect people and infrastructure.
43. Policies also seek that new subdivision, development, and placement of critical infrastructure in areas at significant risk from natural hazards are avoided, unless:
  - there is no reasonable alternative, in which case critical infrastructure must be designed to maintain, as far as practicable, its integrity and function during natural hazard events; or
  - avoidance is impossible or impractical and adverse effects are mitigated to an acceptable level; or
  - subdivision is solely for the purpose of boundary adjustments.
44. The RPS also indicates that Southland is likely to be exposed to an increased magnitude of natural hazards such as flooding and droughts due to the impacts of climate change.

### 4.3 Section 32AA evaluation

45. Any recommended amendments to provisions since the initial section 32 evaluation was undertaken are evaluated in accordance with section 32AA. Section 32AA states:

#### **32AA Requirements for undertaking and publishing further evaluations**

*(1) further evaluation required under this Act-*

- (a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and*
- (b) must be undertaken in accordance with section 32(1) to (4); and*
- (c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and*
- (d) must—*

(i) published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or

(ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.

(2) To avoid doubt an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).

(3) In this section, proposal means a proposed statement, national planning standard, plan, or change for which a further evaluation must be undertaken under this Act.

46. The required section 32AA evaluation for changes proposed as a result of consideration of submissions with respect to the topics of this report is contained within the assessment of the relief sought in submissions in section 6, as required by s32AA(1)(d)(ii).
47. The Section 32AA further evaluation contains a level of detail that corresponds to the scale and significance of the anticipated effects of the changes that have been made. Recommendations on editorial, minor, and consequential changes that improve the effectiveness of provisions without changing the policy approach are not re-evaluated.

#### 4.4 Procedural matters

*Meetings, pre-hearing conferences, clause 8AA meetings or expert witness conferencing*

48. My colleague Matt Heale and I met with the representatives of Greenbriar Limited at their request to discuss the submission lodged and relief sought.

*Points reallocated to other hearing streams*

49. Submission points related to the following topics, initially allocated to the General Rural Zone Hearing Stream have been reallocated to a later hearing stream as follows:

<b>Table 4</b>	
<b>Submitter and Topic</b>	<b>Hearing Stream</b>
Stoney Creek et al – Request for a new Hokonui Hills Special Precinct	Hearing Stream 9 Natural Hazards and Natural Environment Values
McNabb Management Ltd – Request for extensive re-zoning and relocation of Māori Purpose Zone and additional Rural Industry Precinct	Hearing Stream 4 Māori Purpose and Industrial Zones
Submissions relating to Agricultural Aviation and noise	Hearing Stream 6

	General District Wide Matters and Subdivision
Transpower New Zealand Limited - Request for changes to Note 1	Hearing Stream 7 Energy, Infrastructure and Earthworks

### *Errors and Omissions*

50. The following submission points were partially omitted from the summary of submissions. These include:

- Southland Federated Farmers of New Zealand have provided a submission on the Proposed District Plan. Rural Ratepayers Group, Kevin Robertson, Alistair & Bernadette Hunt, Ronald Crispin and John Baynes have submitted in support of Southland Federated Farmers of New Zealand and duplicated the submission.

In relation to GRUZ-R6 permitting conservation activities, it was recorded that Alistair & Bernadette Hunt (s148.201) supported the activity rule. Given that Alistair & Bernadette Hunt's submission is a duplicate of Southland Federated Farmers of New Zealand, then all the submitters listed above should have been recorded as supporting this rule. However, the summary of submissions has not recorded these additional submission points.

### **4.5 Response to Panel Minutes**

51. On 5 and 6 June 2024 the hearing was held to consider submissions and further submissions to Part 1 – Introduction and General Provisions of the Proposed District Plan (excluding Mana Whenua) and the Urban Form and Development chapter, which forms the Strategic Direction provisions of Part 2 – District-Wide Matters.
52. Following the hearing the Panel issued Minute 9, dated 13 June 2024, requiring Matt Heale, Planning Consultant, and Shelley Chadwick, Counsel for the Gore District Council, to respond to matters outlined in the minute.
53. The following points raised in the minute are relevant to Hearing Stream 3 and the rural chapters, therefore I have included detail here.
54. Commissioner Bartlett highlights a typographical error in the definition of 'Equestrian Facilities' and also enquired if there is a reason horse racing is not included. 'Equestrian Facilities' have been included in the plan to acknowledge the likelihood of riding stables, stud farms and horse training centres locating in the zone. The activities are not included in primary production definition. As it is important to protect the GRUZ for primary productive use, small-scale equestrian facilities are enabled through GRUZ-R14 and RLZ-R9. The scale is managed by the number of persons using the facility. Horse Racing can be a large-scale event and not anticipated to be covered by the definition.

55. Commissioner Bartlett enquired whether ephemeral streams need to be included in the definition of stream to give effect to or be consistent with higher order documents. The definition of stream is discussed in section 6.5.1 below and an amendment is recommended following assessment of conditions. I do however note that an ephemeral stream is considered to be included in the definition of stream as it includes both a continually or intermittently flowing natural or modified body of fresh water.
56. Commissioner Bartlett enquired whether a definition of “land based primary production” is required. This is likely due to the application of the NPS-HPL. As detailed above the ‘land-based primary production’ is defined in the NPS-HPL as “production, from agricultural, pastoral, horticultural, or forestry activities, that is reliant on the soil resource of the land”. This definition is deliberately narrower than the National Planning Standards definition of ‘primary production’ and does not include mining or quarrying activities. In response to this the GRUZ includes a primary production rule specifically excluding mining and quarrying, and then additional rules for these specific activities with requirements restricting the activity on highly productive land.

## 5. Background

57. The Section 42A Introduction, General Provisions and Strategic Direction Report, prepared for Hearing Stream 1, includes details of the PDP notification, submission statistics and a general overview of the background to the PDP. In addition, the report provides an overview of National Planning Instruments and other Policies and Plans relevant to the PDP as a whole.
58. There is one relevant Section 32 Evaluation report<sup>1</sup> relating to the three rural zones.
59. The Section 32 Evaluation Report assesses and considers the relevant higher order planning documents and any strategic plans which provide direction and guidance for the preparation and content of these chapters. Where relevant these documents are considered in more detail in the assessment of submission points.
60. As detailed in the Section 32 report, the Rural Zones give effect to effect to the National Planning Standards and relevant higher order documents such as the NPS-HPL.

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<sup>1</sup> Gore District Council Section 32 Report – Rural Zones [Section 32 Reports | Let’s Talk Gore District \(goredc.govt.nz\)](#)

61. The three Rural Zone provisions and zoning locations also give effect to the relevant Urban Form and Development Objectives, in particular UFD-O1, UFD-O2, UFD-O3, UFD-O10 and UFD-O11.

## 5.1 Technical Reports

### ***Gore District Plan Review – Economic and Population Growth Analysis October 2021 (Attachment 4)***

62. The Gore District Plan Review and Population Growth Analysis report reviews the Ready for Tomorrow – Gore District Spatial Plan as well as market research. The report provides an analysis of the contribution the Gore district makes to Southland’s regional economy with a breakdown on areas of employment, and the agricultural, manufacturing and retail & hospitality sectors as the primary economic contributors.
63. The document outlines the population of the district, including specifics on the population and number of houses in the three settlement areas. It provides an assessment of the future demand for various housing types, by utilising census data, available industry information and Statistics NZ growth projections. The report determined a demand for rural lifestyle living opportunities, down to 1 hectare in size.

### ***Gore District Plan Review – Planning for growth June 2022 (Attachment 3)***

64. The Gore District Plan Review Planning for Growth analysis concluded that to support the continued growth in the agriculture sector, the General Rural Zone should allow for the continued operation of primary production activities. Further, activities such as rural industry, along with the potential for new technologies should be accommodated in the zone to support the agricultural sector. This will safeguard highly productive soils in line with National Policy direction. Agriculture and rural industry needs may change over time, as new technology and practices evolve and grow. To provide for viable primary production and a range of rural industry and productive uses, the district plan would need to be cognisant of future changes. The study also concluded that other rural based industries which have shown growth over the last 10 years, and are anticipated to continue to grow, include forestry, energy generation and mining related activities. Gore’s rural character and natural resources means it is well placed to support innovations in the clean energy sector, such as wind farms and solar energy.

### ***Gore District Council Proposed Plan Change Rural Lifestyle and Settlement Zones - Flooding Assessment, authored by Tonkin & Taylor, June 2024 (Attachment 1)***

65. In light of the submission from Environment Southland (ES), the Council have engaged Tonkin and Taylor to provide additional expert evidence relating to the notified rural ‘upzoned’ areas of the district that are subject to possible flooding, specifically areas potentially at ‘Significant

Risk<sup>2</sup> of flooding within the Rural Lifestyle and Settlement zone areas of the PDP. This assessment identifies areas of the district that meet the definition of significant risk, however, also applies additional considerations such as velocity to consider whether adverse effects from inundation can be mitigated, or if areas of land are unsuitable for the proposed zoning. It is important to note that the mapping generated by Tonkin and Taylor does not factor in any stop bank protection.

***Transport Expert Evidence – Mr Mark Gregory -Transportation Planner (Attachment 2)***

66. Mr Greogry has prepared a statement of evidence on behalf of the Gore District Council in respect of technical related matters arising from the submissions and further submissions on the Proposed Gore District Plan. Specifically, the statement of evidence relates to the matters of Submissions s42.001 and s42.002, seeking rezone of land at 205 Reaby road Gore, from Rural to Rural Lifestyle Zone and Submission s99.003 seeking to extend the Rural Lifestyle Zone to the SH94 corridor.

***Proposed Hokonui Hills Rural Lifestyle Zone. Recommended Landscape Protection Provisions, 2023 (Attachment 5)***

67. Public feedback on the *draft* plan sought that an area off Reaby Road close to the Hokonui Hill be zoned Rural Lifestyle. Due to the potential landscape sensitivities, Mike Moore was commissioned to prepare this landscape assessment to advise on the suitability of that zoning. The conclusions were that the area can be upzoned, but subject to extra provisions that would protect the landscape character of the site, and landscape values of the adjacent Hokonui Hills ONL area. As a result, this land has been zoned Rural Lifestyle, with the Hokonui Hills Rural Lifestyle Precinct over it.

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<sup>2</sup> Southland Regional Policy Statement 2017, Policy NH.5: Avoid areas of significant risk from natural hazards. Avoid new subdivision, development and placement of critical infrastructure in areas at significant risk from natural hazards, unless: (a) there is no reasonable alternative, in which case critical infrastructure must be designed to maintain, as far as practicable, its integrity and function during natural hazard events; or (b) avoidance is impossible or impractical and adverse effects are mitigated to an acceptable level; or (c) subdivision is solely for the purpose of boundary adjustments.

## 6. Consideration of submissions

### 6.1 Structure of the report

68. Submissions on the Rural zones have raised a number of issues which have been grouped as follows:
- Definitions
  - Common submissions across the rural zones
  - Mappings across the rural zones
  - New Special Purpose Zone and Precincts Request across the rural zones
  - Submissions specific to General Rural Zone
    - General Submissions
    - Provisions
  - Submissions specific to Rural Lifestyle Zone
    - General Submissions
    - Hokonui Lifestyle Precinct
    - Provisions
  - Submission specific to Settlement Zone
    - General Submissions
    - Provisions
69. In accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the following evaluation on both an issues and provisions-based approach, as opposed to a submission by submission approach. I have organised the evaluation in accordance with the layout of chapters of the PDP as notified or grouped by Issue where the submission crosses multiple provisions but has a similar intent and relief sought. I have considered substantive commentary on primary submissions and further submissions as part of my consideration.
70. Due to the number of submission points, this evaluation is generic only in parts and may not contain specific recommendations on each submission point, but instead discusses the issues generally. This approach is consistent with Clause 10(2)(a) of Schedule 1 to the RMA. Specific recommendations on each submission / further submission point are contained in **Appendix B**.
71. The following evaluation should be read in conjunction with the summaries of submissions and the submissions themselves. Where I agree with the relief sought and the rationale for that relief, I have noted my agreement, and my recommendation is provided in the summary of submission table in **Appendix B**. Where I have undertaken further evaluation of the relief sought in a submission(s), the evaluation and recommendations are set out in the body of this report. I have provided a marked-up version of the Chapters with recommended amendments in response to submissions as **Appendix A**.



72. This report only addresses submissions on definitions and mapping specifically relevant to this topic. Definitions that relate to more than one topic and general mapping submissions have been addressed in the Section 42A Report: Introduction, General Provisions and Strategic Direction Report.

## 6.2 Overview of submissions

73. The submission period ran from 31 August to 26 October and then was extended to 27 November by Council resolution. Council received 130 submissions containing 5542 submission points.
74. Some submissions were received after the 27 November 5:00pm deadline, however these submissions were accepted and are not considered late as they were received up until midnight 27 November 2023.
75. A total of 1287 submission points were received on the Rural Zone Chapters; 1047 submission points for the General Rural zone, 152 for the Rural Lifestyle zone and 60 for the Settlement Zone. A list of submitters on the Rural Zones is provided at the start of the report. The issues raised by submitters are summarised below.
76. Definitions are addressed at Section 6.4 of this report. A number of submissions had common themes across all three rural zones and are addressed in section 6.5 of this report, along with definitions. Mapping and zoning requests are addressed at section 6.6 of this report. Specific submissions are included in the following relevant sections.
77. In the GRUZ there were 1047 submissions and 163 further submissions. The submissions largely covered matters relating to:
- Density and minimum lot size. There was support for the 8ha in order to preserve productive land. Many submission however sought a revised density and minimum lot size of 2 hectares.
  - Mining and quarrying, in relation to their acknowledgment as a primary production activity under the NPS-HPL, greater permitted thresholds are sought and amendments to policies.
  - Rural industry and how the current permitted standards are unworkable. More permissive building sizes are sought as well as setbacks. A new rule specifically for Rural contractor Depots is requested.
  - Reverse sensitivity and its application to primary production and infrastructure.
  - Recognition of the GRUZ as appropriate for renewable energy and infrastructure.
  - Definitions in relation to aligning with higher order documents, improving clarity and enabling farming operations.
  - Various amendments to built form standards including setback from the State Highway.

- Requirements for servicing standards and firefighting provision.
- Restricting development in all areas subject to hazard mapping.
- KiwiRail seek a 5m setback from the rail corridor.
- NZHHA seek that relocated buildings are permitted across the GRUZ

78. In the RLZ there were 152 submissions and 35 further submissions. The submissions largely covered matters relating to:

- The 1 ha lot size for the RLZ.
- Rural amenity.
- Reverse sensitivity for existing primary production activities.
- Amendments to the Hokonui Lifestyle Precinct.
- Amendment to built form standards particularly building coverage.
- Zoning requests.
- Requirements for servicing standards and firefighting provision.
- Restricting development in all areas subject to natural hazards.
- KiwiRail seek a 5m setback from the rail corridor.
- NZHA seek that relocated buildings are permitted across the RLZ.

79. In the SETZ there were 60 submissions and 20 further submissions. The submissions largely covered matters relating to:

- Restricting development in all areas subject to natural hazards.
- Density for sites already smaller than 2000m<sup>2</sup>.
- Built form standards.
- Requirements for servicing standards and firefighting provision.
- KiwiRail seek a 5m setback from the rail corridor.
- NZHA seek that relocated buildings are permitted across the SETZ.

### 6.3 Format for consideration of submissions

80. For each identified issue or provision, I have considered the submissions that are seeking changes to the PDP in the following format:
- Matters raised by submitters;
  - Assessment;
  - Summary of recommendations; and
  - Section 32AA assessment.
81. The recommended amendments to the relevant chapters are set out in **Appendix A** of this report where all text changes are shown in a consolidated manner.

### 6.4 General submissions – Definitions

#### 6.4.1 Matters raised by submitters

##### **Agricultural, horticultural and pastoral activities**

82. Stoney Creek Station Limited (s3.082), McLeod-Wantwood Trust/Wantwood Station (s104.018), Farm Manager - Wantwood Station (s105.018), Peters Farm Ltd Karen Peters (s127.018)(s127.118), Trudy Bokser (s113.082), Nathan Bokser (s116.082), AW+ JA Johnston Family Trust (s118.082), Reaby Downs Farm Ltd (s18.084), Karen Temple (s19.084), Sarah and Peter Barclay (s20.084), Helen McIntosh (s24.084), John Baynes (s68.086), Greg Bokser (s117.082) seek the definition of 'agricultural, horticultural and pastoral activities' is amended as follows:
- Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except for farm quarries) or direct sales.*
83. Federated Farmers (FS17.094) has submitted in support of this amendment as it helps to clarify the definition.

84. Southland Federated Farmers of New Zealand (s126.006), Rural Ratepayers Group (s143.018), Kevin Robertson (s115.007), Alistair & Bernadette Hunt (s148.019), Ronald Crispin (s60.009), John Baynes (s68.127) seek the title of the activity 'agricultural, horticultural and pastoral activities' is amended as follows, and any consequential amendments are made across the plan:  
~~Agricultural, horticultural and pastoral activities~~ Rural production activities

The submitters consider that while the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.

### Assessment

85. 'Agricultural, horticultural and pastoral activities' are permitted within the GRUZ, RLZ and FDZ, as the definition sits under the Primary Production definition in the nesting tables, which is permitted in the zones. Agricultural, horticultural and pastoral activities are permitted in the Mandeville Aviation and Rail Precinct (within SETZ) and the Eversfield Precinct (within Large Lot Residential Zone), but primary production activities are not as this enables a wider range of activities not suitable for the zones. The purpose of the definition and its use is to enable smaller scale agricultural activities within zones that are not strictly working rural areas i.e. the Settlement zone and Large Lot Residential areas. The activity is to acknowledge that there may be larger landholdings within these zones that require agricultural, horticultural and pastoral activities to assist in their maintenance.
86. Given agricultural, horticultural and pastoral activities are permitted within the Mandeville Aviation and Rail Precinct and Large Lot Residential Zone Eversfield Precinct with this specific activity rule, (and not by proxy of inclusion of primary production), farm quarries are not anticipated. Whilst landholdings may be larger, the zones typically allow for a much greater extent of sensitive activities and therefore I do not consider it appropriate to permit farm quarries. In the GRUZ farm quarries are permitted (subject to rule requirements) by GRUZ-R3. Within the RLZ farm quarries are not permitted as quarrying is included in the list of primary production activities restricted in the zone. This is due to the potential for nuisance effects. The RLZ has been established to recognise areas of land which have been fragmented by 2ha subdivision and therefore are no longer representative of larger farm holdings, most likely to benefit from a farm quarry.
87. In relation to the phrase, 'rural production activities', it is present in the overview of the GRUZ zone. I consider the phrase is being used interchangeably with 'primary production activities' given the purpose of the zone.
88. I recommend the Overview and Purpose is updated to replace the word 'Rural' with 'primary' as shown in **Appendix A**. I consider this will improve the clarity of the plan.
89. I recommend no changes to the definition of 'Agricultural, horticultural and pastoral activities'.

### Cultivation

90. Stoney Creek Station Limited (s3.084), Peters Farm Ltd Karen Peters (s127.120), Trudy Bokser (s113.084), Nathan Bokser (s116.084), AW+ JA Johnston Family Trust (s118.084), Reaby Downs Farm Ltd (s18.086), Karen Temple (s19.086), Sarah and Peter Barclay (s20.086), Helen McIntosh (s24.086), John Baynes (s68.088), Greg Bokser (s117.084), Southland Federated Farmers of New

Zealand (s126.014), Rural Ratepayers Group (s143.026), Kevin Robertson (s115.015), Alistair & Bernadette Hunt (s148.027), Ronald Crispin (s60.017), John Baynes (s68.135) support the definition of 'cultivation' and seek it is retained as drafted.

### Assessment

91. Submissions in support of definitions as drafted, without opposition or amendments requested by other submission points are acknowledged and accepted with no drafting changes.

### Fences

92. Southland Federated Farmers of New Zealand (s126.021), Rural Ratepayers Group (s143.033), Kevin Robertson (s115.022), Alistair & Bernadette Hunt (s148.034), Ronald Crispin (s60.024), John Baynes (s68.142) and David Pullar (s133.001) seek a new definition for farm fences as the submitters state there are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies its approach to fencing in this respect. The submitters consider there is limited narrative on fencing in any of the s 32 reports. The proposed 'farm fences' definition is as follows:

Farm Fences: Means any fence erected for the purposes of any primary production activity.

93. Alistair & Bernadette Hunt (s148.001) seek a separate definition for farm fences and seek to ensure farm fences are excluded from the rules requiring setback from waterways. The Rules regarding fences are either limiting or enabling which makes the definition flawed. The Regional Council has a raft of rules regarding agricultural setbacks so there is a risk of duplication or confusion by including this in the District Plan.
94. Southland Federated Farmers of New Zealand (s126.020), Rural Ratepayers Group (s143.032), Kevin Robertson (s115.021), Alistair & Bernadette Hunt (s148.033), Ronald Crispin (s60.023), John Baynes (s68.141), seek the definition of 'fences' is updated to specifically exclude a 'farm fence'.
95. Stoney Creek Station Limited (s3.089), Peters Farm Ltd Karen Peters (s127.125), Trudy Bokser (s113.089), Nathan Bokser (s116.089), AW+ JA Johnston Family Trust (s118.089), Reaby Downs Farm Ltd (s18.091), Karen Temple (s19.091), Sarah and Peter Barclay (s20.091), Helen McIntosh (s24.091), John Baynes (s68.093), Greg Bokser (s117.089), seek the definition is amended to remove the exemption for 'post and wire fence' as post and wire fences are specifically referenced in rules, as follows:

Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence~~ or a temporary fence such as an electric fence or construction hoarding.

96. Farm Manager - Wantwood Station (s105.014), Peters Farm Ltd Karen Peters (s127.014) seek clarity on whether 'post and wire fences' are included in the definition as there are rules which the submitter considers clearly extend to farm post and wire fences.

### Assessment

97. I have reviewed the submissions in relation to fences and the corresponding rules within the plan. There are specific provisions which relate to the fencing in the ECO chapter (ECO-R1), NFL

chapter (NFL-R5, NFL-R6), EW chapter (EW-R1), TEMP Chapter (TEMP-R2) and most area specific chapters<sup>3</sup> in relation to setbacks from boundaries.

98. I acknowledge the current definition as drafted leads to illogical outcomes as it includes exemptions which are in some cases also included in the requirements of the rules. As such, I recommend the definition is updated to remove all listed exemptions. Any allowances or exceptions for certain types of fences should be provided for within specific rules or standards. This is because the restrictions are specific to the type of effect to be managed which may be location specific.
99. For example, in the NFL chapter, the RMA requires the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development (Section 6(b)) and, as part of that, visual effects must be managed. Fencing is permitted in the NFL chapter provided it is a post and wire fence. With the amendment to the definition, the uncertainty surrounding the definition and the rule is removed. I consider it is important to note, in response to the Stoney Creek submission that a waratah fence is considered a post and wire fence. Similarly, rabbit proofing fence utilising wire mesh, is considered to be a post and wire fence.
100. Across the plan there is a requirement for setbacks from streams and rivers. The setback is in relation to any building or structure, and a structure would capture a fence. Submitters have highlighted that fences for stock exclusion or to protect riparian plantings can have positive environmental benefits. The National Policy Statement for Freshwater Management 2020 (NPS-FM) sets out the objectives and policies for freshwater management under the Resource Management Act 1991. Requirements include to manage freshwater in a way that 'gives effect' to Te Mana o te Wai, to avoid further loss or degradation of wetlands and streams, improve degraded water bodies, in stream habitats and fish passage, and maintain or improve all water bodies using defined bottom lines with annual monitoring and reporting requirements. The implementation of the NPS-FM is primarily a regional council function, however territorial authorities must adopt an integrated approach to freshwater management in that the whole environment is connected.
101. The allowance of fences, as noted above, can have benefits to protect stream health and water quality and it is desirable for efficiency and effectiveness that the district plan allows for methods to achieve compliance with the national and regional regulations. Fences can also be

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<sup>3</sup> LLRZ, General residential zone – GRZ, Medium density residential zone, Light industrial zone – LIZ, General industrial zone – GIZ, Natural open space zones – NOSZ, Sport and active recreation zone – SARZ, Māori purpose zone – MPZ, Field days zone – FDZ

used to protect other environmental values, such as the natural character of the riparian margin, indigenous vegetation and fauna.

102. Tonkin & Taylor Ltd (T+T) have provided expert evidence<sup>4</sup> in relation to fences and flood risk (**Attachment 1**). Fences within stream and river channels can collect debris and potentially increase flood levels and exacerbate scouring effects. They can cause damage to structures if not positioned and designed appropriately. Fences across stream and river channels or across or along stopbanks should be avoided. Within a floodplain more generally though, providing fences that are a permeable post and wire construction is acceptable, from a flood risk management perspective.
103. For the reasons outlined above it is considered post and wire fencing can be enabled within the stream setback standards however, given the natural hazard risk of debris flow in a flood event, the fencing must be limited to post and wire and explicitly exclude mesh type fencing. Mesh type fencing will capture debris which can create damming and exacerbate the flood hazard. Amendments to GRUZ-S7, RLZ-S7 and SETZ-S7 in this regard will be detailed in **Appendix A**.
104. Including an additional definition for 'farm fences' is not considered necessary. Primary production activities are wide ranging and so the definition could extend to a multitude of fence types. The amended definition improves the effectiveness and efficiency of the plan enabling the workability of the provisions and is as follows:

Means any structure, intended to be a permanent division, screen or barrier, ~~but shall not include a post and wire fence or a temporary fence such as an electric fence or construction hoarding.~~

### **Feedlot**

105. Southland Federated Farmers of New Zealand (s126.019), Rural Ratepayers Group (s143.031), Kevin Robertson (s115.020), Alistair & Bernadette Hunt (s148.032), Ronald Crispin (s60.022), John Baynes (s68.140) oppose the definition of feedlot and seek it is deleted on the basis that it does not appear in the plan as an activity.

### **Assessment**

106. I have reviewed the PDP in full and can confirm 'feedlot' is not referenced in any provision. Feedlot does however fall within the definition of primary production. Feedlots can pose an environmental risk to freshwater if they are not managed. I have reviewed the Proposed

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<sup>4</sup> Gore District Council Proposed Plan Change Rural Lifestyle and Settlement Zones - Flooding Assessment, authored by Tonkin & Taylor, dated 11 June 2024

Southland Water and Land Plan<sup>5</sup> and consider there are provisions within this plan to provide and manage feedlots. On this basis I see no reason to double up on the regulation. I support the submissions and recommend the definition is deleted.

**Farm Infrastructure**

107. Stoney Creek Station Limited (s3.107), Peters Farm Ltd Karen Peters (s127.143), Trudy Bokser (s113.107), Nathan Bokser (s116.107), AW+ JA Johnston Family Trust (s118.107), Reaby Downs Farm Ltd (s18.109), Karen Temple (s19.109), Sarah and Peter Barclay (s20.109), Helen McIntosh (s24.109), John Baynes (s68.111), Greg Bokser (s117.107), seek a new definition for farm infrastructure:

Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.

This is to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.

108. Federated Farmers (FS17.103) have further submitted in support of this amendment however note that they seek a new definition for 'farm fences' therefore propose 'fences' is updated to 'farm fences' under the new definition for farm infrastructure.

**Assessment**

109. A new term 'Farm Infrastructure' is proposed to support the submitters amendments sought to GRUZ-R1 and GRUZ-S5.

Farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.

The submitters seek the following amendments to, GRUZ-R1 and GRUZ-S5:

<b>Table 5</b>	
GRUZ-R1	Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new or extended building, <u>or structure (excluding fences and farm infrastructure)</u> and activity complies with General Rural Zone standards GRUZ-

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<sup>5</sup> [Proposed Southland Water and Land Plan - Environment Southland \(es.govt.nz\)](http://es.govt.nz)



	<p>S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. <u>No other GRUZ standards apply.</u></p> <p>Except that:</p> <p>(a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.</p> <p>(b) This rule does not apply to <u>Plantation</u> Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1</p>
GRUZ-S5	<p>Setback to Road Boundaries</p> <p>Any building or structure is setback from any road boundary the minimum distances as follows:</p> <p>1. Residential buildings are setback:</p> <p>(a) <del>100m</del> <b>50m</b> from the boundary of an Interregional Connector road (state highway);</p> <p>(b) 40m from the boundary of a Rural Connector road;</p> <p>...</p> <p>5. All other buildings and structures, except fences <b>and farm infrastructure</b> [Refer proposed definition], are setback 15m.</p> <p>Activity status where compliance is not achieved:</p> <p>Restricted Discretionary</p> <p>Matters of discretion:</p> <p><b>...8. The functional or operational need for the building to be located within the road setback</b></p>

110. The definition of a structure is wide ranging and means ‘any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft’. As it is required to be fixed to ground, I consider much of the ‘Farm Infrastructure’ defined in the proposed definition would not be captured. This includes, irrigation infrastructure (particularly Irrigation Pivots), water troughs, meal and hay feeders and temporary stock yards and ramps. I consider more permanent infrastructure which are likely fixed to the ground (and therefore captured by the definition of structure), for example grain silos, are required to be managed by the setback provisions of the GRUZ. These structures may negatively impact the character and amenity of the GRUZ.
111. I recognise the need to assist primary production activities and so encourage the submitters to provide examples of situations where the current provisions create unworkable outcomes in relation to what they perceive as ‘farm infrastructure’. It may be that there is merit in defining ‘farm infrastructure’ and exempting it from setback standards in the GRUZ however further information is required to demonstrate the current provisions are not suitable, based on the fact structures need to be fixed to the ground. I do note that the request to exclude ‘farm infrastructure’ from the primary production rule (FRUZ-R1) may result in the activity defaulting to a non-complying consent pathway, which would be undesirable.
112. On this basis I recommend the submission is rejected.

## Farm Quarry

113. Southland Federated Farmers of New Zealand (s126.017), Rural Ratepayers Group (s143.029), Kevin Robertson (s115.018), Alistair & Bernadette Hunt (s148.030), Ronald Crispin (s60.020), John Baynes (s68.138) support the definition in part however seek the definition is amended as follows:
- Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use ~~within the same site where it is extracted~~. It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry.
114. The submitters consider it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.
115. Stoney Creek Station Limited (s3.087), Peters Farm Ltd Karen Peters (s127.123), Trudy Bokser (s113.087), Nathan Bokser (s116.087), AW+ JA Johnston Family Trust (s118.087), Reaby Downs Farm Ltd (s18.089), Karen Temple (s19.089), Sarah and Peter Barclay (s20.089), Helen McIntosh (s24.089), John Baynes (s68.091), Greg Bokser (s117.087), support the definition as notified.

## Assessment

116. I acknowledge the support for the definition as notified by Stoney Creek Ltd et al.
117. I understand the submissions requesting an amendment are to account for the fact that farms can span across multiple record of titles. The definition as written restricts the farm quarry to the same 'site'. The definition of 'site' under the PS is limited to land held in a single record of title. Given the size of some farms and farming operations it is likely they are made up of multiple titles, or that lease arrangements exist spanning multiple titles in potentially different ownership.
118. Enabling farm quarries to span potential multiple 'sites' may result in rock being transported via road to other areas of the farm operation. Whilst this may increase vehicle movements on the road, and therefore effects in relation to amenity, noise or dust from unsealed roads, I consider the movement of heavy vehicles is expected with any primary production operation. Further, GRUZ-R3 limits the size the farm quarry and the definition itself specifically excludes any commercial element to the activity. I consider therefore that the potential increase in effects would be low. In relation to the amendment requested, it is still important that the farm quarry is limited to use within the same farm operation.
119. I consider the definition should be amended as follows:

Farm Quarry: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for

non-commercial use within the same **farming operation** site where it is extracted. It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry.

### **Fresh Water**

120. Southland Federated Farmers of New Zealand (s126.022), Rural Ratepayers Group (s143.034), Kevin Robertson (s115.023), Alistair & Bernadette Hunt (s148.035), Ronald Crispin (s60.025), John Baynes (s68.143), seek that the definition is updated to follow the RMA definition verbatim, and so update the definition of wording to

*Freshwater or Fresh Water Has the same meaning as per the Resource Management Act – means all water except coastal water and geothermal water.*

### **Assessment**

121. I agree with the submitters that the definition of ‘fresh water’ should replicate the RMA definition exactly.

### **Highly productive land**

122. Aggregate and Quarry Association (s111.003) and Straterra Inc (s135.002) oppose the definition of ‘highly productive land’ as it is not within the National Planning Standards, and as it excludes land containing quarrying materials.
123. Southland Federated Farmers of New Zealand (s126.024), Rural Ratepayers Group (s143.036), Kevin Robertson (s115.025), Alistair & Bernadette Hunt (s148.037), Ronald Crispin (s60.027), and John Baynes (s68.145) support the definition as the submitter considers it aligns with the National Policy Statement for Highly Productive Land.
124. Stoney Creek Station Limited (s3.091), Peters Farm Ltd Karen Peters (s127.127), Trudy Bokser (s113.091), Nathan Bokser (s116.091), AW+ JA Johnston Family Trust (s118.091), Reaby Downs Farm Ltd (s18.093), Karen Temple (s19.093), Sarah and Peter Barclay (s20.093), Helen McIntosh (s24.093), John Baynes (s68.095), and Greg Bokser (s117.091) support the definition in part but seek it is amended as there is some confusion around the clauses of the NPS-HPL. The submitters seek the following amendment:

Has the same meaning as the National Policy Statement for Highly Productive Land

Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)

125. Federated Farmers Ltd have further submitted in support of Stoney Creek Station Limited.

### **Assessment**

126. I acknowledge the support for the definition by Southland Federated Farmers et al.
127. I acknowledge the clarity provided by the amendments proposed by Stoney Creek Ltd et al. The insertion of the additional wording does not change the meaning of the term but improves the

readability of the definition. Southland Federated Farmers has further supported this amendment.

128. I acknowledge the concerns held by Aggregate and Quarry Association and Straterra Inc, however, the PS allows additional terms that do not have the same or equivalent meaning as a term defined in the Definitions List of the PS. The PS further direct that if a definition is from legislation or national direction the definition must include the title and version of the source document. I consider the definition as drafted is in accordance with the requirements of the PS. It is further guided by a higher order document which the Council is required to implement and give effect to.
129. I recommend the definition is updated to include the addition wording requested by Stoney Creek Ltd et al.

#### **Intensive indoor primary production**

130. Southland Federated Farmers of New Zealand (s126.027), Rural Ratepayers Group (s143.039), Kevin Robertson (s115.028), Alistair & Bernadette Hunt (s148.040), Ronald Crispin (s60.030), John Baynes (s68.148) support the definition of 'intensive indoor primary production' as drafted.

#### **Assessment**

131. Southland Federated Farmers of New Zealand has requested the inclusion of this definition as they have submitted on RLZ-R5 which enables primary production in the RLZ but restricts 'winter grazing'. The submitter considers this should be 'intensive winter grazing' and in support seeks a definition is incorporated within the plan. Further assessment on RLZ-R5 will be included below however, I agree with the submitter and therefore recommend a definition for 'intensive winter grazing' is included in the plan.

#### **Intensive winter grazing**

132. Southland Federated Farmers of New Zealand (s126.028), Rural Ratepayers Group (s143.033), Kevin Robertson (s115.029), Alistair & Bernadette Hunt (s148.041), Ronald Crispin (s60.031), John Baynes (s68.149) seek a new definition for 'Intensive winter grazing' which aligns with the Proposed Southland Land and Water Plan, as follows:

Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.

#### **Assessment**

133. Southland Federated Farmers of New Zealand has requested the inclusion of this definition as they have submitted on RLZ-R5 which enables primary production in the RLZ but restricts 'winter grazing'. The submitter considers this should be 'intensive winter grazing' and in support seeks a definition is incorporated within the plan. Further assessment on RLZ-R5 will be included below however, I agree with the submitter and therefore recommend a definition for 'intensive winter grazing' is included in the plan.

#### **LUC 1, 2 or 3**

134. Stoney Creek Station Limited (s3.096), Peters Farm Ltd Karen Peters (s127.132), Trudy Bokser (s113.096), Nathan Bokser (s116.096), AW+ JA Johnston Family Trust (s118.096), Reaby Downs Farm Ltd (s18.098), Karen Temple (s19.098), Sarah and Peter Barclay (s20.098), Helen McIntosh (s24.098), John Baynes (s68.100), Greg Bokser (s117.096), are supportive for the alignment of wording used in higher order documents.

## Assessment

135. Submissions in support of definitions as drafted, without opposition or amendments requested by other submission points are acknowledged and accepted with no drafting changes.

## Mining

136. Greenbriar Ltd. (s128.003) support the definition as drafted.

## Assessment

137. Submissions in support of definitions as drafted, without opposition or amendments requested by other submission points are acknowledged and accepted with no drafting changes.

## Plantation Forestry

138. Royal Forest and Bird Society of NZ Inc (s110.007) and Port Blakely Limited (s138.012) seek the definition is amended to align with the National Environmental Standards for Commercial Forestry. The National Environmental Standards for Commercial Forestry (NES-CF) replaced the National Environmental Standards for Plantation Forestry (NES-PF) when it came into force on the 3 November 2023 and is the relevant national standard.
139. Southland Federated Farmers of New Zealand (s126.037), Rural Ratepayers Group (s143.049), Kevin Robertson (s115.038), Alistair & Bernadette Hunt (s148.050), Ronald Crispin (s60.040), John Baynes (s68.158) support the definition and seek it is retained as notified.

## Assessment

140. I agree it is correct to align with the most up to date higher order documents.
141. The National Environmental Standards for Commercial Forestry (NES-CF) replaced the National Environmental Standards for Plantation Forestry (NES-PF) in November 2023. It includes the following definition for 'commercial forestry':

*'Commercial forest or commercial forestry means exotic continuous-cover forestry or plantation forestry.'*

142. The NES-CF then includes a definition of 'means exotic continuous-cover forestry' and 'plantation forestry' which mirrors the NES-PF and PDP definition of plantation forestry. I recommend, to avoid any confusion, a new definition for 'commercial forestry' is included in the plan as per the NES-CF. I consider the definition for 'plantation forestry' should remain to aid with plan useability, however the higher order document reference should be updated to NES-CF and a new definition for 'exotic continuous-cover forestry' is also included.

### Exotic continuous-cover Forest

means a forest that is deliberately established for commercial purposes, being—

- at least 1 ha of continuous forest cover of exotic forest species that has been planted and— – will not be harvested or replanted; or – is intended to be low intensity harvested or replanted; and
- includes all associated forestry infrastructure; but
- does not include—

- a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m: or
- forest species in urban areas; or
- nurseries and seed orchards; or
- trees grown for fruit or nuts; or
- long-term ecological restoration planting of indigenous forest species; or
- willows and poplars space-planted for soil conservation purposes.

143. I note that there may be reference in the PDP to Plantation Forestry and as such these should be amended to align with the NES-CF<sup>6</sup> and reference 'commercial forestry'.

### **Primary Production**

144. Aggregate and Quarry Association (s111.002), Straterra Inc (s135.001), Greenbriar Ltd (s128.004), Stoney Creek Station Limited (s3.099), Peters Farm Ltd Karen Peters (s127.143), Trudy Bokser (s113.099), Nathan Bokser (s116.099), AW+ JA Johnston Family Trust (s118.099), Reaby Downs Farm Ltd (s18.101), Karen Temple (s19.101), Sarah and Peter Barclay (s20.101), Helen McIntosh (s24.101), John Baynes (s68.103), Greg Bokser (s117.099), Southland Federated Farmers of New Zealand (s126.038), Rural Ratepayers Group (s143.050), Kevin Robertson (s115.039), Alistair & Bernadette Hunt (s148.051), Ronald Crispin (s60.041), John Baynes (s68.159) support the definition as it aligns with the PS.

### **Assessment**

145. Submissions in support of definitions as drafted, without opposition or amendments requested by other submission points are acknowledged and accepted with no drafting changes.

### **Quarry**

146. Southland Federated Farmers of New Zealand (s126.039), Rural Ratepayers Group (s143.051), Kevin Robertson (s115.040), Alistair & Bernadette Hunt (s148.052), Ronald Crispin (s60.042), John Baynes (s68.160) support the definition in part but request that the includes an exemption for 'farm quarries'.

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<sup>6</sup> Consequential amendments include: NFL-P1, NFL-R2, NFL-R8, GRUZ-R1, FDZ-R1 and Note 2 of Noise Chapter

## Assessment

147. Southland Federated Farmer et al seek the definitions of 'Quarry' and 'Quarrying Activities' is amended to explicitly exclude 'farm quarries'. As the definitions are both aligned with the National Planning Standards they cannot be changed. I note though that the rules in the GRUZ chapter are explicit in their application to 'farm quarries'.

## Quarrying activities

148. Southland Federated Farmers of New Zealand (s126.182), Rural Ratepayers Group (s143.194), Kevin Robertson (s115.183), Alistair & Bernadette Hunt (s148.195 and s148.199), Ronald Crispin (s60.185), John Baynes (s68.303) support the definition in part but request that the includes an exemption for 'farm quarries'.

## Assessment

149. Southland Federated Farmer et al seek the definitions of 'Quarry' and 'Quarrying Activities' is amended to explicitly exclude 'farm quarries'. As the definitions are both aligned with the National Planning Standards they cannot be changed. I note though that the rules in the GRUZ chapter are explicit in their application to 'farm quarries'.

## Rural commercial recreation activity

150. Stoney Creek Station Limited (s3.101), Peters Farm Ltd Karen Peters (s127.137), Trudy Bokser (s113.101), Nathan Bokser (s116.101), AW+ JA Johnston Family Trust (s118.101), Reaby Downs Farm Ltd (s18.103), Karen Temple (s19.103), Sarah and Peter Barclay (s20.103), Helen McIntosh (s24.103), John Baynes (s68.105), Greg Bokser (s117.101) support the definition of 'rural commercial recreation activity' and seek it is retained as notified.

## Assessment

151. Submissions in support of definitions as drafted, without opposition or amendments requested by other submission points are acknowledged and accepted with no drafting changes.

## Rural environment

152. Stoney Creek Station Limited (s3.102), Peters Farm Ltd Karen Peters (s127.138), Trudy Bokser (s113.102), Nathan Bokser (s116.102), AW+ JA Johnston Family Trust (s118.102), Reaby Downs Farm Ltd (s18.104), Karen Temple (s19.104), Sarah and Peter Barclay (s20.104), Helen McIntosh (s24.104), John Baynes (s68.106), Greg Bokser (s117.102), seek to retain the definition of rural environment as notified.

## Assessment

153. Submissions in support of definitions as drafted, without opposition or amendments requested by other submission points are acknowledged and accepted with no drafting changes.

## Rural Industry

154. Silver Fern Farms (s40.012) oppose the definition of 'rural industry'. The submitter notes the National Planning Standards does not define the term 'rural environment' however the PDP does define it and further restricts it to land within the General Rural Zone, Rural Lifestyle Zone, Settlement Zone and Natural Open Space Zone. Therefore, whilst the National Planning

Standards contemplate 'rural industry' in any zone, this proposed definition confines the activity to just the four zones that are specified as comprising the 'rural environment'. The submitter therefore considers the definition does not align with the National Planning Standards.

155. Greenbriar Ltd (s128.006) support the definition of 'rural industry' as notified.
156. Stoney Creek Station Limited (s3.103), Peters Farm Ltd Karen Peters (s127.139), Trudy Bokser (s113.103), Nathan Bokser (s116.103), AW+ JA Johnston Family Trust (s118.103), Reaby Downs Farm Ltd (s18.105), Karen Temple (s19.105), Sarah and Peter Barclay (s20.105), Helen McIntosh (s24.105), John Baynes (s68.107), and Greg Bokser (s117.103) support the definition of 'rural industry' as notified.
157. Southland Federated Farmers of New Zealand (s126.044), Rural Ratepayers Group (s143.056), Kevin Robertson (s115.045), Alistair & Bernadette Hunt (s148.057), Ronald Crispin (s60.047), John Baynes (s68.165) support the definition of 'rural industry' as notified.
158. Silver Fern Farms Limited (FS29.013) (FS29.015) (FS29.016) (FS29.017) (FS29.018) (FS29.019) (FS29.020) (FS29.021) (FS29.022) (FS29.023) (FS29.024) (FS29.025) (FS29.026) (FS29.027) (FS29.028) and (FS29.029) has further submitted in opposition to the submitters supporting the definition is retained as drafted. Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations.

### Assessment

159. I acknowledge the submission from Silver Fern Farms and consider the submitter raises an interesting point. Whilst the definition suggests a rural industry could be undertaken in any zone, it does make reference to 'rural environment' and therefore in my opinion would exclude any urban environment. The description of General Rural Zone and the Rural Production zone in National Planning standards also refer to rural industry, suggesting it is anticipated in these zones.
160. I am unsure what the submitter is seeking to achieve but potentially the assurance a rural Industry can be undertaken in an Industrial zone. If this is the case, a rural industry activity would just be an industrial activity even if it is an activity which relies on primary production/processing - this is because the definition of industrial activity (also from the planning standards) is broad enough to encompass a rural industry.
161. I therefore recommend no changes to the definition as notified, acknowledging the support received from other submitters. I do not consider the definition is inconsistent with the National Planning Standards definitions list.

### Rural contractor depot

162. Rural Contractors NZ Incorporated (RCNZ) (s145.001) seek a new definition for 'Rural contractor depot' as follows:  
The land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business that directly supports, services or is dependent on primary production.
163. Southland Federated Farmers of New Zealand have further submitted on this point in support.

### Assessment

164. The submitter seeks a new definition for 'rural contractor depot' as follows, in support of their request for a new activity rule detailed below:



## Rural contractor depot

The land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business that directly supports, services or is dependent on primary production.

<b>Table 6</b>	
<u>GRUZ-R 4a</u> <u>All areas</u>	<u>Rural Contractor Depot Activity status: Permitted</u>  <u>Where:</u>  <u>1. Any new building, structure and activity complies with standards GRUZ-S2, GRUZ-S7 and GRUZ-S8.</u>  <u>2. The rural contractor depot (including associated vehicle access, parking and manoeuvring areas) is set back at least 50m from any side or rear boundary.</u>  <u>3. The rural contractor depot (including associated parking and manoeuvring areas) is set back at least 10m from any road boundary.</u>  <u>4. The activity has no customers coming to site;</u>  <u>5. There are a maximum of 12 staff working on site at any time.</u>  <u>6. Any building must not exceed 3000m<sup>2</sup>.</u>  <u>Activity status where compliance is not achieved with: GRUZ-R4A(1) to GRUZ-R4A(6): Restricted Discretionary</u>  <u>Matters of discretion:</u>  <u>1. Location and scale of the activity.</u>  <u>2. The effects on rural character and amenity values of the surrounding environment.</u>  <u>3. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects.</u>  <u>4. Services.</u>  <u>5. Safety and suitability of access and effects on the transport network from additional traffic generation.</u>  <u>6. The matters of discretion of any infringed standard.</u>

165. The submitter has requested changes to activity rules GRUZ-R4 (Rural Industry activity) and GRUZ-R8 (Light Industrial Activity) to specifically exclude 'rural contractor depots' as they will be captured in the additional rule proposed.
166. I consider the definition for 'rural industry' readily encompasses 'rural contractor depots'.
167. A 'rural contractor depot' falls into the definition of 'rural industry' which means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production. I do not consider there is enough reasoning or information in the submission to support a new activity definition and subsequent rule. Section 6.8.27 assesses the submission points relating to the activity rules which contains recommendations to ensure 'rural contractor depots' are provided for in the provisions. On this basis, I recommend the submission and further submission is rejected.

### **Rural produce retail activity**

168. Stoney Creek Station Limited (s3.104), Peters Farm Ltd Karen Peters (s127.140), Trudy Bokser (s113.104), Nathan Bokser (s116.104), AW+ JA Johnston Family Trust (s118.104), Reaby Downs Farm Ltd (s18.106), Karen Temple (s19.106), Sarah and Peter Barclay (s20.106), Helen McIntosh (s24.106), John Baynes (s68.108), Greg Bokser (s117.104) support the definition as drafted.

### **Assessment**

169. Submissions in support of definitions as drafted, without opposition or amendments requested by other submission points are acknowledged and accepted with no drafting changes.

### **Stream**

170. Fulton Hogan (s122.001) oppose the definition of stream in part and seek:
- Alter the definition so that it is clear that a 'stream' is the same thing as a 'river' under the RMA and NBEA; and
  - Alter the definition so it is clear whether a modified stream is included within the definition or not.

Stream: Means a continually or intermittently flowing natural or modified body of fresh water and includes headwaters and smaller tributaries to rivers or other streams. Streams are included in the definition of 'River' under the Resource Management Act 1991.

171. Although this term is used in colloquial language, a stream is a sub-set of 'river' under the Resource Management Act (RMA) and Natural and Built Environment Act (NBEA) definitions. Creating a separate definition creates confusion. Using the term 'natural' makes it unclear whether this definition includes modified waterbodies or not.

### **Assessment**

172. The definition of "river" is from the RMA and is required by the National Planning Standards 2019 to be included in the District Plan. I agree with Fulton Hogan (s122.001) that the definition of river includes streams. The river definition is sufficiently broad to not only include streams, but also smaller tributaries and even some gullies. However, when referring to a river it may be unclear to plan users that this includes smaller watercourses, and an additional term and definition was therefore introduced. The definition of stream is based on the definition of river and seeks to recognise that a stream is essentially a small river. Fulton Hogan seeks that the definition of stream should be amended to clarify the relationship between the river and stream definitions and I agree with their submission and recommend that the suggested wording is accepted.

### **Supporting activity**

173. Stoney Creek Station Limited (s3.108), Peters Farm Ltd Karen Peters (s127.144), Trudy Bokser (s113.108), Nathan Bokser (s116.108), AW+ JA Johnston Family Trust (s118.108), Reaby Downs Farm Ltd (s18.110), Karen Temple (s19.110), Sarah and Peter Barclay (s20.110), Helen McIntosh (s24.110), John Baynes (s68.112), Greg Bokser (s117.118), seek a new definition for 'supporting activity' as follows:

Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support

land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).

The submitters seek the inclusion of this definition to align with the amendments sought to GRUZ-R3 and GRUZ-S3.

### Assessment

174. The submitters seek the inclusion of a new definition to align with the amendments sought to the matters of discretion for GRUZ-R3 and GRUZ-S3.

<b>Table 7</b>	
GRUZ- R3 All areas Excluding ONLs.	<p>Quarrying Activities</p> <p>Activity status where compliance is not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Location and scale of the activity...</li> <li>...12. <u>The need for the activity to support primary production.</u></li> </ol>
GRUZ-S3	<p>Building size</p> <p>Activity status where compliance is not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The adverse effects on the rural character.</li> <li>2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness.</li> <li>3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3.</li> <li>4. Whether the building is located on high class soils <u>and whether it is for a supporting activity.</u></li> <li>5. The reason for the additional building size.</li> <li>6. Noise and odour from housing animals</li> </ol>

175. I acknowledge the extensive coverage of LUC 1, 2 and 3 across the Gore district. I consider farm quarries can be a supporting activity for farm operations and therefore I support its inclusion as a matter of discretion. It is therefore appropriate to include a definition for 'supporting activity' and aligning with the NPS-HPL is logical.

176. Similarly, where the matters of discretion for exceeding building size reference highly productive soils the submitters seek a specific reference for acknowledging supporting activities. Whilst I consider the matter of discretion as drafted would direct a decision maker to the NPS-HPL, and with that the exemptions it provides for, I consider the addition to the matter of discretion is supportable. Therefore, the inclusion of the definition is also recommended.

### Woodlot

177. Southland Federated Farmers of New Zealand (s126.053), Rural Ratepayers Group (s143.065), Kevin Robertson (s115.054), Alistair & Bernadette Hunt (s148.066), Ronald Crispin (s60.056), John Baynes (s68.174) seek to amend the definition of woodlot to exclude shelterbelts and trees planted for conservation purposes.

Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.

### Assessment

178. The submitters seek that the definition excludes plantation forestry as well as ‘shelter belts and trees planted for conservation purposes’. Plantation forestry is defined in the plan in accordance with the National Environmental Standards for Commercial Forestry therefore, I agree it can be specifically excluded from this definition. Similarly, I agree shelter belts are not utilised for the same purpose as a woodlot. Planting for conservation purposes would be captured by the ‘conservation activity’ definition and therefore can be explicitly excluded from this definition to improve clarity in the plan.

179. As will be discussed below, submissions have been received requesting more restrictive management of woodlots. I agree to a degree with the submissions but consider scale is a factor. I have subsequently recommended woodlots up one hectare are permitted. I consider as the NES-CF now enables Council’s to manage afforestation activities<sup>7</sup>, then exotic continuous-cover forest can be managed through the provision for woodlots, considering the definition already includes ‘a carbon sink’.

180. I recommend the definition is amended as follows:

Means a stand of trees for the purposes of firewood, the creation of other wood products, ~~a carbon sink~~ exotic continuous-cover forest, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.

### Recommendations for all definitions

181. Based on the above assessment I recommend the following definitions remain as notified:

- agricultural, horticultural and pastoral activities,
- cultivation

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<sup>7</sup> Resource Management (National Environmental Standards for Commercial Forestry) Amendment Regulations 2023: Regulation 6 amended (Plan rules may be more stringent than these regulations)

- rural produce retail activity
- Intensive indoor primary production
- LUC 1, 2 or 3
- Mining
- Primary Production
- Quarry
- Rural commercial recreation activity
- Rural Environment
- Rural Industry

182. Based on the above assessment, I recommend the following requested new definitions are rejected:

- Farm fences
- Farm infrastructure
- Rural Contractor Depot

183. I recommended the following definition is deleted as shown in **Appendix A**:

- Feedlot

184. I recommend the following definitions are updated as follows and shown in **Appendix A**:

- ~~Freshwater or~~ Fresh Water

Has the same meaning as per the Resource Management Act – means all water except coastal water and geothermal water.

- Fences

Means any structure, intended to be a permanent division, screen or barrier, ~~but shall not include a post and wire fence or a temporary fence such as an electric fence or construction hoarding.~~

- Farm Quarry

Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use within the same ~~farming operation site~~ where it is extracted. It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry

- Highly productive land

Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 [of the National Policy Statement for Highly Productive Land](#) and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) [of the National Policy Statement for Highly Productive Land](#) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)

- Plantation forestry

Has the same meaning as per the National Environmental Standards for [Plantation Commercial](#) Forestry

Means a forest deliberately established for commercial purposes, being—

- (a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and
- (b) includes all associated forestry infrastructure; but
- (c) does not include—
  - (i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or
  - (ii) forest species in urban areas; or
  - (iii) nurseries and seed orchards; or
  - (iv) trees grown for fruit or nuts; or
  - (v) long-term ecological restoration planting of forest species; or
  - (vi) willows and poplars space planted for soil conservation purposes.

- Stream

Means a continually or intermittently flowing natural [or modified](#) body of fresh water and includes headwaters and smaller tributaries to rivers or other streams. [Streams are included in the definition of "River" under the Resource Management Act 1991.](#)

- Woodlot

Means a stand of trees for the purposes of firewood, the creation of other wood products, ~~a carbon sink exotic continuous-cover forest~~, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, [shelter belts and trees planted for conservation purposes.](#)

185. I recommend the following additional definitions are included in the PDP:

- [Exotic continuous-cover Forest](#)  
[means a forest that is deliberately established for commercial purposes, being—](#)
  - [at least 1 ha of continuous forest cover of exotic forest species that has been planted and— – will not be harvested or replanted; or – is intended to be low intensity harvested or replanted; and](#)
  - [includes all associated forestry infrastructure; but](#)

- does not include—
  - a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m: or
  - forest species in urban areas; or
  - nurseries and seed orchards; or
  - trees grown for fruit or nuts; or
  - long-term ecological restoration planting of indigenous forest species; or
  - willows and poplars space-planted for soil conservation purposes.
- Supporting activity  
Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).
- Commercial forest or commercial forestry  
Has the same meaning as per the National Environmental Standards for Commercial Forestry: Commercial forest or commercial forestry means exotic continuous-cover forestry or plantation forestry.
- Intensive winter grazing  
Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.

186. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### **Section 32AA Evaluation**

187. The following evaluates the recommendation to add, amend and delete the definition included in the recommendation section above, under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposed amendments will improve the effectiveness and efficiency of the plan. Where there was ambiguity or potential for illogical outcomes when applying definitions to rules, this has been addressed. Definitions have been updated to more clearly align with higher order documents or changed to reference updated higher order documents. Definitions that do not appear in the plan have been removed. The proposed amendments will enable the Council to effectively administer the PDP in a clear and consistent manner.

#### Costs and benefits

The benefits of the amendments include the removal of ambiguity and illogical outcomes, for example in relation to the definition of fences, which could lead to unnecessary consents. The proposed changes intend to be clear on what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs with the proposal.

### Risk of acting or not acting

There is the potential for unnecessary resource consents to be required if the proposed amendments are not made. There may also be confusion from references to now outdated higher order documents.

### Conclusion as to the most appropriate option

The proposed amendments are considered to be a more appropriate way to achieve the purpose of the Act and alignment with national direction than the notified version of the PDP.

## 6.5 Common Submissions for the General Rural Zone, Rural Lifestyle Zone and Settlement Zone

### 6.5.1 Matters raised by submitters – Additional Notes and Provisions

188. The following submitters have provided common submissions across the three Rural Zones as follows:

Table 8	
Submitter	Submission
Transpower S101	<ul style="list-style-type: none"><li>Transpower does not support Note 1 on the basis that the Note is not sufficiently clear in terms of the rules that might apply to critical infrastructure generally, and the National Grid specifically. The submitter seeks the Note is amended to explicitly state the Infrastructure chapter takes precedence over the Rural Zone chapters.</li></ul>
<b>GRUZ:</b> s101.084 <b>RLZ:</b> s101.087	
Department of Conservation (DOC) S109	<ul style="list-style-type: none"><li>DOC recommends that for clarity, a Note is added in the overview that matters relating to ONLs, SNAs and the general environment are within the Natural Environment Value chapters of the Plan.</li></ul>
<b>GRUZ:</b> s109.113 <b>RLZ:</b> s109.125	
Fire and Emergency NZ (FENZ) S124	<ul style="list-style-type: none"><li>Add a new standard relating to servicing of activities with water (potable and firefighting) and wastewater.</li><li>Add the new servicing standard to all rules which permit buildings</li><li>Additional submissions limited to certain zones are considered, assessed and responded to elsewhere in this report.</li></ul>
<b>GRUZ:</b> s124.103, s124.104, s124.105, s124.106, s124.107, s124.108, s124.109, s124.110, s124.111, s124.116; <b>RLZ:</b>	



<p>S124.128, s124.119; S124.120; S124.121; S124.122; S124.123</p> <p><b>SETZ:</b> s124.129, s124.130, s124.131, s124.132, s124.133, s124.134, s124.137, s124.136, s124.135</p>	
<p>New Zealand Heavy Haulage Association (NZHHA) (s77)</p> <p>New Zealand Transport Agency Waka Kotahi (NZTA)</p>	<ul style="list-style-type: none"> <li>• Addition of a new provision to provide for relocated second hand buildings as a permitted activity, subject to conditions with a Restricted Discretionary activity status for non-compliance; OR</li> <li>• Amend each rule for residential activities / units to reference ‘<u>new or relocated building</u>’ (new text underlined)</li> <li>• Further submitter in opposition to NZHAA submission.</li> </ul>
<p><b>GRUZ:</b> s77.005, FS14.041 <b>RLZ:</b> s77.006, FS14.042 <b>SETZ:</b> s77.007</p>	
<p>KiwiRail Holdings Limited (KiwiRail) S132</p>	<ul style="list-style-type: none"> <li>• KiwiRail seek an additional standard to require buildings to be setback 5 metres from the rail corridor. This includes a consequential amendment to all activity rules which enable buildings so that they to reference the new standard. This applies across all three rural zones</li> <li>• KiwiRail seek an additional amendments to the boundary setback standards in all three rural zones to include a 5m setback from the rail corridor with additional matters of discretion.</li> <li>• Non-compliance would require a restricted discretionary resource consent with matters of discretion relating to the safe and efficient operation of the rail network; compatibility with the surrounding environment and the reason for the reduce setback.</li> </ul>
<p><b>GRUZ:</b> s132.141, s132.142, s132.143 s132.150, s132.140, s132.146, s132.147, s132.148, s132.144, s132.145, s132.149 <b>RLZ:</b> s132.158, s132.152, s132.153, S132.154; S132.155; S132.156; s132.157 <b>SETZ:</b> s132.162, s132.164, s132.165, s132.166, s132.167, s132.163, s132.168</p>	

## Assessment

### Transpower

189. Transpower (within submission s101.084, s101.087) seek to amend Note 1 at the start of the three Rural Zone chapters to specifically exempt infrastructure activities from compliance with the zone rules and standards. The Infrastructure chapter contains standards for infrastructure related buildings, for example building setbacks, building height and stream setbacks, and does in some cases refer to the area specific zone provision for compliance. Arguably a specific provision overrides a general one, but I do acknowledge there is a risk of ambiguity in terms of which chapter/provision takes precedence. The Infrastructure chapter will be heard at hearing stream 7 and the specific provisions debated at such a time. I consider the recommendation on

whether or not the Infrastructure chapter has precedence over a zone-specific chapter depends on the recommendations of the provisions of that chapter, following review of submissions. As such, I recommend the submission point is rejected, but note that there may be consequential amendments to the Rural Zone chapters following the Infrastructure hearing stream 7.

## **DOC**

190. DOC (within submission s109.113 and s109.125) seek that an additional note is added to the Rural Zone Chapter that reminds plan users that matters relating to ONLs, SNAs and the general environment are within the Natural Environment Value chapters of the Plan. While this would provide additional clarity for plan users, for consistency this approach would need to be utilised across all zones for all district wide matters. As Part 1 of the PDP sets out the way in which the plan works this approach is considered unnecessarily repetitive and is rejected.

## **FENZ**

191. In relation to the FENZ submission regarding reticulation, reticulated services are unavailable within the bulk of the Rural Zones which means that onsite services are required. The Building Code requires buildings to have safe and adequate water supplies and disposal of foul water, and within the Rural Zones this is likely to be achieved through onsite wastewater disposal and provision of potable water via non-reticulated means. Given there is no option to connect to reticulated services, the inclusion of a servicing standard in the GRUZ and the RLZ is not considered necessary.
192. It is acknowledged that providing a standard for firefighting supply is a conscientious response to development, and there is currently no firefighting standard in the PDP. Moreover, the building code requirements are limited in this aspect. There is a firefighting provision within the Subdivision and Land Development Bylaw 2019 (Amendment No 1, 2021) which references part of the Code of Practice, which focuses mainly on dwellings in the rural area. The bylaw provision can either continue to be relied on, noting monitoring and enforcement issues have generally been identified with the bylaw, or a standard could be incorporated into the PDP as an alternative to the FENZ submission.
193. I consider, including the entirety of the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice as proposed by the submitter raises concerns in relation to the useability of the plan and the determining of compliance by Council officers due to the complexity and technical nature of the Code of Practice. It is therefore not considered to be efficient or effective for Plan users and decision makers to include a standard or rule in the PDP which requires compliance with detailed external document, such as SNZ PAS 4509:2008.
194. The submitter may consider providing a standard which includes the key components of SNZ PAS 4509:2008 which could be a more effective means of managing firefighting water supply through the PDP than simply referring to the Code of Practice. Any additional evidence provided by the submitter to justify inclusion of a new standard for firefighting water should be supported by a Section 32AA evaluation.
195. Based on the above I consider the submissions relating to additional servicing standards and their reference in all activities rules should be rejected.

## NZHHA

196. In response to the NZHHA submission, the PDP Temporary Activities Chapter contains the following rule in relation to Relocated Buildings. The ‘temporary’ factor being the relocation of a building to a site before it is fully re-instated. This rule is not subject to any submissions.

TEMP-R8 Relocated Buildings	
All zones	<p><b>Activity Status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any relocated <i>building</i> complies with the relevant standards for <i>buildings</i> in the relevant zone; and</li> <li>A <i>building</i> pre-inspection report shall accompany the application for a <i>building</i> consent for the destination <i>site</i>. That report is to identify all reinstatement works that are to be completed to the exterior of the <i>building</i>. The report shall include a certification by the property owner that the reinstatement works shall be completed within the specified 12 month period; and</li> <li>The <i>building</i> shall be located on permanent foundations approved by <i>building</i> consent, within 2 months of the <i>building</i> being moved to the <i>site</i>; and</li> <li>All other reinstatement work required by the <i>building</i> inspection report and the <i>building</i> consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the <i>building</i> being delivered to the <i>site</i>. Without limiting (3) (above) reinstatement work is to include connections to all <i>infrastructure</i> services and closing in and ventilation of the foundations.</li> </ol>
	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary.</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion of any breached standard for <i>buildings</i> in the relevant zone.</li> <li>External appearance and <i>amenity values</i>.</li> <li>The timeframe for completion and reasons for delay.</li> <li>Health and safety.</li> <li>Any bond or other condition required to ensure completion of any <i>restoration</i> work.</li> </ol>

197. The above rule permits relocated buildings across the district, where they meet the rule requirements.

198. The rule requirements include compliance with zoning standards relating to buildings, ensuring semblance of character and amenity from bulk and location of built form. The standard further requires a pre-inspection report to be submitted with any building consent application ensuring an appropriate level of scrutiny is undertaken by Council. The NZHHA submission to include a new activity for relocated building in each zone is essentially a duplication of the Temporary Activities rule. However, including the additional wording of “relocated” in each existing activity rule which permits buildings will improve the clarity and useability of the PDP. For the reasons given above it is recommended that each relevant zone rule across the GRUZ, RLZ and SETZ is amended to provide for relocated, as well as new, buildings as a permitted activity subject to compliance with the rule requirements. The specific wording for each rule is provided within **Appendix A**.

199. In relation to the NZTA further submission (FS14.051), just as with any new building for a sensitive activity in proximity to the state highway, standards detailed in the Noise chapter will also apply to relocatable buildings. If effective acoustic insulation cannot be installed, consent will be required pursuant to the performance standard in the Noise chapter. As such the further submission is rejected on the basis the submitters concerns are accommodated in the Noise chapter.

## KiwiRail

200. The submitter considers a 5m setback standard from the railway corridor would enable maintenance of buildings to be undertaken safely, without the risk of machinery, equipment or materials protruding into the rail corridor. Further, to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents. In response to KiwiRail submission to include a new standard, for the avoidance of doubt, I consider that references to the 'rail corridor' are references to the KiwiRail Holdings Ltd railway purposes designation.
201. Based on the information contained in the submission, I do not consider there is enough evidence to support a 5m setback from the railway corridor.
202. In relation to the safety concerns raised by the submission, it may be that some form of setback is necessary to alleviate this, or that KiwiRail needs to extend their area of designation. However, I consider KiwiRail are best placed to provide further information on such safety measures and to provide an accompanying Section 32AA assessment. At this time the evidence provided in the submission does not warrant recommending an amendment to the PDP.
203. In terms of enabling maintenance of buildings to be undertaken without the risk of machinery, equipment or materials protruding into the rail corridor, I question how this would be different to the amount of space required to maintain any building adjacent to any other private property boundary. Unless legally enabled, no building owner or occupier can rely on access to adjacent private property to maintain their building and would need to seek permission from the adjacent landowner to extend maintenance activities over the property boundary. I consider that the same would apply in relation to the rail corridor, and believe it does via a Permit to Enter process. I therefore do not consider it appropriate to provide for a 5 metre setback from the rail corridor in the manner requested by KiwiRail, as I do not consider there is sufficient information contained in the submission to demonstrate it is an appropriate outcome.
204. Based on the above it is recommended that submission s132 be rejected.

### **Recommendation**

205. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.
206. For the reasons given above, it is recommended that Transpower (s101) submissions relating to Note 1 amendments be rejected, although consequential changes to the Rural Zone chapters may occur following the Infrastructure Hearing in Stream 7.
207. DOC (s109), FENZ (s124) and KiwiRail (s132) common submissions among the three rural zones are rejected as described above.
208. For the reasons given above it is recommended that each relevant zone rule across the GRUZ, RLZ and SETZ is amended to provide for relocated, as well as new, buildings as a permitted

activity subject to compliance with the rule requirements. The specific wording for each rule is provided within **Appendix A**, however, the wording would generally be (new text underlined and in red):

Any new or relocated building or structure complies with.....

### Section 32AA Evaluation

209. The following evaluates the recommendation to amend the zone rules to reference 'relocated' as well as 'new' buildings under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner as it will be clear to a plan user viewing the specific zone chapters that relocatable buildings are permitted subject to the zone standards.

#### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs. Enabling the use of relocated buildings for activities will avoid any unintended resource consents as a result of activities utilising relocated rather than new buildings.

#### Risk of acting or not acting

There is the potential for confusion or inconsistency over the status of relocated buildings if the proposed amendment is not made.

#### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP.

### 6.5.2 Matters raised by submitters – Environment Southland

210. ES opposes in part the General Rural Zone, the Rural Lifestyle zone and the Settlement zone and seeks to 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. The submitter considers that intensifying development in flood prone (or hazard) areas will put communities at risk.
211. The submitters seeks amendments to each zone chapter to add new policies relating to natural hazard risk which direct a precautionary approach to development in areas prone to natural hazard risk. They seek rule requirements regarding minimum floor levels in areas vulnerable to flood risk as well as managing development within secondary flow paths.
212. The submitter considers that new buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, including flood

inundation. In order to achieve this, the submitter seeks that no buildings or activities shall be permitted in areas within an identified natural hazard. Development would require a resource consent. The submitter also seeks that consideration should also be given to effectively providing for finished floor levels and secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.

<b>Table 9</b>	
<b>Zone and Rules</b>	<b>Submission</b>
<b>General Rural Zone</b> GRUZ-R4, GRUZ-R5, GRUZ-R6, GRUZ-R7, GRUZ-R8, GRUZ-R9, GRUZ-R10, GRUZ-R11, GRUZ- R12, GRUZ-R13, GRUZ-R14, GRUZ-S1, GRUZ-S3	s85.051, s85.154, s85.155, s85.156, s85.157, s85.158, s85.159 s85.160, s85.161 s85.162, s85.163, s85.164, s85.165, s85.166, s85.167
<b>Rural Lifestyle Zone</b> RLZ-R2, RLZ- R3, RLZ-R4 and RLZ- R8, RLZ-S7	s85.052, s85.007, s85.003, s85.004, s85.005, s85.171, s85.006, s85.170, s85.002, s85.168
<b>Settlement Zone</b> SETZ-R1, SETZ-R2, SETZ-R3, SETZ-R4, SETZ-R5, SETZ-R6, SETZ-R7, SETZ-R9, SETZ-R10, SETZ-PREC8-R9, SETZ-PREC8- R10, SETZ-S7	s85.186, s85.185, s85.175, s85.184, s85.176, s85.178, s85.177, s85.179, s85.180, s85.181, s85.183, s85.187, s85.053

### Assessment

188. I do not consider additional policies in the Rural Zone relating to natural hazard risks are necessary in response to this ES submission point. The Natural Hazard Chapter contains objectives and policies which provide outcomes and direction for managing natural hazard risks. Furthermore, the Natural Hazard Chapter rule framework provides a consent pathway for new buildings and/or activities in areas subject to flood inundation.
189. In my opinion it is unnecessary to repeat the requirements of the Natural Hazard Chapter within the Rural Zone Chapters as this is inconsistent with the manner in which the National Planning Standard directs Plans to be presented and drafted. I note that the Zone provisions should be considered in conjunction with all other Chapters of the PDP which would include the Natural Hazard Chapter and there is a note to that effect within the Zone Chapters (Note 1).
190. I consider it more appropriate that the outcomes sought by ES are managed through the Natural Hazard Chapter and can be dealt with through that future hearing stream.
191. In response to the ES submission to include a performance standard for new buildings or activities regarding minimum floor levels, I consider that this matter is appropriately addressed

within the Natural Hazard Chapter. The Natural Hazard Chapter includes a rule (NH-R2) applying to any buildings used for sensitive activities (which are defined in the PDP<sup>8</sup> – see below).

NH-R2 Buildings used for sensitive activities within areas subject to actual or potential inundation	
<p><b>All Zones</b></p> <p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any new <i>building</i> or <i>building</i> addition must have a minimum floor level above the 0.5% AEP design flood level, unless otherwise directed by the Southland Regional Council planning department.</li> </ol> <p>Except that:</p> <ol style="list-style-type: none"> <li>This rule does not apply to areas in the mapped Stopbank Protection Area.</li> </ol> <p><i>Note: Regional Council recommendations take precedence over NH-R2.</i></p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>Suitable methods to mitigate the hazard risk.</li> <li>The <i>functional need</i> and/or <i>operational need</i> to be located the <i>building</i> or <i>structure</i> in this location.</li> <li>Nature and extent of hazard risk to people, Ngāi Tahu cultural values and property.</li> </ol>

A sensitive activity “means any: (a) health care centre or hospital. (b) educational facility, including school, early childhood facility, play centre. (c) residential activity, including retirement village and supported residential accommodation. (d) visitor accommodation. (e) places of worship. (f) marae or Papatipu Rūnanga complex. (g) Graveyard or urupā.”

192. In response to ES submissions that land use zone change and development intensification within flood inundation areas should be avoided by retaining the Operative District Plan zoning, the intent of the submission is acknowledged. I appreciate that ES seek to manage any significant risk to communities from natural hazards consistent with Section 6 of the RMA. However, it should be noted that under the ODP, the Rural Zone caters for general rural, rural lifestyle and settlement uses. To satisfy the requirements of the National Planning Standards and the nature of changes in the District, it has been necessary to split the Rural Zone into three separate zones with different sized lots. These encourage different types and density of use within the rural environment, consistent with the expectations of the National Planning Standards. The proposed Settlement zones and majority of the Rural Lifestyle Zone areas are predominately in areas already containing development, for example in Mandeville, Pukerau and Waikaka. The zoning reflects the existing pattern of development.

193. I note ES have not suggested changes that reflect the different level of risk to a site. Instead they seek a blanket approach of requiring any development subject to any flood inundation risk to require a resource consent. This would include most of the existing development area of Gore, Maitāra, Mandeville and Pukerau. I do not consider this is an effective or efficient way to

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<sup>8</sup> Proposed Gore District Plan, Part 1 – Introduction & General Provisions: Interpretation

manage hazards and would result in significant cost to anyone intending on undertaking new development and amendments to existing development.

194. The PDP was prepared in consultation with ES and the proposed zoning provided to ES for feedback and consideration. Changes were made following the draft plan consultation with ES, this included reducing the proposed Rural Lifestyle zone in Mandeville.
195. In light of the submission from ES, the Council have engaged Tonkin and Taylor to provide additional expert evidence<sup>9</sup> relating to the notified 'upzoned' areas of the district that are subject to possible flooding, specifically areas potentially at 'Significant Risk'<sup>10</sup> of flooding within the 'Rural Lifestyle' and 'Settlement' zone areas of the PDP. This assessment identifies areas of the district that meet this definition, however, also applies additional considerations such as velocity to consider whether adverse effects from inundation can be mitigated, or if areas of land are unsuitable for the proposed zoning. It is important to note that the mapping generated by Tonkin and Taylor does not factor in any stop bank protection.
196. I have summarised the findings below and made recommendations to amend the zoning in certain areas.

#### **Rural Zone**

197. The proposed General Rural zoning increases the minimum lot size from the ODP rural zone from 2ha to 8ha. This effectively grants the relief sought by ES in terms of the GRUZ as it does not provide for intensified land use change and development within flood inundation areas. The proposed intensity of development for the proposed GRUZ is reduced when compared to the operative zone, to better reflect productive rural zoning, rather than the combined rural, rural lifestyle and settlement zone the ODP currently offers. The Natural Hazards chapter is therefore fit to manage the natural hazard risks within the GRUZ.

#### **Rural Lifestyle and Settlement Zones**

198. RPS Policy NH.4 requires the exposure to areas of significant risk be avoided where practicable and mitigation of effects of natural hazards, undertaking physical works where necessary.

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<sup>9</sup> Gore District Council Proposed Plan Change Rural Lifestyle and Settlement Zones - Flooding Assessment, authored by Tonkin & Taylor, dated 11 June 2024

<sup>10</sup> Southland Regional Policy Statement 2017, Policy NH.5



199. RPS Policy NH.5 requires the avoidance of new subdivision development and placement of critical infrastructure in areas at significant natural risk from natural hazards unless... avoidance is impossible, impracticable and adverse effects are mitigated to an acceptable level.
200. Based on this it is considered areas that are found to meet the criteria of “significant risk” as outlined within the Tonkin and Taylor assessment, does not necessarily mean an automatic restriction on intensification. Where avoidance of development is not practical, or effects can be mitigated, further consideration is appropriate. I therefore consider that although the PDP proposes rural lifestyle zoning which may intensify land use given the density requirement is 1 hectare per residential unit as opposed to 2 hectares in the ODP rural zone, this is not inconsistent with the RPS, as development achieving a density of one residential unit per hectare already exists, or mitigation methods may be utilised to mitigate the risk via the Natural Hazards provisions. Currently 30% of lots in the rural zone are less than the required 2 ha, 20% of which are between 1 ha and 8,000sqm<sup>11</sup>. The proposed RLZ zone areas have captured where clusters of these lots under 2 ha have occurred.
201. The SETZ aligns with the National Planning Standards and ground truths existing development patterns. While zoned Rural under the ODP, the physical development patterns and precedent set by those patterns are more reflective of settlements. While the proposed zoning would theoretically allow for more intensive development that wouldn't be permitted within the ODP zoning, the precedent set by existing development means that the level of development enabled by the proposed development is in effect already provided, albeit through the resource consent process.
202. Further to this the NH Chapter provides for sensitive activities within areas subject to actual or inundations to have a minimum floor level above a 0.5% AEP design flood level. Where this cannot be achieved resource consent is required.
203. The Tonkin and Taylor report contains an outline of the proposed Rural Lifestyle and Settlement zoning and details whether potential mitigation could be possible to support development in these areas. This is detailed in Table 2 within the Tonkin and Taylor report. The mapping provided through this report is based Tonkin and Taylor internal mapping systems and is a product of flood depth and velocity as outlined within Table 1: AEMI hazard categories and Appendix A of the T&T report.<sup>12</sup> In summary the hazard classification runs from H1 to H6 with

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<sup>11</sup> Gore District Plan Review Planning for Growth, authored by The Property Group, dated June 2022, page 44

<sup>12</sup> Gore District Council Proposed Plan Change Rural Lifestyle and Settlement Zones - Flooding Assessment, authored by Tonkin & Taylor, dated 11 June 2024

corresponding colours. It is important to note that this mapping does not factor in any exiting stock bank protection.

### Australian Emergency Management Institute Guideline 2014 – Risk categories.

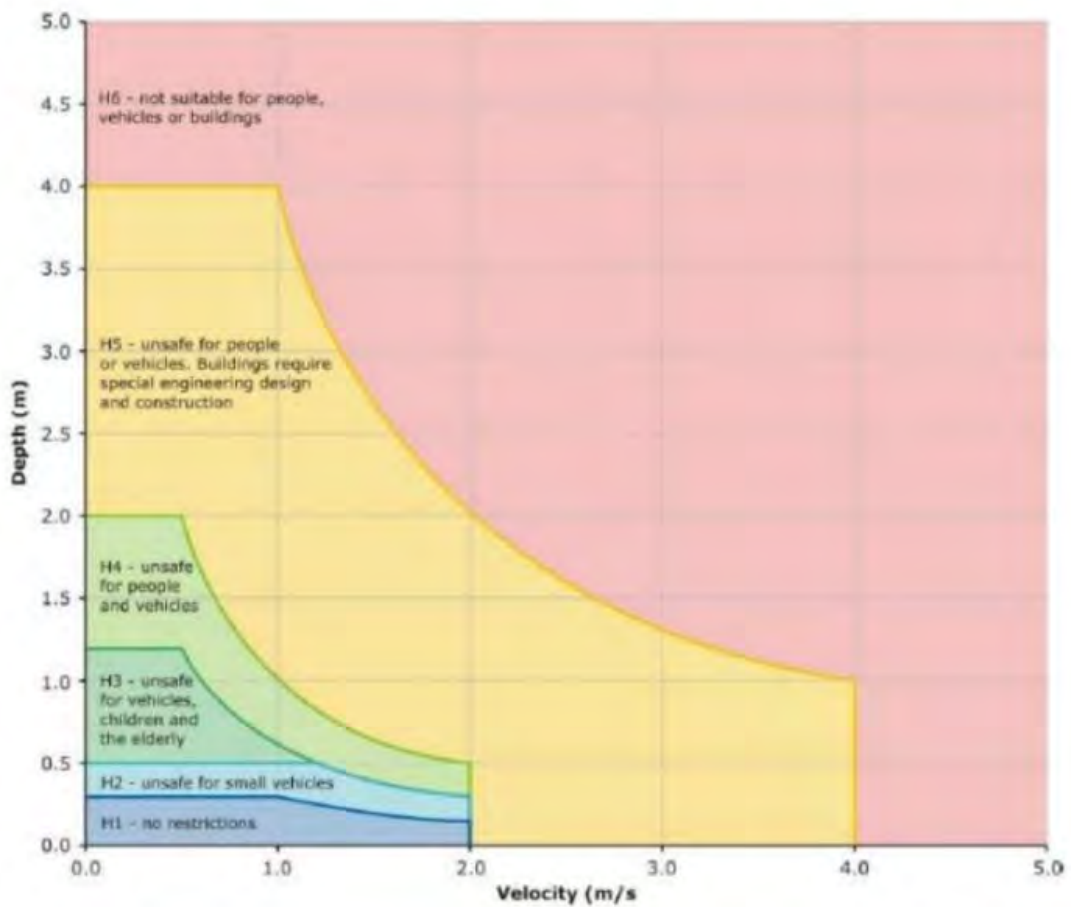
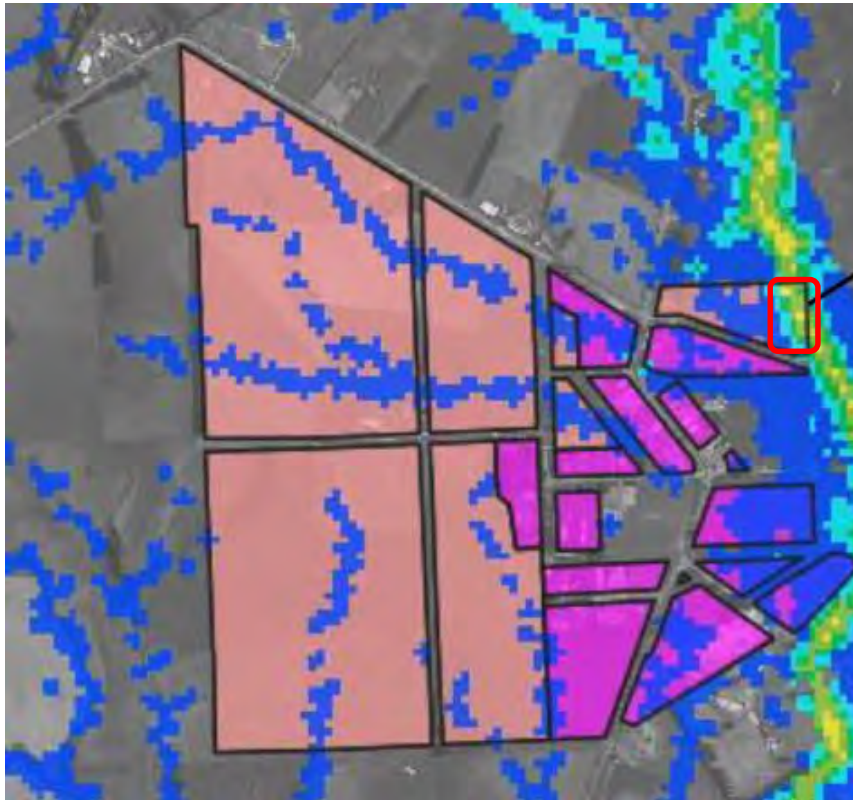


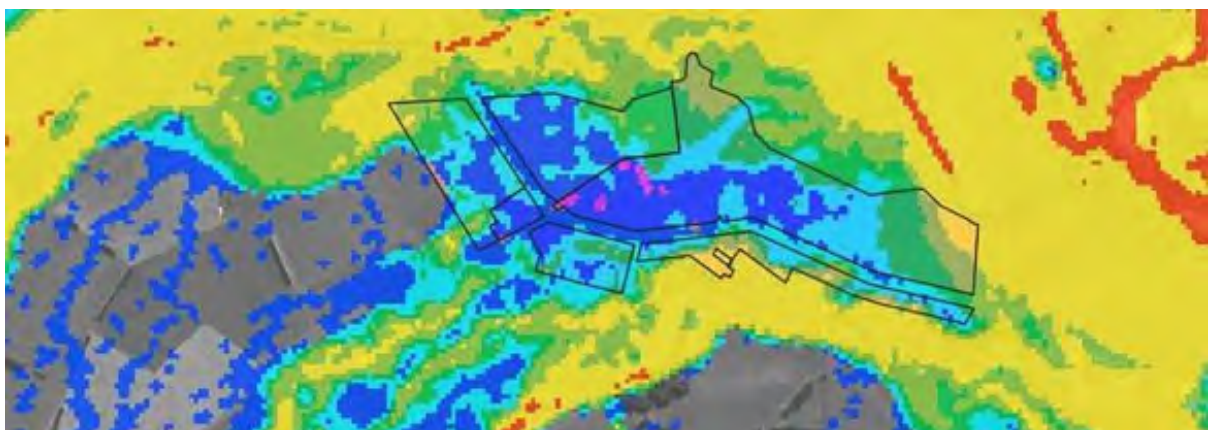
Figure 1: Australian Emergency Management Institute Guideline 2014 – Risk categories

204. In Waikaka, raising building floor and / or ground levels may be feasible options and should be provided for in the Natural Hazards chapter. Tonkin and Taylor do however recommend that the proposed Rural Lifestyle Zone north of Galway St is adjusted to avoid the stream channel and higher hazard areas. See Figure 2. Based on the expert advice I recommend this area is amended to be GRUZ. See proposed mapping in **Appendix C**.



**Figure 2:** Proposed area in Waikaka to be zoned General Rural outlined in red

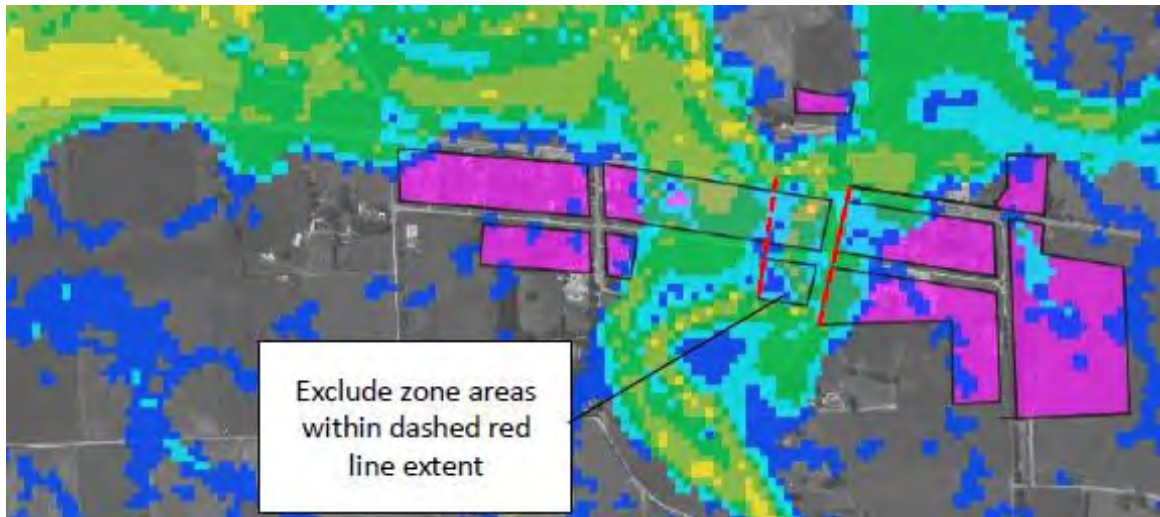
205. In Mandeville, within the proposed Rural Lifestyle and Settlement Zones of lower hazard (broadly the central area coloured light blue and dark blue in Figure 3) raising building floor or ground levels could be feasible. In areas around the periphery of the Rural Lifestyle and Settlement Zones (in higher risk areas shown in yellow and red colour in Figure 3 below), raising ground levels may only be feasible. As above, I consider the Natural Hazards chapter is the suitable place to manage the risk rather than down zoning these areas to General Rural. I note that where settlement zoning is proposed, this is reflective of the existing land use and therefore in line with RPS Policy NH.4 it is not practicable for the area of significant risk be avoided.



**Figure 3:** Mandeville Indicative 1% AEP flood hazard

206. In Pukerau, raising building floor levels and/or ground levels could be feasible within areas outside the channel and adjacent floodplain (shown in blue and green colour in Figure 4 below).

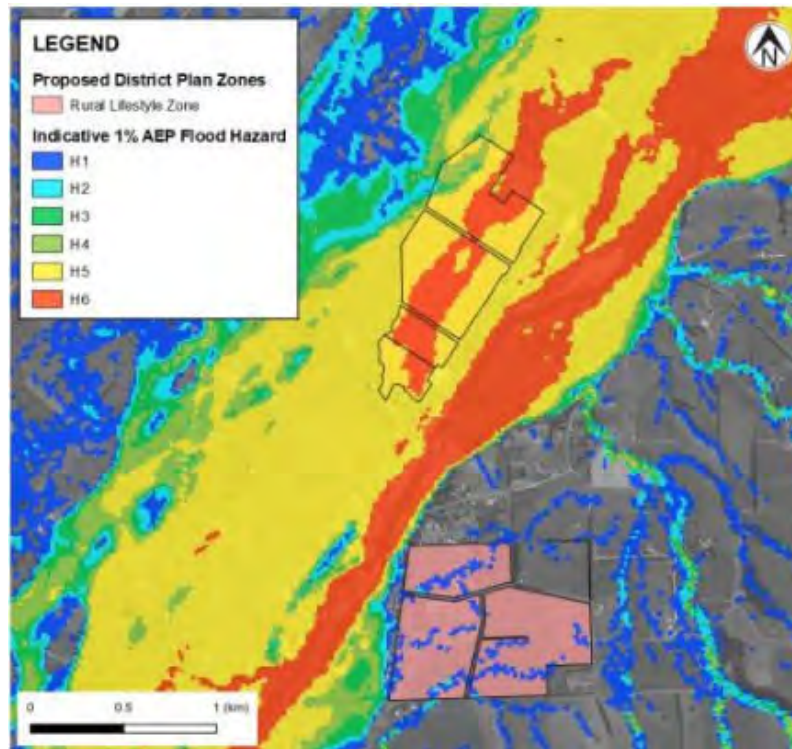
Tonkin and Taylor have recommended that the proposed Settlement Zone extents crossing the stream channel and adjacent floodplain are adjusted to avoid the channel and to allow a corridor for future flood mitigation. However, this area already contains existing development and so in line with RPS Policy NH.4 it is not practicable for the area of significant risk be avoided. I do however recommend that the Natural Hazards chapter include provisions for management of development in this area. This will be assessed through a later hearing stream (HS9).



**Figure 4:** Pukerau areas proposed by Tonkin and Taylor to be zoned General Rural

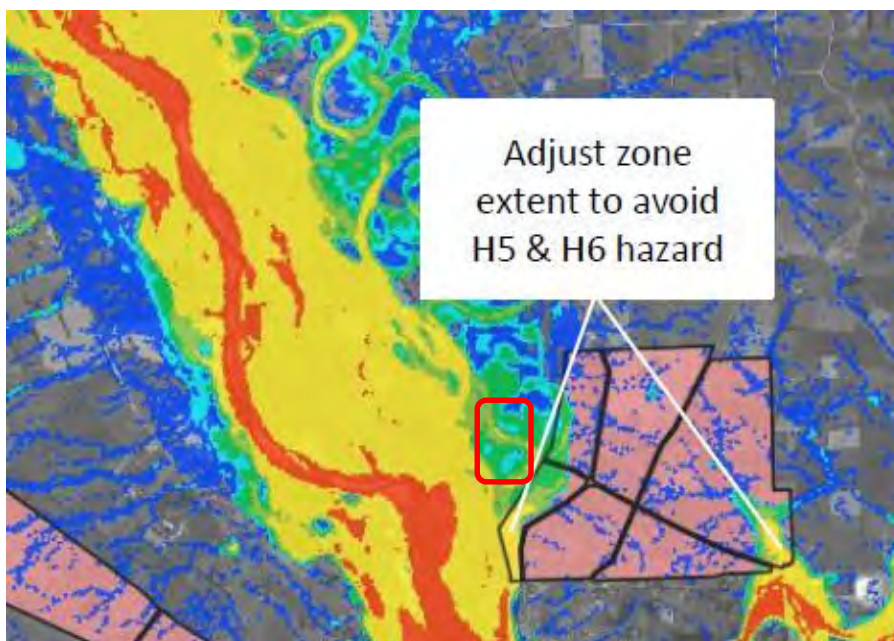
207. In Mataura (Figure 5 below), Rural Lifestyle zoning is proposed to the north of the Township. I note the report does not take into account the existing protection afforded by the stopbanks. Nonetheless, Tonkin and Taylor conclude the only likely feasible flood mitigation in this area will be stopbank protection. Currently, the level of service of the stopbanks is unknown, however I understand that ES are currently undertaking flood modelling of the stopbanks to assess this.
208. Raising the existing stopbanks is likely the only feasible mitigation measure for the northern proposed rural lifestyle zone which relies on the Regional Council implementing such a measure sometime in the future. Given the uncertainty in the timing of this, Tonkin and Taylor recommend that new development in this area is avoided.
207. There is limited existing rural lifestyle development in this proposed RLZ and given the proposed zoning will increase rural lifestyle development potential I recommend the zoning is amended to General Rural, as requested by the ES submission. I note thought that ancillary farm buildings are suitable within flood risk areas provided they do not exacerbate the flood risk. See proposed mapping in **Appendix C**.





**Figure 5:** Matura Indicative 1% AEP flood hazard

208. In Gore, raising building floor and/or ground levels or stopbanks could be feasible in low to mid hazard areas adjacent to Charlton Stream south west of the Gore township. Raising ground levels could be feasible in mid-range hazard areas adjacent to Matura River floodplain between Racecourse Road and Charlton Road south west of the Gore township. I therefore make no recommendations to amend the Rural Lifestyle zoning in these areas. In east Gore Tonkin and Taylor recommend adjusting proposed Rural Lifestyle Zone extents to avoid higher hazard areas, including the southwest & southeast corners of the proposed Rural Lifestyle Zones (shown in yellow in Figure 6). I note the Rural Lifestyle area to the southeast includes land subject to the McNabb Management Ltd submission. I therefore defer any zoning recommendations to Hearing Stream 4. Based on the expert advice I recommend the area to the southwest is amended to be GRUZ. See proposed mapping in **Appendix C**.



**Figure 6:** Proposed area in East Gore to be zoned General Rrual outlined in red

209. For the above reasons I disagree with ES that the ODP zoning should be retained in all areas. Whilst consideration of flood hazard risk is required to ensure consistency with Section 6(h) of the RMA, as noted above the PDP zoning reflects existing development patterns and aligns with the National Planning Standards.
212. The broader issues around flood hazard management will be dealt with in more detail through the Natural Hazards Chapter, as directed by the National Planning Standards 2019, and will provide district wide direction for development which will be considered at a future hearing. It should be noted that there are objectives, policies and rules in the Natural Hazards chapter in relation to flood risk, including in relation to minimum floor levels within areas subject to actual or potential inundation. Risks associated with natural hazards can therefore be managed through the Natural Hazard Chapter provisions. I also note that to date ES have not provided a s32AA assessment or any technical evidence to support their submission.

### **Recommendation**

210. For the reasons above it is recommended that the submissions from ES detailed in Table 9 above are generally rejected.
211. Based on the expert advice I recommend zoning changes are proposed in Waikaka, Matakura and East Gore. See proposed mapping in Appendix C
212. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### **Section 32AA Evaluation**

213. The following evaluates the recommendation to amend the PDP mapping of the Rural Lifestyle zone under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. Areas identified by Tonkin and Taylor, where flood mitigation measure other than stop banks, cannot be implemented have been proposed to be amended to GRUZ, where it is practicable to do so. The purpose of the GRUZ and objectives seek to provide for primary production and supporting rural industry activities. As such, less sensitive activities are anticipated within the zone. GRUZ-O2 provides for 'a very low degree of built form', and the location of non-primary production activities are managed.

Objective NH-O1, NH-O2 and NH-O3 of the Natural Hazards Chapter set out a risk-based approach, with natural hazard risk to be recognised, managed avoided or mitigated. In addition, Policies NH4 and NH5 require the avoidance of exposure to natural hazards unless avoidance is impossible, impracticable and adverse effects can be mitigated to an acceptable level. The recommended amendments to the proposed zoning is a more effective and efficient way of achieving these objectives and corresponding policies.

### Costs and benefits

The benefits of the proposal are that the risk to persons and property from flood inundation are reduced in line with the requirements of the RPS and direction set out by the Natural Hazards Chapter. There will be likely costs in relation to consenting for development within flood inundation areas that cannot comply with the requirements of the Natural Hazards chapter. However, these costs have been carefully considered in relation to providing for the potential for development in areas that can feasibly support that development from a Natural Hazards perspective.

### Risk of acting or not acting

There is the potential for increased risk to persons and property from flood inundation if the proposed amendment is not made. The RPS Policy NH.4 requires the exposure to areas of significant risk be avoided where practicable and mitigation of effects of natural hazards, undertaking physical works where necessary. RPS Policy NH.5 requires the avoidance of new subdivision development and placement of critical infrastructure in areas at significant natural risk from natural hazards unless... avoidance is impossible, impracticable and adverse effects are mitigated to an acceptable level. In addition, the objectives within the Natural Hazards chapter match the requirements of the RPS by setting out a risk-based approach, with natural hazard risk to be recognised, managed avoided or mitigated.

Based on this and considering the recommendations within the Tonkin and Taylor assessment, the recommended amendments are considered to provide for development, while managing the risks of natural hazards by placing this development within areas of low risk or where risk can be mitigated.

### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act, in particular Section 6(h), and the RPS than the notified version of the PDP or the ES proposal.

### **6.5.3 Matters raised by submitters – Setback from SNAs**

213. Royal Forest and Bird Society of NZ (s110.049) seek a new standard with the GRUZ and RLZ to require a 10 metre setback from the closest boundary of any Significant Natural Area for all buildings and structures. The submitter considers there is no requirement in the plan for setbacks of buildings/structures from SNAs. The addition of this standard would ensure that buildings/structures are not established within an SNA in the GRUZ and RLZ.
214. Hamish Weir has further submitted in opposition to Forest and Bird's additional standard request (FS5.170, FS5.166).
215. Federated Farmers has further submitted in opposition to Forest and Bird's additional standard request (FS17.090, FS17.091, FS17.087). Federated Farmers considers (FS17.087), the submitters proposed new standard would require fences to be 10m from the SNA or require consent, which is unreasonable. Fencing SNAs provides many positive benefits for protecting the SNA.

216. Stoney Creek Station Ltd has further submitted in opposition to Forest and Bird's additional standard request (FS25.135) stating that activities affecting SNAs have been addressed in the ECO chapter.

### Assessment

217. Regarding the Royal Forest and Bird Society of NZ submissions, currently there are two SNAs identified in the Operative District Plan (ODP). It is proposed to map additional SNAs as a PDP variation (see ECO-P1) which may include areas within Proposed Rural Zones.
218. If development is proposed on a site, in proximity to an SNA (located on the same site), it is very likely the ECO Chapter will be reviewed for compliance. Any requirement for setbacks from SNAs should be located within the ECO Chapter as I consider the management of indigenous vegetation is a District Wide matter. The PDP ECO Chapter has appropriate provisions to protect Significant Natural Areas from inappropriate disturbance or clearance through rules, matters of discretion and a policy framework.
219. It may be argued that SNAs could be located on neighbouring sites and therefore the ECO Chapter would not reasonably be reviewed by a plan user, and therefore the standard should sit in this Chapter. In this regard I think it would be unreasonable for Plan users to be required to obtain an ecological assessment identifying an SNA that may potentially lie on a neighbouring site, in order to confirm compliance with the proposed standard. I do not consider this to be efficient or effective for Plan users or decision makers. Regardless, any building or structure must adhere to the proposed setbacks within the rural zone which is proportionate to the building and or activity scale, therefore any SNA on neighbouring sites would be afforded some protection on this basis.

### Recommendation

220. I recommend the submissions detailed above from Forest & Bird are rejected on the above basis, however it may be that following the Ecosystems and Indigenous Biodiversity Chapter hearing, consequential relief may apply to the Rural Chapters.
221. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

#### 6.5.4 Matters raised by submitters – Rural lot size and density

222. Alistair & Bernadette Hunt (S148.006) support the increased 8ha limit for rural subdivision under GRUZ-S1 due to concern at the increasing prevalence of small lifestyle blocks within farmland.
223. Southland Federated Farmers of New Zealand (s126.161), Kevin Robertson (s115.162), Rural Ratepayers Group (s143.173), Alistair & Bernadette Hunt (s147.174), Ronald Crispin (s60.164), John Baynes (s68.282) support GRUZ-S1 in part, subject to amendments to increase the maximum density of minor residential units per site to three and remove the requirement that the necessity of the minor residential units be to support primary production.



224. Kevin Robertson (s115.121), Rural Ratepayers Group (s143.132), Alistair & Bernadette Hunt (s148.133), Ronald Crispin (s60.123), John Baynes (s68.241) support increasing the minimum lot size in the GRUZ to 8ha in the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms.
225. Adrienne Crispin (s59.001), Ronald Crispin (s60.001) seeks a reduction of the minimum lot size for rural properties, noting that small lots are better economically than having larger economic properties split up into larger uneconomic blocks, creating hobby farms which do not contribute to the GDP. These submitters also note a desire to be able to subdivide off a small portion of their land to be able to retire on in the future. These submissions are supported by further submissions from Hamish Weir (FS5.69) and Clark Fortune McDonald & Associates (FS22.001, FS22.002).
226. Stoney Creek Station Limited (S3.075), Trudy Bokser (s113.075), Nathan Bokser (s116.075), AW & JA Johnston Family Trust (s118.075), Peters Farm Ltd Karen Peters (s127.111), Reaby Downs Farm Ltd (s18.077), Karen Temple (s19.077), Sarah and Peter Barclay (s20.077), Helen McIntosh (s24.077), John Baynes (s68.079), Greg Bokser (s117.075) oppose GRUZ-S1 and seek the standard be amended to specify that the limit to one residential unit per 40 hectares does not include minor residential units.
227. Stoney Creek Station Limited (s3.033), McLeod-Wantwood Trust/Wantwood Station (s104.028), Hamish Weir (s74.019), Farm Manager – Wantwood Station (S105.028), Peters Farm Ltd Karen Peters (S127.028, S127.069), Trudy Bokser (s113.033), Nathan Bokser (s116.033), Greg Bokser (s117.033), AW & JA Johnston Family Trust (s118.033), Reaby Downs Farm Ltd (s18.035), Karen Temple (s19.035), Sarah and Peter Barclay (s20.035), Helen McIntosh (s24.035), and John Baynes (s68.037) request the minimum lot size remains at 2ha as the proposed 8ha lot size does not allow for the efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels. These submissions are supported by further submissions from Hamish Weir (FS5.112), Clark Fortune McDonald & Associates (FS22.025, FS22.026, FS22.027, FS22.029, FS22.030, FS22.031, FS22.032, FS22.033, FS22.034, FS22.035, FS22.036, FS22.037, FS22.038, FS22.039, FS22.040), Stoney Creek Station Ltd (FS25.115, FS25.116) and opposed by Southland Federated Farmers (FS17.058).
228. Clark Fortune McDonald & Associates (S99.034) seek that GRUZ-S1 be amended to provide a limit of one minor residential unit per residential unit. Alternatively, the submitter seeks the addition of a provision that requires a discretionary or restricted discretionary activity for any site that has more than one minor residential unit. Clark Fortune McDonald & Associates (s99.015) also request that the current 2ha minimum lot size be retained, as well as seeking the inclusion of a minimum average area for subdivision with a smaller absolute minimum area and the provision for smaller areas for when redundant dwellings are being subdivided from larger rural properties. The submitter notes that the 8ha minimum area lacks flexibility for smaller allotments based on specific needs and conditions, resulting in substantial loss of productive land. Hamish Weir (FS5.113) and Stoney Creek Station Ltd (FS25.117) support this submission point.
229. Farm Manager – Wantwood Station (s105.025), Peters Farm Ltd Karen Peters (s127.025), McLeod-Wantwood Trust/Wantwood Station (s104.025) oppose GRUZ-S1 and seek an amendment to allow for one residential unit per 2 hectares as rural landowners are otherwise

unable to develop their land with the 40ha requirement. Clark Fortune McDonald & Associates (FS22.065) further submitted in support of the submissions requesting the retention of the one residential unit per 2ha limit, noting that it has proven practical since 2006 and the evidence does not justify the proposed change.

230. Clayton Rowland (s36.001) requests that the minimum lot size remain at 2ha as this is more beneficial to the general public and would give the younger population a better chance of starting with a section. This submission is supported by further submissions from Hamish Weir (FS5.111), Clark Fortune McDonald & Associates (FS22.024) and Stoney Creek Station Ltd (FS25.114).
231. Jacklyn (Jackie) Johnston (s50.003) opposes SUB-S1 and requests a minimum lot size of 0.101ha as some people may not have the ability or desire to manage 8ha sections. Enabling subdivision of smaller sections would accommodate those desiring a rural lifestyle without the burden of excess land. Stoney Creek Station Ltd (FS25.118) supports this submission in part, agreeing that a smaller lot size than 8ha would be beneficial.

### **Assessment**

232. Submissions in support of rural lot size under SUB-S1(1)(e), (f), (g) and (h) and the density of residential units on those lots under GRUZ-S1, RLZ-S1 and SETZ-S1 are noted.
233. Under the ODP, the Rural Zone caters for general rural, rural lifestyle and settlement uses. To satisfy the requirements of the National Planning Standards and the nature of changes in the District, it has been necessary to split the Rural Zone into three separate zones with different sized lots. These encourage different types and density of use within the rural environment, consistent with the expectations of the National Planning Standards.
234. As detailed in the Section 32 Evaluation – Part 3: Area Specific Matters – Rural Zone<sup>13</sup>, there is demand for rural lifestyle opportunities for sites down to 1ha in size, which is not provided for by the ODP. It is a balance for the PDP to provide for rural lifestyle living opportunities, while protecting rural land from the ad hoc and potential proliferation of rural lifestyle sections through the rural area.
235. With regards to the 8ha GRUZ subdivision threshold under SUB-S1, research undertaken in the drafting of the PDP has identified that 80% of parcels supporting dairy farmland and 70% of sheep and beef lots are greater than 8ha in size. Rural lots below 8ha are more commonly used

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<sup>13</sup> Section 4.0 of the Section 32 Evaluation – Part 3: Area Specific Matters – Rural Zone

for hobby farms as anticipated in the Rural Lifestyle Zone<sup>14</sup>. It is highlighted that the 8ha is a minimum and it is anticipated that most productive farms will require significantly more land than 8ha and the lower minimum lot size provides greater flexibility for a range of existing and future rural production opportunities.

236. Standard GRUZ-S1 introduces a land use lot size, requiring no more than one residential unit per 40ha, with one minor residential unit also permitted per site. The purpose of this standard is to ensure that while the 8ha lot size provided under SUB-S1 provides flexibility for rural production opportunities, the density of residential use in the zone is consistent with the objectives and policies of the GRUZ and its relationship to the RLZ and SETZ. Standard GRUZ-S1 has been drafted to allow for flexibility in the residential use of a site, and it would be expected it could include a principal residential unit on a farm and an additional minor residential unit for worker's accommodation, home stay or use by extended family.
237. With regards to the RLZ subdivision threshold under SUB-S1, the lot size has been reduced to 1ha in the RLZ. This is in response to market research undertaken in the drafting of the PDP which confirmed there is a demand for 1ha lots which is not provided for under the ODP. The 1ha lot size is of a sufficient size to cater for rural lifestyle use, and not compromise rural production located in the GRUZ. The RLZ is generally located around urban areas and settlements, closer to existing amenities and services, and on established rural roads<sup>15</sup>.
238. With regard to the SETZ subdivision threshold under SUB-S1, the 2,000m<sup>2</sup> lot size is the same as what is provided for in the Large Lot Residential Zone. However, in the SETZ, the minimum lot size is such as to ensure that on site servicing can be achieved. The lot size also provides for a rural-settlement character and density of development, as opposed to a more dense urban character. Across the settlement zones the lot size is generally variable.
239. I do not support the submissions in opposition of, or seeking amendment to, the rural lot size under SUB-S1(1)(e), (f), (g) and (h). There is much contention on what the minimum lot size should be in the rural environment, but I have not seen evidence that establishes any reason as to why the 8ha is not appropriate.
240. With regards to the submissions in opposition to, or seeking amendment to, the density of residential units on lots under GRUZ-S1, RLZ-S1 and SETZ-S1, I similarly do not agree. I note there is a consenting pathway available as a RDA should the number of residential units per site exceed one under GRUZ-S1, but still achieve a density of one residential unit per 8 hectares.

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<sup>14</sup> Gore District Plan Review – Planning for Growth, June 2022, page 44

<sup>15</sup> Gore District Plan Review Planning for Growth, authored by The Property Group, dated June 2022, Page 44

241. With respect to the submissions noting that there should be an allowance for greater than one minor residential unit per lot under GRUZ-S1, I do not agree as this would provide for a greater density of residential development than is sought under the GRUZ objectives and policies. However, I do agree with the submissions that recommend that GRUZ-S1 should have a RDA consenting pathway available where the number of minor residential units exceeds one, but an overall density of one minor unit per 8ha is achieved.

### Recommendation

242. I recommend, for the reasons given above, that GURZ-S1 is amended to provide a RDA consenting pathway where the number of minor residential units exceeds one where an overall density of one minor unit per 8ha is achieved. Recommended changes to GRUZ- S1 are as follows:

Activity Status where compliance is not achieved:

Restricted Discretionary

Where:

4. There is a minimum density of 8ha per residential unit, or

5. There is a minimum density of 8ha per minor unit. (...)

Activity status where compliance is not achieved with GRUZ-S1(4) and (5):

Non-complying

243. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

244. The following evaluates the recommendation to amend GRUZ-S1 under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. Aligning the consenting pathways for additional residential units and minor residential units is a logical amendment given a minor unit should generate lesser effects. Managing the extent of residential units and minor residential units is crucial to ensuring primary production is not compromised as directed by GRUZ-P8. This gives effect to GRUZ-05 and GRUZ-O1 and therefore UFD-O10 and UFD-O11. All of which seek to ensure primary production and rural industry activities are able to operate efficiently and effectively, and that the purpose of the GRUZ is not compromised by non-rural activities (GRUZ-O4).

#### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. Additional minor units can support primary production as they can be utilised as workers accommodation. There are potential costs resulting from a loss of productive land for residential development, however the 8 hectare density is considered to provide sufficient protection.

Risk of acting or not acting

There is the potential for a non-complying (NC) activity consent being required for an additional minor unit whereas an additional residential unit would require a RDA activity. This appears illogical given a minor unit is smaller and ancillary to a residential unit.

Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve Objective GRUZ-O2, GRUZ-O3 and GRUZ-O5 of the PDP than the notified version of the PDP as outlined above.

**6.5.5 Matters raised by submitters – Agricultural aviation**

245. The following submitters have provided submissions relating to agricultural aviation in both the General Rural Zone and the Rural Lifestyle zone.

<b>Table 10</b>	
<b>Submitter(s)</b>	<b>Submission</b>
NZAAA (s156.001)	Opposes the whole plan in part, as the s32 report does not provide rationale or justification for the approach taken to the setback rules for agricultural aviation. Hamish Weir (FS5.1) lodged a further submission in support of this submission and NZHA (FS18.1) a further submission in partial support.
Alistair & Bernadette Hunt (s148.011) (s148.012)	Oppose the GRUZ in general and do not support the new rules restricting agricultural aviation. Agricultural aviation is essential to the primary sector and cannot be inhibited by the time delays or uncertainty associated with a consenting regime. These submissions are supported by a further submission from NZAAA (FS4.22).  Oppose RLZ in general and do not support the new rules restricting agricultural aviation. Agricultural aviation is essential to the primary sector and cannot be inhibited by the time delays or uncertainty associated with a consenting regime.
DOC (s109.116)	Supports GRUZ-P7 as it enables aviation activities to support conservation activities subject to noise effect management.
Kevin Robertson (s115.152), (s115.175) Ronald Crispin (s60.154), (s60.177)	Supports in part GRUZ-P7, supporting the enablement of agricultural aviation activities and acknowledgement of potential reverse sensitivity effects, but requests amendments to remove the requirement to manage noise effects by controlling the location of airstrips and scale of

**Table 10**

Submitter(s)	Submission
<p>John Baynes (s68.272, s68.063, s68.076, s68.295, s68.084)</p> <p>Greg Bokser (s117.059, s117.072, s117.080),</p> <p>Southland Federated Farmers of New Zealand (s126.151), (s126.174)</p> <p>Rural Ratepayers Group (s143.163), (s143.186)</p> <p>Alistair &amp; Bernadette Hunt (s148.164), (s148.187)</p> <p>Stoney Creek Station Limited (s3.059, s3.072, s3.080)</p> <p>Trudy Bokser (s113.059, s113.072, 113.080)</p> <p>Nathan Bokser (s116.059, s116.072, s116.080)</p> <p>AW &amp; JA Johnston Family Trust (s118.059, s118.072, s118.080)</p> <p>Peters Farm Ltd Karen Peters (s127.095, s127.108, 127.116)</p> <p>Reaby Downs Farm Ltd (s18.061, s18.074, s18.082)</p> <p>Karen Temple (s19.061, s19.074, s19.082)</p> <p>Sarah and Peter Barclay (s20.061, s20.074, s20.082)</p> <p>Helen McIntosh (s24.061, s24.074, s24.082)</p> <p>NZHAAA (s156.106)</p> <p>NZHA (s63.020)</p> <p>Balance Agri-Nutrients (s87.011)</p> <p>Ravensdown Ltd. (s28.017)</p>	<p>their use. NZAAA (FS4.34, FS4.37, FS4.38) supports these submissions, noting noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy.</p> <p>Supports GRUZ-R16 as proposed. NZAAA (FS4.46, FS4.48 to FS4.57) supports the primary submission in part, subject to the deletion of reference to GRUZ-S9 within the rule.</p> <p>Stoney Creek et al oppose GRUZ-S9 and seek the 500m setback applies to sensitive activities only and the horizontal distance of 250m is deleted. NZHAA and NZHA have further submitted in opposition to this submission (fs4.60, fs4.62, fs4.63, fs4.64, fs4.65, fs4.66, fs4.67, fs4.68, fs4.69, fs4.70, fs4.71, fs18.33).</p> <p>NZAAA, NZHA, Ravensdown, and Balance Agri-Nutrients have further submitted against this point as they seek the entirety of GRUZ-S9 is deleted. NZHAA and NZHA (fs4.58, fs18.18, fs4.59, fs4.61) support these submissions</p> <p>Southland Federated Farmers et al seek that RLZ-R6 is retained subject to the amendments sought to RLZ-S8. I note though the submitter has not included a submission relating to RLZ-S8.</p>
<p>New Zealand Helicopter Association (s63.017, s63.019, s63.021, s63.023)</p> <p>Ravensdown Limited (s28.014, s28.016, s28.018, s28.019)</p> <p>NZAAA (s156.013, s156.015, s156.017, s156.018)</p> <p>Balance Agri-Nutrients (s87.010, s87.012)</p>	<p>Requests amendments to GRUZ-P7 and GRUZ-R16 to remove the requirement to manage noise effects by controlling the location of airstrips and scale of their use, but in addition seeks the inclusion of a reference to 'helicopter landing areas', in addition to the enablement of agricultural aviation activities and 'rural airstrips'. These submissions are supported by further submissions from NZAAA (FS4.33, FS4.35, FS4.36) and New Zealand Helicopter Association (FS18.21 ).</p> <p>Request amendments to GRUZ-R16 to remove the need for setbacks under GRUZ-S9, noting that any setbacks do not</p>

<b>Table 10</b>	
<b>Submitter(s)</b>	<b>Submission</b>
	<p>enable the provision of services to support primary production.</p> <p>Submitters also seek an amendment to the activity status under GRUZ-R16 to a Restricted Discretionary Activity, with the inclusion of matters of discretion for any mitigation of noise proposed in accordance with best practicable options and hours of operation. NZAAA (FS4.44, FS4.45, FS4.47) and New Zealand Helicopter Association (FS18.19) also lodged further submissions in support these submissions.</p> <p>Requests RLZ-R6(1) is deleted, and RLZ-R6(2) is amended in accordance with the submitters request made in relation to NOISE-R8. NZAAA (FS4.72, FS4.73, FS4.74) have lodged further submissions in support of the other submitters requesting the same or similar relief. New Zealand Helicopter Association (fs18.17) have also further submitted in support.</p> <p>The submitters oppose RLZ-S8 and seek that it is removed. Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. NZAAA (fs4.75) (fs4.76) and NZHA (fs18.16) support these submissions.</p>

### Assessment

259. The submissions identified above relate to the general provision for agricultural aviation within the PDP, which will be addressed as part of the consideration of the management of noise in the district in Hearing Stream 6. If new or amended objectives, policies, rules or standards are added through Hearing Stream 6 consequential amendments to the relevant zone chapters will be considered as part of that assessment.
260. For submissions that raise matters that are specific to the nature of agricultural aviation in the GRUZ and RLZ, such as the inclusion of reference to helicopter landing areas in addition to rural landing strips, these matters are assessed in respect of the specific GRUZ policies, rules and standards later in this report.

### Recommendation

261. I recommend, for the reasons given above, that decisions on agricultural aviation be deferred and considered as part of Hearing Stream 6 (Noise) to allow for a plan wide consideration of the management of noise in the District.
262. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

## 6.5.6 Matters raised by submitters – River and stream order and setbacks

263. A number of submitters oppose or oppose in part the GRUZ-S7 Setbacks from streams and rivers standard, with the support of one further submitter, as detailed in the table 11 below, and have sought exclusions within the standard for farm or stock exclusion fences, and that these setbacks, and the PDP Appendix 3 River and stream order, should align with higher order planning documents.

<b>Table 11</b>		
<b>Submitters</b>	<b>GRUZ-S7 Setbacks from streams and rivers</b>	<b>Appendix 3 - River and stream order</b>
McLeod-Wantwood Trust/Wantwood Station	S104.026	S104.032
Farm Manager - Wantwood Station	S105.026	S105.032
Peters Farm Ltd, Karen Peters	S127.026 S127.115	S127.032
Stoney Creek Station Limited	S3.079	
Reaby Downs Farm Ltd	S18.081	
Karen Temple	S19.081	
Sarah and Peter Barclay	S20.081	
Helen McIntosh	S24.081	
Ronald Crispin	S60.167	
John Baynes	S68.083 S68.285	
Trudy Bokser	S113.079	
Kevin Robertson	S115.165	
Nathan Bokser	S116.079	
Greg Bokser	S117.079	
AW+ JA Johnston Family Trust	S118.079	
Southland Federated Farmers of New Zealand	S126.164	
Alistair & Bernadette Hunt	S148.177	
Hamish Weir	FS5.165 support S3.079	

264. Southland District Council (SDC - S146.085 and S146.109) support the RLZ-S7 stream setback standard and supports Appendix 3 River and stream order. SDC considers that the setbacks being tied to stream order is a useful idea, and that the matters of discretion for RLZ-S7 are fitting and should reduce impacts downstream.



265. The Department of Conservation (DoC) (S190.122) supports the GRUZ-S7 setback from stream and rivers but recommends that a setback also applies to wetlands, and that the assessment matters are amended, as shown below, to align with higher order document including NPS-IB and NPS-FM. DoC also seeks that a diagram is inserted that demonstrates where the river and wetland setback is measured from.

3. The nature of existing riparian vegetation and ~~the effects~~ opportunities for enhancement and restoration of proposed planting or modification on for indigenous biodiversity and /or habitats.

(...)

X. any adverse effects on indigenous vegetation and habitats of indigenous fauna and proposed mitigation measures.

Y. methods proposed to monitor or inspect the works undertaken

z. the timing of works to minimise adverse effects on threatened or at risk indigenous species.

x. management of potential adverse effects through a Council Authorised Biodiversity Management Plan.

## Assessment

266. The setback standard for rivers and streams is shown in full below, it applies to buildings and structures across all zones, and for earthworks.

GRUZ-S7		Setbacks from stream and river	
All activities	<p>1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows:</p> <p>(a) 20m for high order rivers or streams (order 5 and above);</p> <p>(b) 10m for middle order rivers or streams (order 3 and 4); and</p> <p>(c) 5m for low order rivers or streams (order 1 and 2).</p> <p>Refer to Appendix 3 for river and stream orders</p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>Whether there is a <i>functional need</i> for the <i>building or structure</i> to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.</li> <li>The effects on water quality and the stability and health of the stream bed and banks, including erosion and <i>sedimentation control measures</i>.</li> <li>The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous <i>biodiversity</i> and /or habitats.</li> <li>The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.</li> <li>Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3.</li> <li>The effects on public and customary access to the stream or river.</li> <li>The potential for flooding and to create new or exacerbate existing <i>natural hazards</i>, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other sites.</li> </ol>	

267. A number of submitters oppose or oppose in part the GRUZ-S7 setbacks from streams and rivers standard. Exclusions are sought within the standard for farm or stock exclusion fences, and that these setbacks should align with higher order planning documents. Some of the submitters have

also highlighted that fences for stock exclusion or to protect riparian plantings can have positive environmental benefits.

268. The National Policy Statement for Freshwater Management 2020 (NPS-FM) sets out the objectives and policies for freshwater management under the Resource Management Act 1991. Requirements include to manage freshwater in a way that 'gives effect' to Te Mana o te Wai, to avoid further loss or degradation of wetlands and streams, improve degraded water bodies, in stream habitats and fish passage, and maintain or improve all water bodies using defined bottom lines with annual monitoring and reporting requirements. The implementation of the NPS FM is primarily a regional council function, however territorial authorities must adopt an integrated approach to freshwater management in that the whole environment is connected.
269. The Freshwater NPS is one of four pieces of national direction for managing New Zealand's freshwater, as listed below:
- National Policy Statement for Freshwater Management 2020 (NPS-FM)
  - National Environmental Standards for Freshwater (NES-F)
  - Stock exclusion regulations
  - Water measurement and reporting regulations.
270. These standards and regulations were developed as part of the Essential Freshwater reforms in 2020, and monitoring and enforcement of the standards and regulations are undertaken by the regional council, Environment Southland. An overview of the national direction documents with relevance to land use and development setbacks to rivers is provided below.
271. The NES-F sets requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. The standards have rules in relation to natural inland wetlands, reclamation of rivers, fish passage, fertiliser use, discharges in relation to farm conversions and agricultural intensification, and requirements for farm practices in relation to winter grazing, feedlots and stockholding areas. Setback requirements to all waterbodies for farming activities include 50m for feedlots and stockholding areas, and 5m for stock for winter grazing activities.
272. The Stock Exclusion Regulations set out requirements to exclude stock from the beds of lakes, rivers and wetlands, and stock must not be on land closer than three metres to the bed of a lake or river more than one metre wide.
273. The Resource Management (Freshwater and Other Matters) Amendment Bill was introduced in May 2024 and among other things seeks to:
- Exclude the hierarchy of obligations in the National Policy Statement for Freshwater Management (NPS-FM) from resource consenting.
  - Repeal the stock exclusion regulations in relation to sloped land.
  - Repeal NES-F restrictions around winter grazing.

- Align the provisions for coal mining with other mineral extraction activities across the NPS-IB, NPS-FM and NES-F.
  - Suspend and extend timeframes under the NPS-IB, in particular for the identification of Significant Natural Areas (SNAs) and include them in district plans.
  - Amend the process for preparing and amending national direction documents.
274. The Bill does not have legal effect, but proposed changes would remove the 5m setback for winter grazing livestock, but would not remove the general 3m setback for stock exclusion.
275. The Environment Southland Proposed Southland Water and Land Plan (operative May 2024) requires separation from waterways for a range of farming activities, including intensive winter grazing, pasture-based wintering and cultivation. The required separations range from 5m up to 20m depending on the slope degree and the significance or sensitivity of the waterway. Stock exclusion from the beds of all water bodies are also required.
276. The regional council rules apply in addition to the national standards and regulations and neither require permanent fencing to be erected to achieve compliance with setbacks, however it is likely to be a common method used in practice, in particular for stock exclusion. Although these setbacks are monitored and enforced by the regional council, it is desirable for efficiency and effectiveness that the district plan allows for methods to achieve compliance with the regulations.
277. The PDP stream setback standard has been adopted as an integrated method across all zones to manage the effects of growth and development in accordance with the NPS-FM direction. The stream setback standard applies to all buildings and structures and utilises a classification system based on river or stream order rather than the width of the waterway, slope degree or significance. However, as a fence is considered a structure under the definitions it is possible that a fence erected to comply with the national or regional regulations may be captured under the district plan stream setback standard.
278. Although I agree with the submitters in table 11 that there are positive environmental benefits of excluding stock from waterways and that the district plan standards should align with higher order documents, the setbacks and stock exclusions under the national and regional rules generally only relate to freshwater management, and the considerations for the stream setback standards in the PDP are broader than just stream health and water quality. The reasons for the

stream setbacks are set out in detail in the Section 32 Report Rivers and their Margins<sup>16</sup>, and are to manage the effects of land use and development on the values and features associated with waterbodies and their margins, including:

- Stream health and water quality;
- Riparian vegetation, indigenous biodiversity and/or habitats;
- The natural character of the riparian margin and landscape values;
- Ngāi Tahu cultural values;
- Public and customary access; and
- Flood risk management.

279. I recommend no changes to Appendix 3 – River and Stream order in this regard.
280. The allowance of fences, as noted above, can have benefits to protect stream health and water quality and it is desirable for efficiency and effectiveness that the district plan allows for methods to achieve compliance with the national and regional regulations. Fences can also be used to protect other environmental values, such as the natural character of the riparian margin, indigenous vegetation and fauna. I note, fences could restrict public access to waterbodies, however this would only be an issue if a fence was blocking access to a public reserve or access strip rather than being erected within a private property. Tonkin & Taylor Ltd (T+T) have provided expert evidence in relation to flood risk (Attachment 1), and have advised that fences within stream and river channels can collect debris, which could potentially increase flood levels by exacerbating scouring effects and damage to structures. Fences across stream and river channels or across or along stopbanks should be avoided. Within a floodplain more generally though, providing fences are a permeable post and wire construction, this is acceptable from a flood risk management perspective.
281. Overall, I consider that there is a low risk in allowing for fences within the river setbacks, provided that these fences are limited to post and wire construction consistent with expert advice, and that the benefits outweigh the potential cost.
282. As noted, (DoC) (S190.122) supports the setback from stream and rivers but recommends that a setback also applies to wetlands, and that the assessment matters are amended to align with higher order document including NPS-IB and NPS-FM. The Department of Conservation also seeks that a diagram is inserted which demonstrates where the river and wetland setback is measured from.
283. The DOC submission is seeking that the stream setback standard should also include wetlands to align with the NPS-FM. An overview of the NPS-FM and national direction relevant documents

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<sup>16</sup> Proposed District Plan - Section 32 Report - Rivers and their margins [Section 32 Reports | Let's Talk Gore District \(goredc.govt.nz\)](https://www.goredc.govt.nz/section-32-reports-let-s-talk-gore-district)

is provided above. However, the NES-F has specific rules relating to land use and development around natural inland wetlands (NES-F, Part 3, Subpart 1 Natural inland wetlands) that does not have a river or stream equivalent. These natural inland wetland rules relate to a range of activities including:

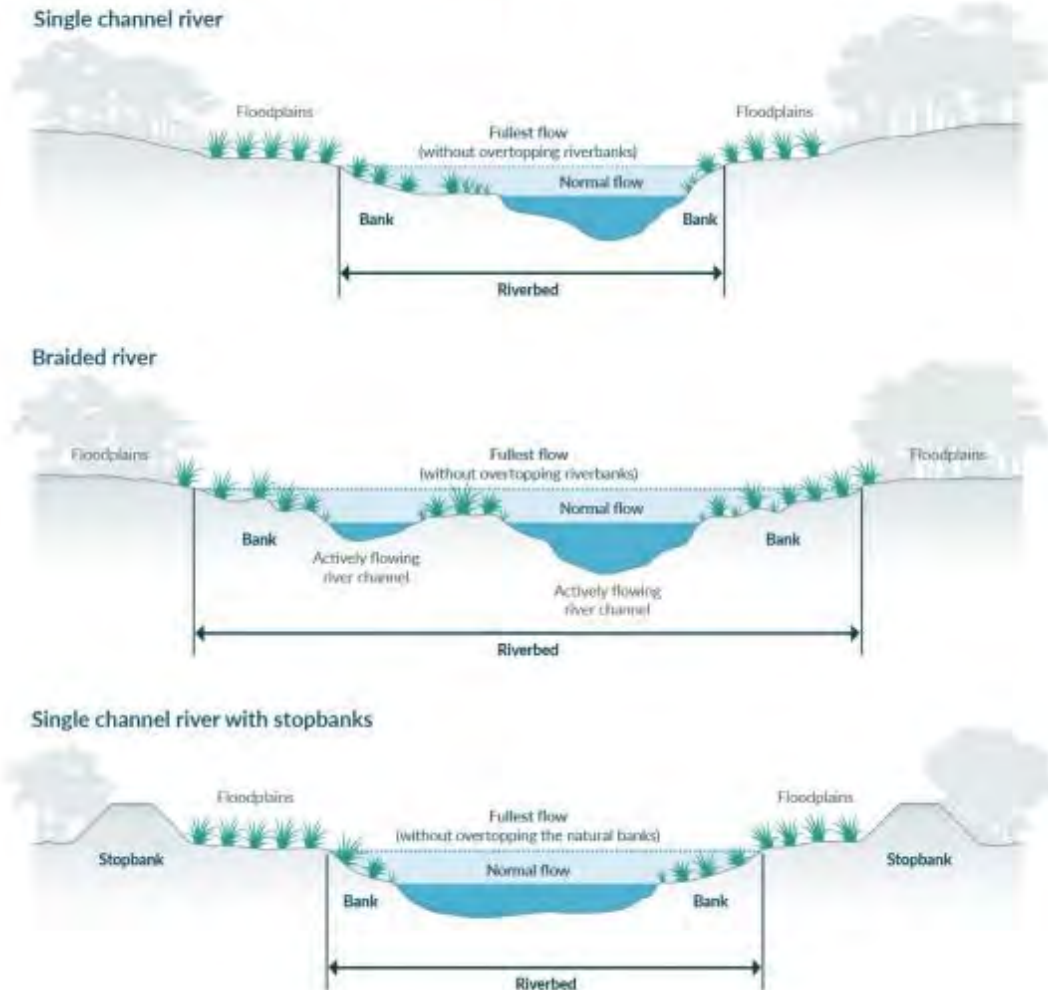
- wetland maintenance and restoration,
  - scientific research,
  - urban development,
  - arable and horticultural land use,
  - quarrying and mineral extraction activities,
  - landfill and cleanfill areas,
  - natural hazard work and construction and maintenance of specified infrastructure and wetland utility structures, which for example include boardwalks, bird watching hides, signs and monitoring devices.
284. Setback requirements include 10m for vegetation clearance, earthworks or land disturbance, and 100m for taking, use, damming, or diversion of water and discharges. General conditions also apply to activities, and these include, among other things, the protection of historic heritage sites and Sites of Significance to Māori.
285. Due to the comprehensive nature of the NES-F rules, in relation to natural inland wetlands, it is possible that activities, works and development managed under the NES-F would also be captured under the district plan if wetlands were included in the stream setback. This potential duplication is not considered efficient or effective and I therefore do not agree with this part of the DOC submission.
286. The National Policy Statement for Indigenous Biodiversity 2023 (NPSIB) provides direction to councils to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally. The NPSIB requires the creation of a regional biodiversity strategy and the identification and protection of Significant Natural Areas. This is to be achieved by working with communities, key stakeholders, landowners, and mana whenua. Moreover, the NPSIB requires an integrated approach in the management of indigenous biodiversity and that local authorities must consider the social, economic, and cultural wellbeing of people and communities, promote the resilience of indigenous biodiversity to climate change, and adopt a precautionary approach.
287. I agree with the DOC submission point to expand on the matters of discretion for indigenous biodiversity to align with the NPS-IB. I agree that the changes including matters of discretion proposed provide additional guidance for plan users in relation to management of effects, and a Council Authorised Biodiversity Management Plan is a defined term within the PDP that seeks to give effect to the NPSIB.
288. However, I consider that these considerations should be incorporated into Clause 3 that directly relate to indigenous biodiversity, rather than as additional stand-alone matters. In doing so though, the changes sought to clause 3 would restrict consideration of planting or modification to opportunities for enhancement and restoration, rather than the effects, which can be both positive or negative. Thus, I do not agree with the change as it narrows the scope of consideration.

289. I accept that opportunities for enhancement and restoration is a relevant consideration. Moreover, biodiversity is defined, as per the RMA, to mean “the variability among living organisms, and the ecological complexes of which they are a part, including diversity within species, between species, and of ecosystems.” The definition of biodiversity encompasses both vegetation and fauna and it is therefore not necessary to refer to indigenous fauna, as it would be covered within indigenous biodiversity.
290. I therefore recommend that the submission is accepted in part with amendments, and Matter of Discretion 3 is changed as follows:
3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and ~~/or habitats~~ proposed mitigation measures, including:
- a) opportunities for enhancement and restoration;
  - b) methods proposed to monitor or inspect the works undertaken;
  - c) the timing of works to minimise adverse effects on threatened or at risk indigenous species; and
  - d) management of potential adverse effects through a Council Authorised Biodiversity Management Plan.
291. This may also need to be considered as a consequential change for consistency, as an identical stream setback standard applies across all zones.
292. As detailed above the Resource Management (Freshwater and Other Matters) Amendment Bill proposes some changes that may affect the NPS-IB, NPS-FM and NES-F, although the Bill does not yet have any legal effect. The proposed changes are not to repeal the natural inland wetland rules within the NES-F, however would potentially affect rules and policy direction around extraction of coal and mineral extraction activities in relation to wetlands. In relation to the NPS-IB the changes also affect mineral extraction and coal mining activities, and extend the timeframe for local authorities to identify and protect Significant Natural Areas in their district plan until 2030.
293. In relation to the DoC submission point to include a diagram to clarify where the setback is measured from, I agree that a diagram would be helpful for plan users to determine compliance with the rules. The bed of a river as defined by the RMA s2(1) as ‘the space of land which the waters of the river cover at its fullest flow without overtopping its banks’. The PDP setback standard provides direction to measure the setback from the top of the closest bank. The Ministry of Environment have recently published guidelines outlining recommended methods to delineate source water risk management areas<sup>17</sup> in relation to the NES-FW, and there is within this publication a diagram that that provides examples of the extent of a riverbed and banks, as shown below. As the ‘river’ and ‘bed’ definitions are set by the RMA and are required in that
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<sup>17</sup> Ministry for the Environment, Delineating source water risk management areas, September 2023 , Figure 4: Examples of riverbed, p.19 [Delineating-source-water-risk-mgmt-areas.pdf \(environment.govt.nz\)](https://www.environment.govt.nz/dli/resources/delineating-source-water-risk-mgmt-areas.pdf)

specific format by the National Planning Standards 2019, it is not recommended to amend these to include the diagram. However, the diagram could instead be included in Appendix 3 which is already referenced in the standard and relates to river and stream order.

## Different types of riverbeds



294. Southland District Council (S146.085) (S146.109) support the RLZ-S7 stream setback standard and supports Appendix 3 River and stream order, and considers that the setbacks being tied to stream order is a useful idea, and that the matters of discretion for RLZ-S7 are fitting and should reduce impacts downstream.
295. I accept Southland District Council support, and no changes are recommended to RLZ-S7 except to provide guidance on the extent of a riverbed and location of banks for setback measurements consistent with Department of Conservation submission (S190.122).

### Recommendation

296. I recommend GRUZ-S7, RLZ-S7 and SETZ-S7 River and stream setback standard is amended as follows:

**Setbacks to rivers and streams (rural zones)**

All Activities

1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows:

- (a) 20m for high order rivers or streams (order 5 and above)
- (b) 10m for middle order rivers or streams (order 3 and 4)
- (c) 5m for low order rivers or streams (order 1 and 2).

Except that fences of post and wire construction are permitted within the setback where these are:

- (i) not constructed with wire mesh;
- (ii) not located within the stream or riverbed;
- (iii) not constructed across the stream or river channel; or
- (iv) not constructed across or along a stopbank.

Refer to Appendix 3 for river and stream orders and guidance on riverbed extents and the location of banks for measuring setbacks.

**Activity status where compliance is not achieved:**

Restricted Discretionary

**Matters of discretion:**

1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.
2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures*.
3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and ~~for~~ habitats proposed mitigation measures, including:
  - (a) opportunities for enhancement and restoration;
  - (b) methods proposed to monitor or inspect the works undertaken;
  - (c) the timing of works to minimise adverse effects on threatened or at risk indigenous species; and
  - (d) management of potential adverse effects through a Council Authorised Biodiversity Management Plan.
4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.
5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
6. The effects on public and customary access to the *stream* or *river*.
7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.



297. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

**Section 32AA Evaluation**

<b>Table 12: Section s32AA evaluation</b>	
<b>Amended GRUZ-S7 stream setback standard and Appendix 3</b>	<b>Notified GRUZ-S7 stream setback standard and Appendix 3</b>
<b>Effectiveness and efficiency</b>	
<ul style="list-style-type: none"> <li>• The fence exclusion provides for methods to achieve compliance with national and regional rules around stock exclusion and provides greater alignment with GRUZ-O1, GRUZ-P1, GRUZ-P4 and GRUZ-P12.</li> <li>• The setback standard with the fence exclusion allows for a more nuanced approach to setbacks lessening the associated cost to individuals in applying for resource consent for works and development close to waterbodies, but still achieves broad protection with environmental, social, economic and cultural benefits that outweigh the costs of the restrictions.</li> <li>• The greater direction around matter of discretion for indigenous biodiversity provides greater alignment with the NPS-IB, ECO-O1, ECO-P3, ECO-P6 and GRUZ-P4 and.</li> <li>• Providing more guidance around where to measure stream setbacks from will enables the Council to more effectively administer its District Plan.</li> <li>• Overall, the amendments provide greater alignment with:             <ul style="list-style-type: none"> <li>- national and regional direction documents, including the NPS-FM, stock exclusion regulation and NPS-IB</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The setback standard is a relatively simple method that achieves broad protection with environmental, social, economic and cultural benefits.</li> <li>• May capture fences erected as a method to comply with national and regional rules.</li> </ul>

<ul style="list-style-type: none"> <li>- strategic direction, including UFD-O1, UFD-O10</li> <li>- District wide objectives and policies, including ECO-O1, ECO-P3, ECO-P6</li> <li>• General Rural Zone objectives and policies, including GRUZ-O1, GRUZ-P1, GRUZ-P4 and GRUZ-P12.</li> </ul>	
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**Costs/Benefits**

<ul style="list-style-type: none"> <li>• Fences can be used to protect environmental values, as well as allowing landowners to fully utilise land. All other works and development within stream setbacks, except fences, are still being managed with associated environmental benefits.</li> <li>• Economic and opportunity benefit to individual property owners.</li> <li>• Potential exacerbated flood risk with debris getting caught in fences, but risk can be managed, subject to design and location conditions.</li> <li>• Visual landscape impact is considered relatively low, subject to design.</li> <li>• Could restrict access to waterways, but only an issue for access to public land.</li> <li>• The riverbed extent and bank diagram provides additional guidance to plan users around where to measure setbacks from.</li> <li>• Expanding on matters of discretion in relation to indigenous biodiversity provides more guidance for plan users which should reduce overall costs while benefiting specific biodiversity values.</li> </ul>	<ul style="list-style-type: none"> <li>• The setback requirement may encourage fences to be located further away from the stream or river with associated greater environmental benefits, but consent requirements would capture fences erected to achieve stock exclusion rules to fully utilise land with an economic cost to the individual landowner.</li> </ul>
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**Risk of acting or not acting**

<ul style="list-style-type: none"> <li>• There is a low risk in allowing for fences within the river setbacks, provided that these fences are limited to post and wire construction consistent with expert advice, and that the benefits outweigh the potential cost.</li> </ul>
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- Providing greater guidance on biodiversity matters of discretion will reduce the risk of a broad range of matters being considered.
- Providing greater clarity around where to measure stream setbacks from will reduce the risk of uncertainty for plan users and administrators.

#### Conclusion as to the most appropriate option

The proposed amendments are considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP because it:

- provides greater alignment with national and regional direction documents,
- provides greater alignment with the objectives and policies of the plan,
- Improves clarity and guidance for plan users in relation to measuring setbacks,
- ensure development and works along river margins that could impact on stream values are managed, whilst avoiding unnecessary duplication with Regional Council functions and plan requirements, and
- enables the Council to more effectively administer its District Plan.

#### 6.5.7 Matters raised by submitters - Forestry

298. Southland District Council (s146.081) note that NES-CF allows Councils to implement regulations concerning afforestation within their District. The principal activity for the General Rural Zone is primary production and therefore having provisions concerning afforestation within this zone would be appropriate. The submitter notes that at the minimum, Note 2 may need to be revised to reflect the change in legislation and the ability for Gore District Council to regulate commercial forestry.
299. Southland District Council (s146.082) also seek in relation to the RLZ in general, that the PDP is updated to align with the amendments to the National Environmental Standard for Commercial Forestry (NES-CF) as part of the provisions. To facilitate rural lifestyle activities in addition to rural activities, then commercial activities and primary industries (including commercial Forestry) may be inappropriate for this zone.
300. Rural Ratepayers Group (s143.002) seek greater setbacks for forests from property boundaries and a requirement for dust suppression by water tanks when logging trucks are travelling on gravel roads and traffic is heavy.
301. Port Blakely Limited (s138.009, s138.010) have submissions on the whole PDP seeking that the PDP be amended to incorporate the NES-CF rules and regulations, either by reference or through the use of the same rules and regulations.

#### Assessment

302. I agree in part with the submission from SDC on the relationship of the GRUZ to the NES-CF.

303. The NES for Commercial Forestry applies to a range of forestry and ancillary activities, including earthworks, river crossings, quarrying, vegetation clearance and discharges and disturbances, including in relation indigenous species. The objectives of the NES are to maintain or improve the environmental outcomes associated with commercial forestry activities nationally and increase certainty and efficiency in the management of plantation forestry activities. The NES-CF prevails over district plan rules in relation to commercial forestry to achieve a nationally consistent approach to the management of commercial forestry activities. Afforestation is the only forestry activity where rules in a district plan can be more lenient than the NES-CF. The inclusion of additional rules to manage afforestation is considered below within the assessment of GRUZ-R5.
304. As noted in section 6.4.1 above, I have recommended a new definition for ‘commercial forestry’ is included in the plan as per the NES-CF to avoid any confusion. I consider the definition for ‘plantation forestry’ should remain to aid with plan useability as well as a new definition for ‘exotic continuous-cover forest’, however the higher order document reference should be updated to NES-CF. Related to this, I agree with SDC that Note 2 in the GRUZ should be amended to remove reference to the National Environmental Standard for Plantation Forestry, and replace it with reference to the NES-CF. Similarly, I recommend minor amendments to the wording of Note 2 to assist with plan useability in respect of the relationship between the PDP and the NES-CF.
305. References in the PDP to Plantation Forestry in rules and policies are recommended to be amended to align with the NES-CF<sup>18</sup> and reference ‘commercial forestry’.
306. For the above reasons, I also do not agree with the submission points from Port Blakely Limited. The NES-CF manages commercial forestry activities irrespective of the rule framework in the PDP. The PDP references the NES-CF as another relevant regulation that plan users must consider in any activity undertaken in the District, however I do not agree that there is a need to incorporate the NES-CF in its entirety in the PDP.
307. I do not agree with the submission from Rural Ratepayers Group in relation to the effects of forestry and the suggested amendments. Commercial forestry is a primary production activity under the PDP and is permitted in the GRUZ except where the NES-CF or GRUZ-R5 applies. With respect to the effects of dust from logging trucks, I note that this would be a similar effect to the dust generated by any trucks that frequent rural areas, such as milk tankers. Arguably, the dust

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<sup>18</sup> Consequential amendments include: NFL-P1, NFL-R2, NFL-R8, GRUZ-R1, FDZ-R1 and Note 2 of Noise Chapter

generated by a logging truck is of a limited duration as it would commonly occur when a forest is harvested, whereas other trucks would be generating dust year-round. The GRUZ provisions further include a 30m setback for residential units adjoining an unsealed road to assist in reducing adverse effects from dust. To this end, I note that the submitter has not provided any evidence to demonstrate that the effect of dust from logging trucks, particularly in comparison with other trucks that are commonly used in the GRUZ.

308. With regard to the submitter's request that setbacks be imposed on sites containing commercial forestry uses, I note that the submitter considers the setbacks are necessary to mitigate effects of shading, tree roots travelling beyond the forestry site's boundaries and risk from trees falling on property fences. I note that these are effects that can be expected from other rural activities, such as the planting of shelter belts. The submitter has not provided any evidence to indicate that the level of effect is beyond that of similar uses in the rural environment.

### Recommendation

309. I recommend, for the reasons given above, that Note 2 of the GRUZ chapter is amended as follows:

Note 2 Other legislation

The provisions of the National Environmental Standard for ~~Plantation Commercial~~ Forestry ~~which~~ apply ~~for to commercial~~ forestry activities and permits ~~both plantation forestry and harvesting commercial forestry~~ except in certain circumstances such as where ~~the~~ District Plan ~~have has~~ more restrictive rules on Forestry on Outstanding Natural Landscapes, Outstanding Natural Features or Significant Natural Areas. In those circumstances resource consent will be required from the Gore District Council.

...

310. I consider as a consequential amendment, Note 2 in the RLZ and SETZ Chapter are updated to ensure consistency across the plan.
311. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

312. The following evaluates the recommendation to amend the Note 2 of the GRUZ chapter under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The proposed changes ensure that terms which are defined in the Interpretation section of the plan are used to avoid uncertainty. I consider that the recommended amendment better outlines the relationship of the PDP to the NES-CF, which will guide decision making when considering a resource consent application under s104.

#### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs with the proposal.

#### Risk of acting or not acting

There is the potential for uncertainty and ambiguity if the proposed amendment is not made as the purpose of the zone which helps provides context for the provisions

#### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP.

## 6.6 Mapping for the Rural Zones

### 6.6.1 Matters raised by submitters

316. Submitter Bernadette Howard (s39.001) supported the rezoning of 171A Wentworth Street to Rural Lifestyle. I acknowledge and concur with this support.

#### Recommendation

317. I recommend no changes.
318. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.6.2 Matters raised by submitters

319. Submitters McLeod-Wantwood Trust/Wantwood Station (s104.011) (s104.034), Farm Manager-Wantwood Station (s105.011) (s105.034) and Peters Farm Ltd (s127.011) (s127.034) seek the planning maps are amended to select more suitable land for rural lifestyle zoning, excluding areas subject to inundation. A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping. The submitter considers there is suitable land in the proximity that would be better suited for rural lifestyle. However, the submitters state it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.

#### Assessment

320. GRUZ-S1 does not require a 40-hectare minimum lot size in order to subdivide. The PDP minimum lot size under SUB-S1 for the GRUZ is 8 hectares. GRUZ-S1 enables 1 residential unit per site (whatever the size) and for sites larger than 40 hectares, 1 residential unit per 40 hectares. One minor residential unit is further permitted on each site.
321. The submitters have not provided a map to identify the area of rural lifestyle across their property however on review of Council's GIS I believe the Rural Lifestyle zoning they refer to is shown in Figure 7 below.

322. Based on the expert advice, there is potential to mitigate the flood risk in this area with floor levels or raising the ground level. However, if the submitter does not support the Rural Lifestyle zoning on their property then I recommend it is rezoned to General Rural. The Gore District Plan Review Economic and Population Growth Analysis does not identify the Settlements as growth areas, focusing instead on the centres of Gore and Mataura. Nonetheless, some rural lifestyle land is proposed for each Settlement to provide for varying housing types in line with UFD-O12.
323. The submitter has not identified land it considers more suitable for rural lifestyle zoning in the Mandeville area.



**Figure 7:** Rural Lifestyle land shaded light blue

### Recommendation

324. I recommend, for the reasons given above, that the area in Figure 7 is rezoned to General Rural, see mapping extent in Appendix C.
325. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

326. The following evaluates the recommendation to amend the Rural Lifestyle zoning under section 32AA of the RMA.

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The amended zoning remains consistent with objective UFD-O12 as RLZ is provided adjacent to the Mandeville Settlement area. The benefits of the proposal are that the land will be retained for primary production use. The recommendation further aligns with the request of the landowner. There are potential costs in that less land will be available for Rural Lifestyle development, however there remains RLZ zoning to the north of the state highway.

The proposed amendment is considered to be a more appropriate way to achieve purpose of the Act than the notified version of the PDP.

### 6.6.3 Matters raised by submitters

327. Submitter Clayton Rowland (s36.002) seeks that 33 Herron Road is re-zoned from General Rural to Rural Lifestyle. The submitter considers that the proximity of the site to the Waikaka township offers housing and business opportunities in the long term.
328. The site is highlighted in Figure 8 below:



**Figure 8:** 33 Herron Road shaded light blue, Propose District Plan zoning show in inset, site highlighted with red marker

### Assessment

329. The site identified by the submitters is currently GRUZ. It is approximately 2 hectares in size. If it were to be zoned RLZ it could potentially yield one additional dwelling. I consider given the site would be surround by GRUZ, re-zoning it to RLZ could create reverse sensitivity effects. The site would be a zoning anomaly as it is removed from the Township. I do not consider the re-zoning would increase housing opportunities to a great degree, given the small site. I do however highlight that the PDP GRUZ does broaden business opportunities for industries that support the rural sector.

### Recommendation

330. I recommend, for the reasons given above, that the submission is rejected.
331. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.



#### 6.6.4 Matters raised by submitters

332. Submitter Kowhai Trust (s42.001) (s42.002) seeks the land parcel at 205 Reaby Road is re-zoned from GRZ to RLZ. The submitter considers the site aligns with the RLZ as the site is not at risk to any natural hazards being well above the flood plain of the Mataura River and tributaries. There are no historical, cultural or ecological features on site. It is further suitable for onsite waste and stormwater disposal. Roading infrastructure has capacity to support additional traffic and recently a shared use pedestrian/ cycle way has been extended to the front of the site. Adjacent to the site's western boundary and north across Reaby Road RLZ has been proposed with which the site integrates well. There is an existing shelterbelt and Campion Road mitigating potential reverse sensitivity noise, light and spray drift affects. The site is well elevated above this land, providing similar mitigation as a shelterbelt or road. The Districts 'Rural Living Slogan' is emphasised by the subdivision, given the proximity to urban amenities and low-density residential use.
333. NZTA (fs14.056) seek the zoning change is disallowed. NZTA consider that there is not enough information about the implications of the proposed re-zoning on the state highway network, in particular State highway 94. NZTA consider an Integrated Transport Assessment needs to be completed to identify the traffic effects of the proposed re-zoning, and when the local road intersections with State highway 94 would need to be upgraded and the design and location of any new intersections. NZTA seek provisions are included in the Plan to manage the intersection upgrades.



Figure 9: 205 Reaby Road shaded blue

#### Assessment

334. The site is located within 2km of the Gore township. Locationally, I consider it is suitable for RLZ due to its proximity to the Township and would frame proposed rural lifestyle land surrounding the golf course.

335. Whilst a subdivision has been issued for the site, which in my opinion will fragment that land such that it is no longer a productive resource, the subdivision has not been implemented. I therefore encourage the submitter to provide evidence addressing the NPS-HPL.
336. I have sought expert input from Mr Mark Gregory of WSP. Mr Gregory's evidence notes the proposed rezoning could result in an additional yield of approximately 38 lots, in addition to a baseline of 38 consented lots which are permitted to construct a dwelling on each. A rural household in New Zealand generates approximately 10 vehicle movements per day,<sup>19</sup> hence the proposed rezoning results in 380 vehicle per movements per day, or the peak hour equivalent of between 40 and 50 vehicles per hour (vph). The impact of rezoning would increase demands on Reaby Road and have potential effects on SH94.
337. I consider NZTA's further submission requesting an Integrated Transport Assessment (ITA) is reasonable. I agree with Mr Gregory that the submitter should provide further assessment and information, towards identifying necessary network upgrades. This should also consider matters relating to generated active travel demands and speed limits on the frontage road.
338. At this time, I therefore cannot support the upzoning to RLZ, but would reconsider on receipt of further expert evidence from submitter.

### Recommendation

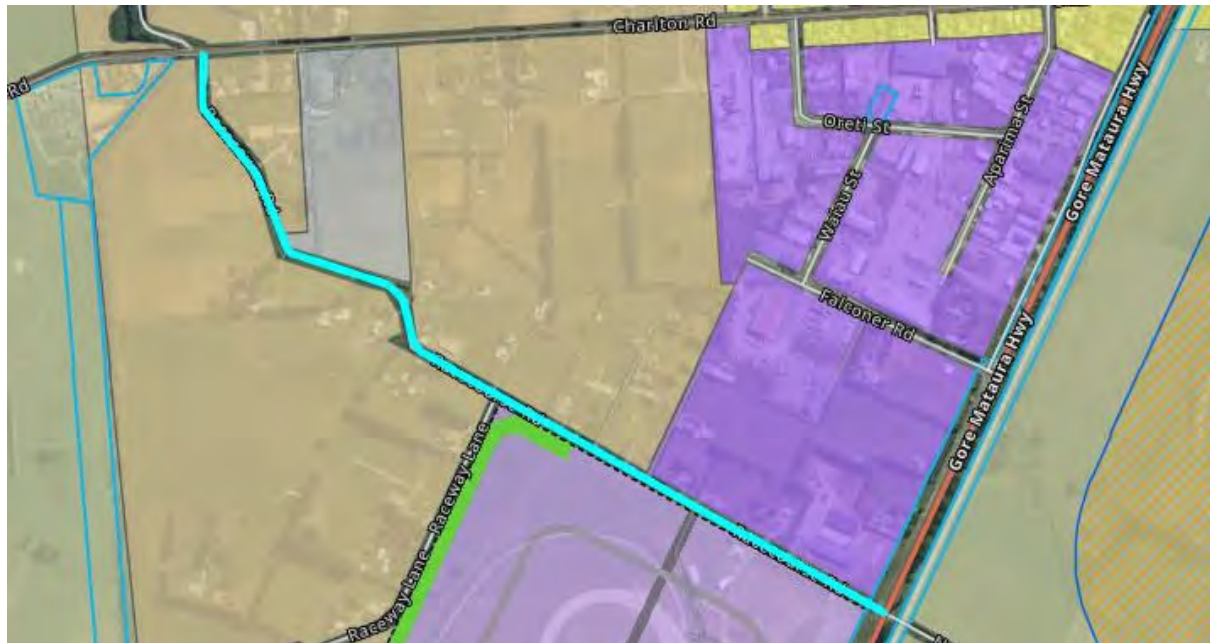
339. I recommend, for the reasons given above, that the submission is rejected.
340. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.6.5 Matters raised by submitters

341. Submitter John Sheddan (s84.001) opposes in part the inclusion of properties along Racecourse Road in the RLZ. The submitter seeks a residential zoning as the properties are residential in nature and not in keeping with the RLZ. The proposed zoning does not provide protection or benefit to current land use.

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<sup>19</sup> NZ research paper 453



**Figure 10:** Racecourse Road, highlighted fluorescent blue, and surrounding zoning including General Industrial, Light Industrial and Māori Purpose Special Zone

### Assessment

342. The submitter has not provided specifics on the proposed properties they seek to be zoned residential. The submitter has further not provided details on which residential zone they consider is appropriate for the sites. For example, General Residential where the anticipated lot size is 400m<sup>2</sup> or, Large Lot Residential, where the anticipated lot size is 2000m<sup>2</sup>.
343. Feedback was received from this submitter on the draft plan, seeking a Settlement zoning for Racecourse Road. The section 32 report<sup>20</sup> for the rural zones detailed the area was not a settlement by nature due to its proximity to Gores urban area.
344. The area surrounding Racecourse Road was zoned Rural under the ODP. I consider the proposed RLZ better reflects the existing development pattern and land uses. To re-zone the area to residential (both General Residential and/or Large Lot Residential) would result in a significant increase in density. I have concerns with the potential effects on the Gore-Matakura Highway and the potential reverse sensitivity effects of locating dense urban development next to an

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<sup>20</sup> [Section 32 Reports | Let's Talk Gore District \(goredc.govt.nz\)](https://www.goredc.govt.nz/section-32-reports/)

industrial zone. Furthermore, the submitter has not provided any technical information or s32AA assessment to support their proposal. I therefore recommend the submission is rejected.

### Recommendation

345. I recommend, for the reasons given above, no changes to the zoning surrounding Racecourse Road.
346. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.6.6 Matters raised by submitters

347. Submitter CFMA (s99.001) request a review and rationalisation of zone boundaries around the RLZ and Large Lot Residential (LLR) zones is undertaken to align zone boundaries with cadastral boundaries. Currently the RLZ cuts an arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Split zoning results in large portions of properties being surrounded by existing rural lifestyle land uses but further lifestyle land uses not being enabled. This results in the inefficient use of land.
348. CFMA (s99.003) also request the RLZ surrounding the Whiterig area is aligned with cadastral boundaries. Whilst the submitter acknowledges the boundary has been changed to exclude some flood-prone land from this lifestyle zone, it has been re-aligned to a position where it cuts across allotments.

### Assessment

349. In relation to submission point s99.001, the submitter has not provided a specific location of the area they are referring to. There can be multiple reasons for properties having a split zoning. It may be that the zone boundary aligns with an overlay, such as inundation or highly productive land, or topographically it is logical for the zone boundary to dissect a site. It is therefore not always appropriate to change zoning just to align with cadastral boundaries. Without further information I cannot recommend any changes to the mapping based on this submission point.
350. In relation to submission point s99.003 the RLZ zoning in east Gore surrounding Whiterig aligns with the Environment Southland flood inundation mapping area. As discussed above, further expert input on the potential for flooding in this area and the severity has been sought. The Tonkin and Taylor report highlights a strip of the southwest area of the RLZ and a small portion in the southeast area should not be upzoned for rural lifestyle use. Upon reliance on the expert advice, I recommend this area is rezoned to GRUZ and therefore reject this submission point.

### Recommendation

351. I recommend, for the reasons given above, that RLZ zoning in east Gore is reduced, based on expert advice. See mapping changes in **Appendix C**.
352. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.6.7 Matters raised by submitters

353. Submitter Anna Kai (s96.002) requests reassessment of the zoning along Main Street (North) Matura, to be zoned as Rural Lifestyle Zone. There are 2 separate zones that run across 4 lifestyle properties, with different rules in the zones. If a shed was built in this area, it would be subject to 2 sets of zone rules, which creates confusion.
354. CFMA (FS22.061) have further submitted in support of this submission point, stating zone boundaries should generally be rationalised to coincide with cadastral boundaries or clear physical features.



**Figure 11:** Area containing submitters site, notified Large Lot Residential Zone adjoining State Highway (light beige), notified Rural Lifestyle zone (beige)

#### Assessment

355. As shown in the notified zoning map above, there is a strip of Large Lot Residential zoning adjacent to State Highway in Matura to recognise the existing residential development. The proposed zoning is to provide these property owners with workable rules for development on their sites. I acknowledge that some of these sites extend further west and therefore the rear area of some sites was zoned rural lifestyle (in the notified PDP), creating a split zoning situation. Given the recommendation above, this area is recommended to now be GRUZ.
356. It is incorrect that both zone standards apply if development proposed is contained within one zone. If the sites are rezoned Rural Lifestyle (or GRUZ in line with the above recommendation) then more stringent setbacks, building coverage and building size limits apply. Thus, likely resulting in a resource consent being required for future development. As such, I do not consider



is appropriate to zone the site Rural Lifestyle, as this will reduce flexibility for the existing residential development on the sites.

357. Overall, the split zoning is to acknowledge there is existing development which is not representative of the rural lifestyle overview and purpose, objectives and policies.

### Recommendation

358. I recommend, for the reasons given above, that the submission is rejected.

359. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.6.8 Matters raised by submitters

360. Submitter Nadine Fletcher (s92.001) seeks to amend the boundary line between LLRZ and RLZ at 120 Wentworth Street. The submitter considers the natural division between these zones should be the ridgeline on our Northern boundary, rather than the Southern boundary. RLZ-S1 stipulates one residential unit per hectare, given the existence of a smaller block (1143m<sup>2</sup> at 118 Wentworth St) within this zone, it seems more fitting for this land to fall within the Large Lot Residential Zone. This adjustment would facilitate a smoother transition from the Large Lot Residential Zone to the Rural Lifestyle Zone on the other side of the ridgeline.

361. Hamish Weir (FS5.192) has further submitted in support of this submission.



**Figure 12:** Submitters submission map, proposed rezoning area shaded green, submitters property shaded blue

### Assessment

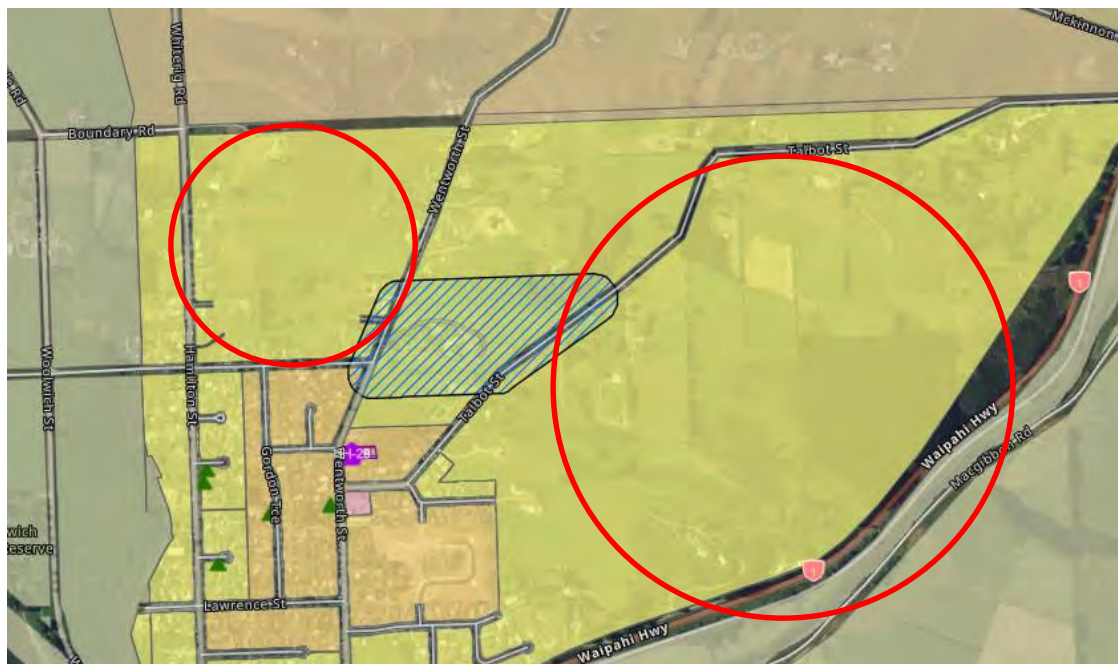
362. The land subject to the submission is zoned RLZ. The area borders the General Residential Zone (GRZ). The submitter is seeking the area is rezoned to Large Lot Residential zone (LLRZ). The LLRZ provides for lower density living than the GRZ. It provides an opportunity for people to enjoy a spacious living environment while being close to an urban centre. The Large Lot Residential Zone is typically located on the fringe of urban areas and provides a transition to the surrounding rural area.

363. The land subject to the submission comprises four sites varying from the smallest at 1145m<sup>2</sup> to the largest at 6.4 hectares. The larger block to the west contains variable topography including a steep hillside (refer figure 13 below).



**Figure 13:**Whiterig Road, northern outlook

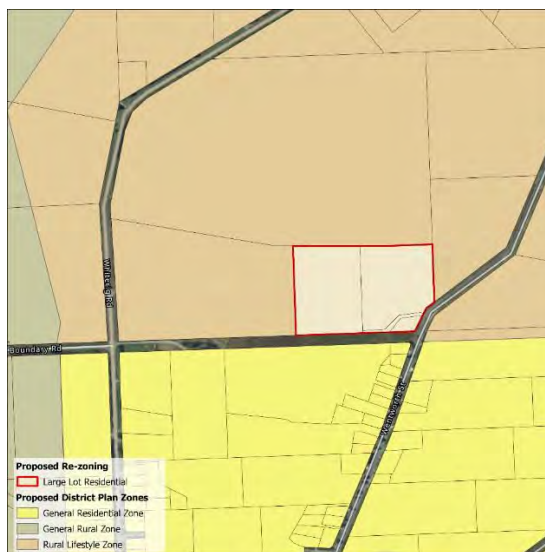
364. The level of development of the residential land in east Gore varies as a consequence of the topography and the extent of reticulated services. See Figure 14 below. I consider that whilst there appears to be ample unrealised yield, this might not be developed to the full potential the zoning enables, given the topography and servicing constraints. As such I consider the character of the area can be likened to the aspiration of the Large Lot Residential zone.



**Figure 14:** East Gore, General Residential Zone shown in yellow, undeveloped land circles red

365. Whilst the Large Lot Residential zone enables a minimum lot size of 2000m<sup>2</sup> any development would be required to be designed taking into account constraints which may result in a larger lot sizes. Overall, I consider the land subject to the submission is part of a transition to the surrounding rural area. I consider the larger site to the west is less suitable for denser residential development given the topography and therefore recommend it is retained the Rural Lifestyle zoning. I do consider the submitters site and the two properties to the east which are smaller

and subject to existing denser development can be rezoned Large Lot Residential. The site is free from flooding risk and does not adjoin a state highway. Further given the proposed land area, the uplift in development will not be significant and so I do not consider further expert advice is necessary in this regard.



**Figure 15:** Proposed zoning,

### Recommendation

- 366. I recommend, for the reasons given above, that the submission is accepted in part. The proposed re-zoning is provided in Appendix C.
- 367. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

- 368. The following evaluates the recommendation to amend the Rural Lifestyle map under section 32AA of the RMA.
- 369. The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The re-zoning will continue to assist with the transition to the rural environment in east Gore and achieve a variety of housing types as required by UFD-O3. The benefits of the proposal include the submitters ability to provide for the economic wellbeing. As discussed, given the potential topographical constraints in east Gore rezoning additional land for residential development will aid in providing for growth and achieving UFD-O2. The lots are able to be self sufficient in relation to servicing and therefore will not result in any costs to council.

The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP.

### 6.6.9 Matters raised by submitters

- 370. Submitter Alliance Group Limited (s121.001) seek to amend the RLZ zoning over the Alliance water treatment plant to General Industrial Zone.



371. Alliance's water treatment plant is an established industrial activity servicing Alliance's meat processing activity identified within the Rural Lifestyle Zone of the Proposed Plan. The submitter considers the activity does not align with the description of the Rural Lifestyle Zones set out within National Planning Standards, which describes the zone as 'areas used predominantly for a residential lifestyle within a rural environment'. Additionally, this activity does not align with the overview and purpose of the Rural Lifestyle Zone of the Proposed Plan, which states that 'industrial activities are not provided for or anticipated in the zone...'. The s32 report does not provide reasoning as to why this area specifically was re-zoned to Rural Lifestyle Zone. Alliance is of the view that the established water treatment plant has been inappropriately zoned and does not meet the criteria for the Rural Lifestyle Zone. This will result in inappropriate restrictions on potential upgrade and maintenance works associated with the water treatment plant. The Proposed Plan states that the purpose of the General Industrial Zone 'is to provide zones where industrial activities and compatible activities are enabled and managed'. It is Alliance's view that the water treatment plant more appropriately aligns with the General Industrial Zone, along with the remainder of Alliance's sites. Alliance therefore request that the Rural Lifestyle Zone maps are amended to exclude Alliance's water treatment plant, and it is rezoned to General Industrial Zone.



**Figure 16:** Submitters site shaded blue containing the water treatment plant in the southern area

### Assessment

372. The submitter has requested the water treatment plant is zoned Industrial to align with the existing land use on the site. I consider it is important to assess and review this zoning request simultaneously with the Industrial Zoning Hearing in Hearing Stream 4. I therefore defer the recommendation on this zone to Hearing Stream 4.

### Recommendation

373. I recommend the zoning recommendation is deferred to hearing stream 4.

374. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

## 6.6.10 Matters raised by submitters

375. Submitter CFMA (s99.046) seek to extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd. On the land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore, the PDP Rural Lifestyle zone cuts a somewhat arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd. These roads would then provide a logical physical boundary to the PDP Rural Lifestyle zone, instead of an arbitrary line cutting through the middle of titles.
376. NZTA (fs14.055) considers that there is not enough information about the implications of the proposed re-zoning on the state highway network, in particular State highway 94. NZTA consider that an Integrated Transport Assessment needs to be completed to identify the traffic effects of the proposed re-zoning, and when the local road intersections with State highway 94 would need to be upgraded and the design and location of any new intersections. NZTA would want provisions included in the Plan to manage the intersection upgrades.



**Figure 17:** Land subject sot submission seeking rural lifestyle zoning shaded blue.

### Assessment

377. I do not consider there is enough information to support the re-zoning of this land. The current rural lifestyle boundary aligns with the High-Class Soils mapping and avoids Land Use Capability Class 2.
378. Furthermore, extending the zoning to the State Highway may have implications in relation to reverse sensitivity relating to this critical infrastructure and potential safety implications in relation to access.
379. I recommend the submission is rejected on this basis.

## Recommendation

380. I recommend, for the reasons given above, that no changes are made to the rural lifestyle mapping in this regard.
381. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.6.11 Matters raised by submitters

382. Nick Crisp (s51.001) seeks that Robertson Street to Terry Road be rezoned to residential or large residential instead of rural lifestyle zone.



**Figure 18:** Terry Road Highlighted blue, Robertson Street further east, highlighted blue

## Assessment

383. The submitter has not provided specifics on the proposed properties they seek to be zoned residential.
384. I acknowledge that the area has experienced ad hoc development in recent years. It is also peripheral to the Gore urban edge. The lot sizes on the whole are still relatively large and I consider the proposed Rural Lifestyle zone reflects the existing development pattern and land uses. There may be merit in re-zoning sites that are adjoining the urban edge and are already smaller than 1 hectare however I do not have enough information to support the rezoning of the entirety of the land from Robertson Street to Terry Road.

## Recommendation

385. I recommend, for the reasons given above, that the submission is rejected.
386. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.



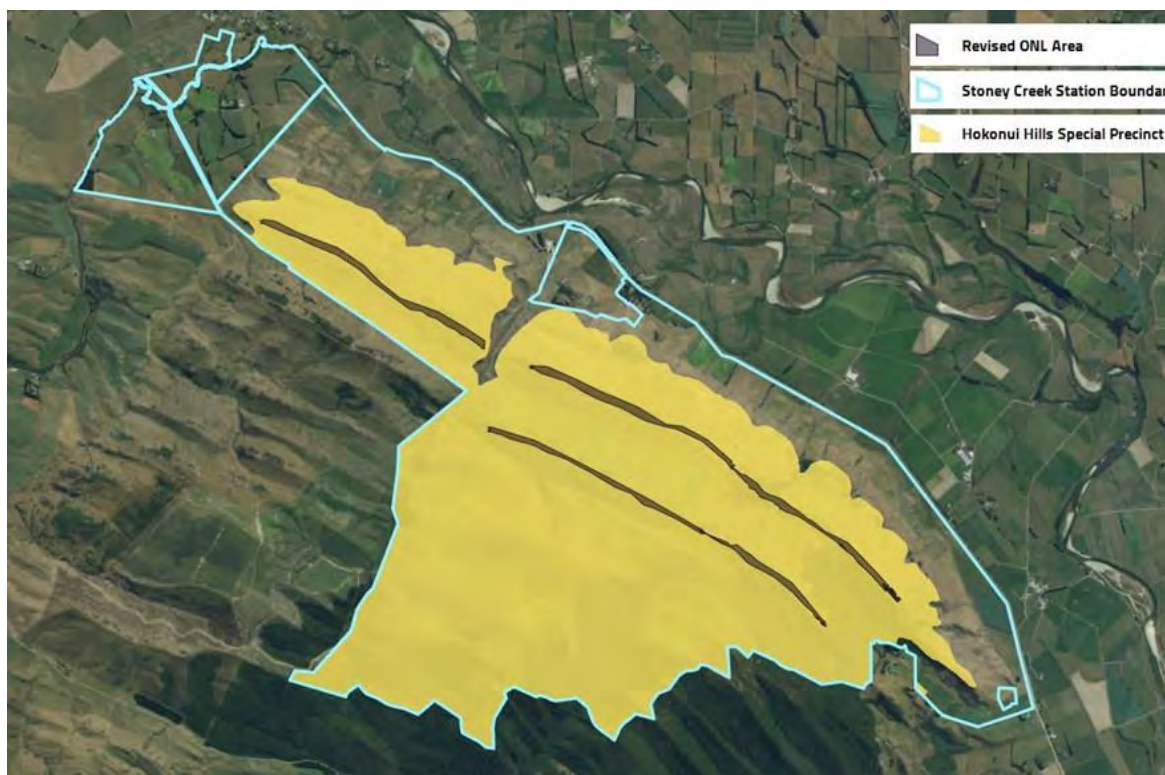
## 6.7 Request for New Special Purpose Zones and/or Precincts for the Rural Zones

### 6.7.1 Matters raised by submitters - Hokonui Hills Special Precinct

387. Stoney Creek Station Limited (s3.046), Peters Farm Ltd Karen Peters (s127.082), Trudy Bokser (s113.046), Nathan Bokser (s116.046), AW+ JA Johnston Family Trust (s118.046), Reaby Downs Farm Ltd (s18.048), Karen Temple (s19.048), Sarah and Peter Barclay (s20.048), Helen McIntosh (s24.048), John Baynes (s68.050), and Greg Bokser (s117.046) seek a new precinct is included in the GRUZ chapter called 'Hokonui Hills Special Precinct'.
388. Stoney Creek et al seeks specific zoning (via a precinct overlay) for activities within the Hokonui Hills area to recognise the presence of farming activities and protection for the values of the area. They seek specific objectives, policies and rules and consider activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.
389. Federated Farmers Ltd (sFS17.088) have further submitted in support of the Stoney Creek Station Ltd submission.
390. Department of Conservation (fs31.020) and Heritage New Zealand Pouhere Taonga (fs11.039) have further submitted in opposition to the submission by Stoney Creek.

#### Assessment

391. The land subject to the precinct is outlined in Figure 19 below and lies within the Hokonui Hills ONL overlay.



**Figure 19:** Proposed Hokonui Hills Special Precinct extent shaded yellow.

392. I understand the additional restrictions of the Natural Features and Landscape (NFL) chapter and the Ecosystems and Indigenous Biodiversity (ECO) chapter are of the most concern. Given the hearing stream for this chapter is yet to occur, and the necessity or make-up of a precinct

will depend heavily on the outcome of the provisions of the NFL and ECO chapter, I consider the submission points should be deferred to the NFL and ECO hearing stream 9. I acknowledge that this may result in consequential amendments to the GRUZ chapter.

## Recommendation

393. I recommend for the reasons listed above that the submission points are deferred to the NFL and ECO hearing stream 9. Recommendations are shown in Appendix B.

### 6.7.2 Matters raised by submitters - McNabb Rural Industry Precinct

394. McNabb Management Ltd (s103.008) (s103.009) (s103.010) (s103.005) (s103.014) (s103.029) seek changes to the planning maps in relation to approximately 99.44ha of land legally described as Pt Sec 17 Blk 1 Waikaka SD, Lot 1 DP 1293 and Lot 2 DP 598010, held in valuation number 29360/344 and located at 10 McKinnon Road, McNabb.
395. The submitter seeks a new Rural Industrial Precinct called 'PREC14 – McNabb Rural Industry Precinct'. They further seek a new Māori Special Purpose Zone and a deferred Light Industrial Zoning over 10 hectares of the proposed GRUZ-PREC14 adjoining Waipawa Highway/SH 1.



**Figure 20:** Proposed zoning relief requested.

396. NZTA (FS14.029) (FS14.030) (FS14.031) (FS14.027) have further submitted requesting the relief be declined. While the proposed McNabb Rural Industry Precinct would be accessed directly from a local road, that local road connects to State Highway 1 a short distance away. The proposed amendments and additional provisions sought by the submitter to enable the creation of the McNabb Rural Industry Precinct, which includes an area of deferred Light Industrial Zoning, do not give the New Zealand Transport Agency (NZTA) sufficient certainty about the expected traffic generation that will arise as this precinct is developed, and what

upgrades to the local road intersection with State highway 1 might be required. NZTA consider that an Integrated Transport Assessment needs to be completed to identify the traffic effects of the proposed precinct, and when the highway intersection would need to be upgraded.

### Assessment

397. The submission requests multiple re-zonings, including requests for the Māori Purpose Special Zone to be moved, and deferred Industrial zoning. Hearing Stream 4a will review the Māori Purpose and Industrial Zones together. I consider it is most efficient and effective for the submission from McNabb Management Ltd and further submission from NZTA, to be deferred to Hearing Stream 4. The submitter further needs to provide technical information in support of their request and a s32AA assessment. I acknowledge that this may result in consequential amendments to the GRUZ and RLZ chapter, however given the area in question is held currently within the same ownership and farm operation, if changes are made as a consequence of the later hearing stream it will be site specific.

### Recommendation

398. I recommend for the reasons listed above that the submission points are deferred to the Industrial hearing stream 4a. Recommendations are shown in Appendix B.

## 6.7.3 Matters raised by submitters - New Vale Special Purpose Zone

399. Greenbriar Ltd (Greenbriar) (s128.060) (s128.061) (s128.062) (s128.063) (s128.064) (s128.065) (s128.066) (s128.067) (s128.068) (s128.069) (s128.070) seek a new Special Purpose Zone called ‘New Vale Special Purpose Zone’.

400. The purpose of the New Vale Special Purpose Zone is to enable the sustainable management, operation and development of the New Vale Mine. The submitter seeks a new activity rule for a “New Vale Mining Activity” which means the use of land and buildings for - the extraction, processing (including crushing, screening, blending), transport, storage, stockpiling and sale of coal and superdirt - recycling of byproducts from processing (including clay, silk, rock, sand, soil), - earthworks associated with the scraping and deposition of overburden material, including the return of coal ash to ground, - rehabilitation of mining areas including landscaping, - cleanfilling, - administration offices, workshops and associated car parking areas.

401. Objectives are sought relating to the ongoing efficient operation of New Vale mine which supports the economic sustainability and productivity of the Gore District and wider Southland Region. Minimising effects to the extent practicable, undertaking activities in accordance with industry best practice and ensuring site rehabilitation to retain primary production capacity for future generations following mining. Policies are proposed to give effect to the objectives.

402. Rules are proposed as follows:

<p><u>NVSZ-R1 New Vale Mining Activity</u></p> <p><u>Activity Status – permitted</u></p> <p><u>Where:</u></p>	<p><u>Activity status where compliance is not achieved with Standards 1-4 – controlled.</u></p> <p>1. <u>The timing and duration of the activity</u></p> <p>2. <u>Sediment and erosion management</u></p>
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<p>1. <u>The New Vale Mining Activity activity has a total area of extraction open at any one time that does not exceed 2,500m<sup>2</sup>; and</u></p> <p>2. <u>The activity is set back:</u></p> <p>a. <u>500 metres from a sensitive activity or a zone boundary except the General Industrial Zone.</u></p> <p>b. <u>100m from any side or rear boundary</u></p> <p>c. <u>50m from any road boundary; and</u></p> <p>3. <u>The area is progressively stabilised, filled or recontoured; and</u></p> <p>4. <u>Any new building or structure complies with General Rural Zone standards GRUZ-S2-S8 and Earthworks Standards EW-S3, S5 and S7.</u></p> <p>5. <u>Extraction of Coal occurs within the Mining Area identified on the Planning Maps.</u></p>	<p>3. <u>Effects on rural character and amenity values of neighbouring properties</u></p> <p>4. <u>Safety and suitability of access and effects on the transportation network</u></p> <p>5. <u>Staging and progressing rehabilitation works</u></p> <p>6. <u>Retention of any Highly Productive soils for use following rehabilitation</u></p> <p>7. <u>Impacts on Ngai Tahu cultural values, including those listed in MR2.3.</u></p> <p>8. <u>Matters of discretion of any infringed standard.</u></p> <p>9. <u>Effects on indigenous biodiversity</u></p> <p>10. <u>Environmental Management Plan to managed effects if the activities within the site</u></p> <p><u>Activity Status where compliance is not achieved with Standard 5 – discretionary</u></p>
<p><u>NVSZ-R3 Primary production (excluding prospecting for and mining minerals)</u></p> <p><u>Activity Status: Permitted Where:</u></p> <p><u>1. Any new building or structure complies with General Rural Zone standards GRUZ-S2-S8</u></p>	<p><u>Activity status where compliance is not achieved:</u></p> <p><u>Restricted Discretionary</u></p> <p><u>Matters of discretion: 1. The matters of discretion of any infringed standard</u></p>
<p><u>NVSZ-R4 Conservation Activity</u></p> <p><u>Activity status: Permitted Where:</u></p> <p><u>1. The activity is the establishment of a new, or expansion of an existing conservation activity.</u></p>	<p><u>Activity status where compliance is not achieved:</u></p> <p><u>N/A</u></p>
<p><u>All other activities Activity status:</u></p> <p><u>Discretionary</u></p> <p><u>1. Any activities, including associated buildings, not otherwise provided for in the list of rules.</u></p>	
<p><u>NOISE-S1 – 2.</u></p> <p><u>Consequential addition of New Vale Special Purpose Zone to NOISE-S1 – 2</u></p>	

403. The current mining activity operates under resource consents from both Gore District Council and Environmental Southland regional Council<sup>21</sup>. The existing land use consent area is 178ha. The existing mining operation consists of:
- An 80ha open pit mine;
  - Two overburden mounds (ELFs), one ELF has an area of 38ha and the other, 8.5ha. Once the material in the ELF is graded, the ELF is sown with pasture grass and farmed.
  - Settling ponds, administration buildings, workshops, plant and service area.
  - Rehabilitation areas
404. The mine is open cast which does not require blasting as coal and overburden can be extracted with hydraulic excavators. The mining process requires topsoil and overburden to be removed when it is over coal. The topsoil and subsoils that are removed are stockpiled for future use or they are spread on rehabilitation areas. The overburden depths range from 20m to 70m. The remaining overburden material, which usually comprises of sandstone, mudstone, sand and waste coal, is reused as back fill in previously mined areas. The back fill is then compacted and levelled to the final contour, which reflects pre-mining landforms.
405. Once the coal is extracted it is processed at a plant onsite. The light truck weighbridge and administration areas are 150m northeast of the processing plant and is where the coal is loaded and then transported offsite.
406. New Vale Mine supplies coal to a number of large agricultural sector processing facilities which is of particular importance for Gore District and the wider Southland Region. The submitter notes there is a move away from relying on coal as they make changes in order to meet the demands of their customers and the demands of the Governments emissions reduction frameworks. As a result, planning is underway in relation to the end of life for the New Vale mine. The exact timing of this will be dictated by the Government policy decisions and the pace at which New Vale's customers move away from coal as a source of fuel. The submitter states based on current knowledge this is anticipated to be around 2043. Regardless, the coal resource within the existing mine footprint is going to be exhausted and Greenbriar wishes to expand slightly into an adjacent area where Coal resources exist.
407. Greenbriar have commenced various ecological enhancement projects within the wider mine site. These works include:
- Pest control
  - Freshwater habitat enhancement
  - Riparian fencing and planting
- 

<sup>21</sup> Gore District Council: LU 2006 / 13, LU 2009 / 06; Environment Southland ES 20222206-01, ES 20222206-02, ES 20222206-03, ES 201709, ES 20158148-01-V1, ES 20158148-03 and 04, ES 20191218.



- Naive plantings as part of a habitat corridor between the Hokonui Hills and Hedgehope Stream
  - Restoration and creation of wetlands
408. The submitter states the changes requested will provide greater guidance and clarity when assessing applications for extension of the New Vale Mine and some further policy guidance for decision-making in relation to consents. If the Special Zone is not accepted Greenbriar seek to have the provisions outlined in the Special Zone Table included as provisions in the General Rural Zone as alternative relief, and/or the development of a New Vale Precinct within the Rural Zone.



**Figure 21:** Site Plan provided by Submitter; red boundary depicts proposed zone boundary.

## Assessment

409. The National Planning Standards directs an additional special purpose zone can only be created when the proposed land use activities or anticipated outcomes of the additional zone meet all the following criteria:
- are significant to the district, region or country
  - are impractical to be managed through another zone
  - are impractical to be managed through a combination of spatial layers.
410. I consider the existing land use activities at the New Vale Mine are significant to the district and region. The mine supplies coal to a number of large agricultural sector processing facilities which is of particular importance for Gore District and the wider Southland Region. However, I do consider that the activities can be managed within the GRUZ. Mining is a primary production activity, and the inclusion of rules for rural industry can accommodate the coal processing. A spatial layer can further be utilised as a tool provide for place-based provisions and refine aspects of the GRUZ policy approach as it relates to New Vale.
411. The proposed mining activity is legally established and operates under resource consents obtained from both Gore District Council and Environment Southland. The Operative District Plan zoning for the site included an area of industrial zone which covered the mines processing area, as shown below.



**Figure 22:** Operative District Plan industrial zoning over the New Vale mine site

412. I consider given the scale of the activity, its projections to operate for at least the next 15 years, plans for expansion and focus on remediation for the end of mine life process, a precinct will be suitable.

413. The submitter has subsequently applied for a resource consent<sup>22</sup> and provided technical input in relation to the economics of the mine, landscape effects and ecology.
414. This will enable targeted objectives and policies for the area to reflect the existing situation, the management of potentially expansion and assurance of adequate remediation. I consider having reviewed the submitters proposed provisions, that it is agreed further resource consent will be required for any substantial expansion of the mine. As such, I see merit in having specific objectives and policies for the New Vale Mine area to provide clarity and a framework for assessing applications in the short to medium term and provide a degree of certainty regarding the availability of coal from New Vale to support the decision making of organisations and individuals reliant on it prior to their transition to alternative renewable sources of energy. The provisions will ensure effects are suitably managed and mitigated, and the area is returned to a productive state for the future.
415. In relation to the NPS-HPL, Clause 3.9(1) requires territorial authorities to avoid the inappropriate use or development of highly productive land that is not land-based production. Clause 3.9(2) defines what activities are considered to be 'appropriate' under this NPS. Clause 3.9(2) states that the following uses are considered to be 'appropriate':
- (j) it is associated with one of the following, and there is a functional or operational need for the use or development to be on the highly productive land: ... (iii) mineral extraction that provides significant national public benefit that could not otherwise be achieved using resources within New Zealand:
416. I consider a pathway through the NPS-HPL is therefore available, however this would be required to be interrogated further through the resource consent process.
417. When reviewing the submitters definition of 'New Vale Mining Activity':

Means the use of land and buildings for:

- the extraction, processing (including crushing, screening, blending), transport, storage, stockpiling and sale of coal and superdirt
- recycling of byproducts from processing (including clay, silk, rock, sand, soil),
- earthworks associated with the scraping and deposition of overburden material, including the return of coal ash to ground,
- rehabilitation of mining areas including landscaping,
- cleanfilling,

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<sup>22</sup> Council reference LU 24023

- administration offices, workshops and associated car parking areas.

418. I consider the activities proposed fall within definitions already included in the plan. The definition of 'mining' would cover the extraction and associated activities such as administration offices, transport, storage, stockpiling, earthworks and rehabilitation. The definition of 'rural industry' further enables an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production. As mining is considered primary production, I consider the processing (including crushing, screening, blending), transport, storage, stockpiling and sale of coal and superdirt would be considered a rural industry activity. As such, I do not consider a new definition is necessary. Alternatively, the existing activity rules in the GRUZ can be amended in order to provide more suitably for the scale of the existing activity.

419. When reviewing the submitters other proposed rules proposed in the special purpose zone, primary production activities (excluding prospecting for and mining minerals) and conservation activities are permitted in the GRUZ and so the precinct can easily align with this.

### Recommendation

420. I recommend, for the reasons given above, that a 'New Vale Precinct' is included in the GRUZ. The extent of the New Val Precinct is provided in **Appendix C**.

421. The following will be included in the GRUZ chapter:

#### **Overview and Purpose....**

A New Vale Precinct (PREC14) applies to the site legally described as Lot 72, Pt Lot 73, Lot 74 and Pt Lot 75 DP 177 Block X Waimumu Hundred. The site is located approximately 15 kilometres southwest of Gore and 10 kilometres northwest of Mataura. The purpose of the precinct is to enable the sustainable management, operation and development of the New Vale Mine. New Vale mine provides coal to a number of largescale primary sector processing facilities that will continue to require a reliable source of fuel while they undertake the necessary work to reduce reliance on non-renewable energy sources.

The Zone objectives, policies and rules provide the framework for the expansion of the mining activity whilst managing the effects and ensuring that offsite rural amenity values are maintained and enhanced.

GRUZ-PREC14-O1 The ongoing efficient operation of New Vale mine supports the economic sustainability and productivity of the Gore District and wider Southland Region.

GRUZ-PREC14-O2 The effects arising from expanded mining within the New Vale Precinct are remedied, mitigated, offset or compensated for, taking into account the locational constraints and the functional and operational needs of the activities.



<p><u>GRUZ-PREC14-O3 The New Vale mine site is rehabilitated so that primary production capacity is retained for future generations and ecology values enhanced where possible.</u></p>	
<p><u>GRUZ-PREC14-P1 Provide for mining activities within the New Vale Zone, recognising New Vale Mine as a strategically important activity that supports the dominant land use activities within the Gore District and wider Southland Region.</u></p>	
<p><u>GRUZ-PREC14-P2 Mining and rural industry activities within the New Vale precinct are undertaken in a way that:</u></p> <ol style="list-style-type: none"> <li><u>1. Maintains the rural character and rural amenity surrounding the Zone;</u></li> <li><u>2. Focuses on remediation and retention of the productive potential of the land following the mining activity being undertaken;</u></li> <li><u>3. Identifies and undertakes opportunities to enhance ecological and freshwater values</u></li> <li><u>4. Responds to the underlying Ngai Tahu relationships within the natural environment.</u></li> </ol>	
<p><b>GRUZ-R2 Prospecting for and Mining Minerals</b></p> <p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The prospecting or <i>mining</i> activity has a total area of extraction open at any one time that does not exceed 2,500m<sup>2</sup>; and</li> <li>2. The activity is not located on <i>Highly Productive Land</i>; and</li> <li>3. The activity is set back: <ol style="list-style-type: none"> <li>(a) 500 metres from a <i>sensitive activity</i> or a zone <i>boundary</i> except with the General Industrial Zone.</li> <li>(b) 100m from any side or rear <i>boundary</i></li> <li>(c) 50m from any <i>road boundary</i>; and</li> </ol> </li> <li>4. The area is progressively stabilised, filled or recontoured; and</li> <li>5. Any new <i>building</i> or <i>structure</i> and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4,</li> </ol>	<p><u>Activity status where compliance is not achieved in PREC14:</u></p> <p><u>Restricted Discretionary</u></p> <ol style="list-style-type: none"> <li><u>1. The timing and duration of the activity</u></li> <li><u>2. Sediment and erosion management and ground stability</u></li> <li><u>3. Effects on rural character and amenity values of neighbouring properties</u></li> <li><u>4. Safety and suitability of access and effects on the <i>transportation</i> network from additional traffic generation</u></li> <li><u>5. Servicing</u></li> <li><u>6. Staging and progressing rehabilitation works</u></li> <li><u>7. Retention of any Highly Productive soils for use following rehabilitation</u></li> <li><u>8. Impacts on Ngai Tahu cultural values, including those listed in MR2.3.</u></li> <li><u>9. Matters of discretion of any infringed standard.</u></li> </ol>

<p>GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7.</p>	<p>10. <u>Effects on ecology values, including indigenous biodiversity and the potential for compensation or offsetting</u></p> <p>11. <u>The use of Environmental Management Plans to manage effects</u></p>
<p><u>PREC14 only:</u></p> <p><u>GRUZ-R4 Rural Industry</u></p> <p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>10. <u>Any new building, structure and activity complies with standards GRUZ-S2, GRUZ-s3, GRUZ-S7 and GRUZ-S8.</u></p> <p>11. <u>There are no customers coming to site on any day.</u></p> <p>12. <u>The activity is set back 100m from the precinct boundary</u></p>	<p><u>Activity status where compliance is not achieved with:</u></p> <p><u>GRUZ-R4(10) - GRUZ-R4(12): Restricted Discretionary</u></p> <p><u>Matters of discretion:</u></p> <ol style="list-style-type: none"> <li>1. <u>Location and scale of the activity.</u></li> <li>2. <u>The effects on rural character and amenity values of the surrounding environment.</u></li> <li>3. <u>Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects.</u></li> <li>4. <u>Safety and suitability of access and effects on the transport network from additional traffic generation.</u></li> <li>5. <u>The matters of discretion of any infringed standard.</u></li> </ol>

422. Consequential amendments have been made to the noise chapter to align the New Vale Precinct with the noise requirements of the Rural Industry Precinct. See Appendix A. Additional consequential changes will also be needed to the “Relationship between Spatial Layers” section of the PDP (Page 27) to add a new Precinct 14 description.

423. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

424. The following evaluates the recommendation to amend the GRUZ chapter to include the New Vale Precinct under section 32AA of the RMA.

<b>Table 13: Section s32AA evaluation</b>	
<p>Effectiveness and efficiency</p>	<p>A precinct within the GRUZ is the most effective and efficient way to provide for the existing activities at New Vale, and potential for expansion. It better reflects the unique characteristics and constraints of the site and</p>

	enables additional activities to be undertaken with more certainty and less costs whilst remaining zoned as rural and retaining the overall objectives and policies for GRUZ, GRUZ-O1 and GRUZ-O5 by recognising the existing primary production activity.
Costs/Benefits	<ul style="list-style-type: none"> <li>• The benefits of the proposal are that the existing activity is recognised and the proposed objective and policies better suited to ensure environmental effects of this particular area are managed and the purpose of the RMA is achieved.</li> <li>• Further benefits include the increased protection for the primary production activity from reverse sensitivity which, in turn, will help protect the viability of primary production.</li> <li>• There is a potential cost to the proposal, given the Precinct is more enabling for mining activities. Nonetheless, resource consent is still required for any expansion of the mine and the matters of discretion prescriptive in terms of managing effects.</li> </ul>
Risk of acting or not acting	There is enough information to understand the need for the proposal, the history of the site, constraints of development in the area and the likely potential effects generated. This makes it possible to determine whether these potential effects of the proposed precinct can be appropriately avoided, remedied or mitigated to assess the risk of acting. Not acting may risk the inefficient operation of the mine.
Conclusion as to the most appropriate option	<p>The proposed precinct is an efficient and effective way of managing the development of what is a unique site in the GRUZ. The precinct will preserve the underlying zoning and associated objectives and policies whilst allowing a degree of mining activity that is greater than would otherwise be appropriate in GRUZ, but appropriate for the receiving environment. This development will however be of a nature that is consistent with the purpose of GRUZ.</p> <p>Protecting the existing mining activity in the same manner as primary production protects the wider rural economy and recognises the interdependence of these activities.</p>

## 6.8 Submissions Specific to the General Rural Zone

### General submissions for the General Rural Zone

#### 6.8.1 Matters raised by submitters – Renewable energy

425. Mercury NZ Limited (s130.043) seek an additional objective be included to give effect to the NPS-REG. Contact Energy Ltd (fs24.059) support this submission. They seek an objective as follows:

Renewable Electricity Generation Activities and Transmission: Enable the operation, use, development and upgrading of renewable electricity generation activities and transmission within the rural environment.

#### Assessment

426. The submission above relates to the general provision for renewable energy within the PDP, which will be addressed as part of the consideration of the management of infrastructure and energy in the district in Hearing Stream 7. If new or amended objectives, policies, rules or standards are added through Hearing Stream 7 consequential amendments to the relevant zone chapters will be considered as part of that assessment.
427. I note that the submitter has lodged additional specific submission points in relation to the provision for renewable energy in the PDP, as well as for the recognition of reverse sensitivity effects on the ability to undertake renewable energy activities. These matters are assessed in respect of the specific GRUZ policies, rules and standards they relate to later in this report.

#### Recommendation

428. I recommend, for the reasons given above, that decisions on the addition of a renewable energy objective in the GRUZ be deferred and considered as part of Hearing Stream 7 (Infrastructure and Energy) to allow for a plan wide consideration of the management of and provision for renewable energy in the District.

#### 6.8.2 Matters raised by submitters – Relationship of rules and standards

429. Submissions from Stoney Creek et al (s3.063), Peters Farm Ltd Karen Peters (S127.099), Trudy Bokser (s113.063), Nathan Bokser (s116.063), Greg Bokser (s117.063), AW & JA Johnston Family Trust (s118.063), Reaby Downs Farm Ltd (s18.065), Karen Temple (s19.065), Sarah and Peter Barclay (s20.065), Helen McIntosh (s24.065), John Baynes (s68.067) are opposed in general to the structure of the GRUZ chapter, and request the following amendments:
- a. Amend table headings from 'Standards' to 'Standards for Permitted Activities';
  - b. Insert a guidance note clarifying whether standards are applicable to all activities or only those listed within the relevant rule;



- c. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.

### Assessment

430. I note that the format and guidance provided in the GRUZ is consistent with all other chapters in the PDP. The 'How the Plan Works' chapter, which was the subject of HS1, outlines the relationship between rules and standards and the role of standards in determining the activity status of an activity.
431. With regard to the request to relabel the table headings from 'Standards' to 'Standards for Permitted Activities', I note that the Standards are not only used for the consideration of permitted activities. Standards are also relevant for the determination of the activity status of activities that automatically trigger the need for resource consent as a Controlled or Restricted Discretionary Activity, such as under rules GRUZ-R4 and GRUZ-R7. Therefore, relabelling table headings to 'Standards for Permitted Activities' would be incorrect.
432. On the basis of the above assessment, I do not agree with the submissions in opposition to the proposed relationship between rules and standards in the GRUZ.

### Recommendation

433. I recommend, for the reasons given above, that no changes to the formatting of rules or standards in the GRUZ are made.
434. It is recommended that submissions are rejected as shown in **Appendix B**.

### 6.8.3 Matters raised by submitters – Wastewater management

435. ES (s85.153) state that the PDP should encourage compliance with AS/NZS 1547:2012 On-site Domestic Wastewater Management, unless GDC is relying on the building consent process for this. Hamish Weir has lodged a further submission (FS5.160) in opposition to the ES submission, noting that standards change and should not be specifically referenced in the PDP.

### Assessment

436. I do not agree with the ES submission requiring the PDP to encourage compliance with AS/NZS 1547:2012 On-site Domestic Wastewater Management. The Building Code requires disposal of foul water and in the GRUZ this is likely through onsite wastewater disposal. Further, at the

time of subdivision, the provision of wastewater treatment and disposal is a matter of discretion assessed through the resource process<sup>23</sup>.

437. I concur with Mr Weir that external standards may be subject to future changes.

#### **Recommendation**

438. It is recommended that ES's submissions is rejected and Mr. Weir's further submission is accepted as shown in **Appendix B**.

#### **6.8.4 Matters raised by submitters – Additional Objective and Policies**

439. CFMA (s99.031) seek a provision within the objectives and policies of the GRUZ that acknowledges that people do live in the rural zone. There is no acknowledgement of people living in the rural zone as a valid activity / use of land and these provisions implicate that it is an undesirable activity to be mitigated.

440. Hamish Weir (FS5.167) has submitted in support of this point.

#### **Assessment**

441. I do not agree with the submitter of further submitter that the plan does not provide for residential activities in the GRUZ. The GRUZ includes objectives which enable non-primary production activities which support primary production. Residential activities would fall into this category (GRUZ-O3). Further policy GRUZ-P7 is an enabling policy for residential. GRUZ-R7 and GRUZ-S1 are provisions which permit residential activity.

#### **Recommendation**

442. **It is recommended that submissions and further submissions are rejected as shown in Appendix B and no changes are made.**

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<sup>23</sup> SUB-R5

## Overview and Purpose and Provisions

### 6.8.5 Matters raised by submitters - Overview and Purpose

443. Aggregate and Quarry Association (s111.004), Greenbriar Ltd. (s128.034), and Straterra Inc (s135.003) support the Overview and Purpose of the General Rural Zone chapter.
444. McNabb Management Ltd (s103.004) support the overview and purpose in part but seek the reference to the sentence 'fragmentation of the rural resource' is clarified and that reverse sensitivity effects are recognised as an impact on highly productive soil. The submitter requests specific mention of enabling rural industrial activities within the Rural Industry Precincts. The submitter further considers the final paragraph referencing incompatible activities is deleted. Ravensdown Limited (s28.009) further supported by New Zealand Agricultural Aviation (fs4.23) further seek an explicit recognition of the need to avoid potential reverse sensitivity effects.
445. Department of Conservation (s109.113) support the overview and purpose in part but seek an addition is added to the overview to advise plan users that provisions relating to ONLs, SNAs and the natural environment are in the Natural Environment Values section of the Plan.
446. Southland Federated Farmers of New Zealand (s126.140), Rural Ratepayers Group (s143.152), Kevin Robertson (s115.141), Alistair & Bernadette Hunt (s148.153), Ronald Crispin (s60.143), and John Baynes (s68.261) support the overview and purpose in part but seek reference to 'culture' as well as 'economic and social well-being' is included. The submitter considers there is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.
447. Waikaka Gold Mines Limited (s129.001) request 'rural production activities' is replaced with 'primary production activities'.
448. NZAAA (s156.008) support in part the Overview and Purpose but consider there should be explicit recognition of the need to avoid potential reverse sensitivity effects by amending paragraph 4:
- Rural lifestyle, settlement and urban expansion is not promoted in the General Rural zone to avoid uncoordinated development and fragmentation of the rural resource and avoid potential reverse sensitivity effects.
449. Federated Farmers (FS5.160) supports the submission from NZAAA (s156.008) as they agree that it is important to provide for reverse sensitivity.

### Assessment

442. In relation to the submission by McNabb Management Ltd (s103.004), I consider there is merit in rewording the reference to 'fragmentation of the rural resource' to reiterate the risk rural lifestyle, settlements and urban expansion poses to high class soils. I agree with the submitter that it is fragmentation of the *land* and so consider this can be clarified with the following amendment:

Rural lifestyle, settlements and urban expansion is not promoted in the General Rural Zone to avoid un-coordinated development, ~~and fragmentation of the rural land resource and reverse sensitivity effects, all of which can negatively~~ ~~Fragmentation of the rural resource will~~ impact high class soils and rural productivity.

443. I consider recognising the adverse effects of reverse sensitivity on rural productivity align with the NPS-HPL and so agree with Ravensdown Limited (s28.009), New Zealand Agricultural Aviation Association (s156.008) and New Zealand Agricultural Aviation (fs4.23) that it should be included here.
444. As mentioned previously McNabb Management Ltd request for a Rural Industry Precinct will be discussed through the Industrial hearing stream. If the submission is supported, identification of the precinct will be included in the Overview and Purpose section of the GRUZ chapter. I recommended the submission is accepted in part.
445. In relation to the submission by Department of Conservation (s109.113), I consider given Note 1 of the chapter advises plan users that the plan should be read as a whole, it is sufficiently clear. The provisions in the District Wider chapter are applicable in the same way and are not specifically noted. I recommend the submission is rejected.
446. In relation to Southland Federated Farmers of New Zealand (s126.140) et al, I agree the inclusion of 'cultural' in terms of well-being is a more appropriate way to achieve the purpose of the Act. I recommended the submission is accepted.
447. In relation to Waikaka Gold Mines Limited (s129.001) as discussed in the definition section above, the term 'rural production activities' is not defined in the PDP and therefore the term primary production activities, is more appropriate which is defined in the PDP. I recommended the submission is accepted.

## Recommendation

448. I recommend, for the reasons given above, that the Overview and Purpose of the GRUZ chapter is amended as follows:

The purpose of the General Rural Zone is to provide for and protect ~~rural primary~~ production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this *land* resource underpins the social, economic, and cultural ~~economic and social~~ well-being of the District.

...

Rural lifestyle, settlements and urban expansion is not promoted in the General Rural Zone to avoid un-coordinated development, ~~and fragmentation of the rural land and reverse sensitivity effects, all of which can negatively~~ ~~resource. Fragmentation of the rural resource will~~ impact high class soils and rural productivity.

449. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

## Section 32AA Evaluation

450. The following evaluates the recommendation to amend the Overview and Purpose of the GRUZ chapter under section 32AA of the RMA.

### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The proposed changes ensure that terms which are defined in the Interpretation section of the plan are used to avoid uncertainty. I consider that the recommended amendment better outlines what the purpose of the Zone is, which will guide decision making when considering a resource consent application under s104. This then links with GRUZ-O1 which recognises the important of primary production and rural industry to the social, economic and cultural well-being of the district, and GRUZ-O4 which ensures the purpose and character of the zone is not compromised by non-rural activities, which can give rise to reverse sensitivity effects.

### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs with the proposal.

### Risk of acting or not acting

There is the potential for uncertainty and ambiguity if the proposed amendment is not made as the purpose of the zone which helps provides context for the provisions

### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP.

## 6.8.6 Matters raised by submitters – GRUZ-O1

451. Multiple submitters have submitted or further submitted (NZAAA (s156.009) (fs4.24) (fs4.25) (fs4.27), New Zealand Helicopter Association (s63.016) (fs18.22), Ballance Agri-Nutrients (s87.006), Ravensdown Limited (s28.010), and Stoney Creek Station Ltd (fs25.131)) as supporting GRUZ-O1 in part, but seek recognition for activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities.
452. Greenbriar Ltd. (s128.035) support GRUZ-O1 as notified.
453. Rural Contractors NZ Incorporated (RCNZ)(s145.004) support the recognition of rural industry and seek no amendments.
454. Stoney Creek Station Limited (s3.048), Peters Farm Ltd Karen Peters (s127.084), Trudy Bokser (s113.048), Nathan Bokser (s116.048), AW+ JA Johnston Family Trust (s118.048), Reaby Downs Farm Ltd (s18.050), Karen Temple (s19.050), Sarah and Peter Barclay (s20.050), Helen McIntosh (s24.050), John Baynes (s68.052), and Greg Bokser (s117.048) support the inclusion of an

objective recognising the importance of primary production to the District and seek no amendments.

455. Southland Federated Farmers of New Zealand (s126.141), Rural Ratepayers Group (s143.153), Kevin Robertson (s115.142), Alistair & Bernadette Hunt (s148.154), Ronald Crispin (s60.144), and John Baynes (s68.262) support the objective in part but seek that the objective 'enables' primary production. The submitter considers it is important to both 'recognise and provide for' activities. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview. They seek the objective is amended as follows:

Amend GRUZ-O1: Enable, recognise and provide for the importance of primary production, ancillary activities and rural industry to the social, and economic and cultural well-being of the District.

456. NZAAA (fs4.26) and Stoney Creek Station Ltd (fs25.130) have further submitted in support of Southland Federated Farmers of New Zealand et al submission.

### Assessment

457. The submissions in support of the objective are recognised.
458. In relation to the submissions seeking recognition of ancillary activities I consider GRUZ-O3 suitably provides for ancillary activities that support primary production. I do not consider a change to GRUZ-O1 is necessary in this respect. I consider the proposed amendment requesting to 'Enable, recognise and provide' reads like a policy rather than an objective. Objectives should clearly state what is aimed for and provide targets that policies seek to achieve. I recommend the submission point is rejected.
459. In relation to Southland Federated Farmers of New Zealand et al, I consider the proposed amendment is better suited to a policy rather than an objective to be achieved. I do however consider, in line with the changes made to the Overview and Purpose of the zone, that 'cultural well-being' can be inserted into the objective to recognise the district's rural heritage.

### Recommendation

460. I recommend, for the reasons given above, that GRUZ-O1 is amended as follows:

GRUZ-O1 Recognise the importance of *primary production* and *rural industry* to the social, ~~and~~ economic and cultural well-being of the District.

461. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

462. The following evaluates the recommendation to amend GRUZ-O1 under section 32AA of the RMA.
463. In my opinion, for the reasons provided in my evaluation, the amendment to GRUZ-O1 is more appropriate in achieving the purpose of the RMA than the notified objective as the purpose of the RMA includes cultural well-being. The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. There are no apparent costs with the proposal. The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP.

## 6.8.7 Matters raised by submitters – GRUZ-O2

464. Greenbriar Ltd (s128.036) support GRUZ-O2 as drafted.
465. NZAAA (s156.010) support GRUZ-O2 in part but seek the following amendment:
- GRUZ-O2            The character and qualities of the General Rural zone comprise:
1. a variety of *primary production* activities; and
  2. a very low degree of built form, well setback from other properties and *roads*; and
  3. high levels of open space and open pasture or crops; and
  - ~~4. high levels of rural amenity from adjacent sites.~~ 4. Smells, noise, dust from primary production activities
466. DOC (s109.114) consider the objective describes a present condition rather than stating an objective. They seek the objective is amended to ‘The character and qualities of the General Rural zone continue to comprise’.
467. Fulton Hogan (s122.015) seek point (4) of the objective is deleted and replaced with wording to recognise primary production in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, that may be noticeable to residents and visitors in rural areas.
468. Southland Federated Farmers of New Zealand (s126.142), Rural Ratepayers Group (s143.154), Kevin Robertson (s115.143), Alistair & Bernadette Hunt (s148.155), Ronald Crispin (s60.145), John Baynes (s68.263), Ballance Agri-Nutrients (s87.007) and Ravensdown Limited (s28.011) similarly seek that point (4) is amended to recognise the impacts on primary production activities such as smells, noise and dust. NZAAA (fs4.28) (fs4.29) further support the submission by Balance Agri-Nutrients, Ravensdown Limited and Southland Federated Farmers of New Zealand.
469. Waikaka Gold Mines Limited (s129.002) seek to amend point (4) of the objective to recognise that areas of high rural amenity are associated with outstanding natural landscapes and significant natural areas. The notified wording implies high levels of rural amenity in all locations. This is inconsistent with text in the zone overview which recognises the working character of the rural environment where rural activities generate noise, odour and traffic.
470. KiwiRail (s132.136) supports GRUZ-O2 in ensuring there is a very low degree of built form well setback from properties and roads but seeks to include rail. This is in support of the request for an additional rail corridor setback standard.
471. Stoney Creek Station Limited (s3.049), Peters Farm Ltd Karen Peters (s127.085), Trudy Bokser (s113.049), Nathan Bokser (s116.049), AW+ JA Johnston Family Trust (s118.049), Reaby Downs Farm Ltd (s18.051), Karen Temple (s19.051), Sarah and Peter Barclay (s20.051), Helen McIntosh (s24.051), John Baynes (s68.053), and Greg Bokser (s117.049) seek GRUZ-O2 is amended to state ‘a low degree of built form’ as opposed to ‘a very low degree of built form’. The submitters consider that a ‘very low degree’ of built form does not reflect the nature of the zone. Federated Farmers (fs17.072) further support the submission by Stoney Creek Station Limited.
472. Forest and Bird (s110.047) seek additional wording in the definition to recognise ecology/biodiversity as character/qualities. Federated Farmers (fs17.073) and Stoney Creek Station Ltd (fs25.132) oppose this submission.

473. Mercury NZ Limited (s130.042) oppose GRUZ-O2. The submitter seeks recognition of structures and effects associated with rural activities, and other activities provided for within the rural environment, such as renewable electricity generation, quarries, and mining. Contact Energy Ltd (fs24.053) support the submission, adding that it is unclear whether the GRUZ chapter applies to renewable electricity generation activities in addition to the Energy chapter, and this provides greater certainty.

### Assessment

474. I agree with NZAAA (s156.010) that primary production activities generate effects in relation to smells, noise, dust which contribute to the character and rural amenity of the zone. I consider the clarity of the objective would be improved by describing the typical characteristics of primary production activities. I consider they should be included in point (1) rather than instead of point (4). A similar submission has been put forward by Fulton Hogan. I consider the proposed amendment below align with both submission points.

475. I address clause (4) taking into account the submission from Waikaka Gold Mines Ltd (s129.002), the Fulton Hogan submission and Southland Federated Farmers of New Zealand et al. I agree that clause (4) is not sufficiently clear. I also acknowledge that there is potential for the objective to contradict itself by outlining the characteristics of the zone are derived from primary production activities but then requiring a high level of rural amenity between sites. I consider the expectation of amenity must be clear in order to manage reverse sensitivity effects. The contribution of noise, odours, dust and heavy traffic movements would in my opinion result in lower amenity. Nonetheless, wide open space, pasture and low levels of built form and development in of itself creates a higher level of amenity. Clauses (2) and (3) of the objective do acknowledge the expectation of open space and low level built form for the zone and therefore can be relied upon to recognise the contributing factors to rural amenity aspects of the GRUZ, along with the recommended changes to clause (4) detailed below in relation to natural values. The submissions are therefore accepted in part, with changes to clause (1) as detailed below and in Appendix A.

476. In relation to Waikaka Gold Mines Ltd (s129.002), I agree with the submitter that the description in the zone overview appropriately acknowledges the spectrum of activities which occur in the rural zone and with that a varying degree of amenity. GRUZ-O1 recognises the importance of primary production and rural industry which can lower amenity. The change requested by the submitter recognises that the GRUZ does contain areas with high levels of rural amenity in specific locations and these are subject to overlays such as outstanding natural landscapes and significant natural areas. As such, I support the submission and recommend it is accepted in relation to clause (4).

477. In relation to DOC (s109.114), I agree an objective should state what is to be achieved. GRUZ-O2 is correct in describing the character and qualities of the GRUZ however it needs to state what the intention for the area is. I consider utilising the additional wording as recommended by the submitter is a positive addition to the objective.

478. In relation to KiwiRail, as discussed above, the 5m setback is not supported. Furthermore, the setbacks required in the GRUZ exceed 5m. As such I do not consider an addition to the objective in necessary.

479. In relation to Stoney Creek et al and the level of built form, I consider when the built form is compared relatively to the extent of the zone and the need for large areas of land free from



buildings in order to enable primary production, the degree of built form is very low. I recommend no changes to the objective in this regard.

480. In relation to Forest and Bird, I consider the proposed amendment to clause (4) recognises the existence of the natural environment and the amenity afforded by this, which includes outstanding landscapes and significant natural areas, and their contribution to the character/qualities of the zone. I agree with the submitter that including reference to the natural environment enables GRUZ-P4 to give effect to the objective. The inclusion of 'natural values' in the objectives ensures that not only amenity from ONLs and SNLs is recognised in the rural area but also from indigenous biodiversity generally, including stream corridors.
481. In relation to Mercury NZ Limited, I consider GRUZ-O3 adequately acknowledges non-primary production activities which rely on a rural location. This would capture renewable energy activities. Quarries and mining are primary production activities and therefore provided for in GRUZ-O2. I recommend the submission is rejected for these reasons.

### Recommendation

482. I recommend, for the reasons given above, that GRUZ-O2 is amended as follows:

GRUZ-O2            The character and qualities of the General Rural zone continues to comprise:

1. a variety of *primary production* activities and their attributable noise, odour, dust and traffic consistent with a rural working environment; and
2. a very low degree of built form, well setback from other properties and roads; and
3. high levels of open space and open pasture or crops; and
4. high levels of rural amenity ~~from adjacent sites~~ including natural values.

483. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

484. The following evaluates the recommendation to amend GRUZ-O2 under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The objective outlines the character and qualities anticipated in the GRUZ and sets a direction that this is to be maintained. The objective acknowledges that primary production generates effects that arguably lower amenity, but that this is to be expected in the zone. High levels of rural amenity are present in the zone though given the natural values of stream corridors, outstanding natural landscapes and significant natural areas which are recognised through other provisions in the plan. The amended objective gives effect to UFD-O11 by protecting highly productive land, and natural and physical resources located in the rural areas. The objective is considered to align with the purpose of the RMA providing for the social, economic and cultural well-being of the district, matters of importance: section 6(b) and 6(c) of the RMA and section 7(c) and 7(f) of the RMA.

### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. The proposed changes remove ambiguity around rural amenity and acknowledge clearly that primary production is the key activity in the zone and with that potential nuisance effects. There are no apparent costs with the proposal.

### Risk of acting or not acting

There is the potential for ambiguity to arise if the objective is not clear on the expectation of amenity for the zone. The proposed change identifies that nuisance effects are associated with primary production and as such are apparent in the zone. I consider this aids in managing reverse sensitivity effects.

### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP because it recognises natural values (section 6(b) and 6(c)), maintenance and enhancement of amenity values (s 7(c)), maintenance and enhancement of the quality of the environment (s 7(f)) and provides for the social, economic and cultural well-being of the district.

## **6.8.8 Matters raised by submitters – GRUZ-O3**

485. Greenbriar Ltd. (s128.037), RCNZ (s145.005), Southland Federated Farmers of New Zealand (s126.143), Rural Ratepayers Group (s143.155), Kevin Robertson (s115.144), Alistair & Bernadette Hunt (s148.156), Ronald Crispin (s60.146), John Baynes (s68.264), Stoney Creek Station Limited (s3.050), Peters Farm Ltd Karen Peters (s127.086), Trudy Bokser (s113.050), Nathan Bokser (s116.050), AW+ JA Johnston Family Trust (s118.050), Reaby Downs Farm Ltd (s18.052), Karen Temple (s19.052), Sarah and Peter Barclay (s20.052), Helen McIntosh (s24.052), John Baynes (s68.054), and Greg Bokser (s117.050) support the objective as notified.

486. NZAAA (s156.011) and Ravensdown Limited (s28.012) (further supported by NZAAA (fs4.31)) support the objective in part but seek it is amended as follows:

GRUZ-O3      Provide for Non-primary production activities that support primary production or rely on a rural location or have a functional or operational need to locate in the General Rural Zone are provided for. While managing the nature, scale and location of activities.

487. Ballance Agri-Nutrients (s87.008) support the objective in part but seek the word 'location' is removed from the objective. The objective should not include for managing the location of activities if this is to be via a blanket setback rule that may impact activities that support primary production in the district.

### **Assessment**

488. Support for the objective is acknowledged.

489. In relation to the NZAAA and Ravensdown Limited submission I consider the reference to a reliance on a rural location suitably achieves the intent of the submission. I recommend the submission are rejected.
490. In relation to the Ballance Agri-Nutrients submission the reference 'nature, scale and location' aligns with the standards proposed for the chapter. The standards are included to give effect to the rules, policies and overall objectives. Therefore, its inclusion should remain. I recommend the submission is rejected.

### **Recommendation**

491. I recommend, for the reasons given above, that GRUZ-O3 remains as notified.
492. It is recommended that the submissions are rejected as shown in **Appendix B**.

### **6.8.9 Matters raised by submitters – GRUZ-O4**

493. Greenbriar Ltd. (s128.038), Southland Federated Farmers of New Zealand (s126.144), Rural Ratepayers Group (s143.156), Kevin Robertson (s115.145), Alistair & Bernadette Hunt (s148.157), Ronald Crispin (s60.147), John Baynes (s68.265), Stoney Creek Station Limited (s3.051), Peters Farm Ltd Karen Peters (s127.087), Trudy Bokser (s113.051), Nathan Bokser (s116.051), AW+ JA Johnston Family Trust (s118.051), Reaby Downs Farm Ltd (s18.053), Karen Temple (s19.053), Sarah and Peter Barclay (s20.053), Helen McIntosh (s24.053), John Baynes (s68.055), and Greg Bokser (s117.051) support the objective as notified. The submitters consider the objective preserves the purpose and character of the GRUZ.

### **Assessment**

494. Support for the objective is acknowledged. No changes are proposed.

### **Recommendation**

495. I recommend no change to the notified objective.
496. It is recommended that the submissions are accepted as shown in Appendix B.

### **6.8.10 Matters raised by submitters – GRUZ-O5**

497. Aggregate and Quarry Association (s111.005), Fulton Hogan (s122.016), and Straterra Inc (s135.004) support the objective as notified. It is a recognition of the need to protect highly productive land including potential quarrying land.
498. Greenbriar Ltd. (s128.039) support the objective as it recognises the value and long-term benefits of using HPL and protecting it for future generations.
499. Southland Federated Farmers of New Zealand (s126.145), Rural Ratepayers Group (s143.157 and 143.007), Kevin Robertson (s115.146), Alistair & Bernadette Hunt (s148.0158), Ronald Crispin (s60.148), and John Baynes (s68.266) support the objective in part but seek it is amended to acknowledge the importance of highly productive land for primary production for both

current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10). The submitters seek the following wording amendment:

GRUZ-O5 The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for current and future generations is protected.

500. Stoney Creek Station Limited (s3.101), Peters Farm Ltd Karen Peters (s127.088), Trudy Bokser (s113.052), Nathan Bokser (s116.052), AW+ JA Johnston Family Trust (s118.052), Reaby Downs Farm Ltd (s18.054), Karen Temple (s19.054), Sarah and Peter Barclay (s20.054), Helen McIntosh (s24.054), John Baynes (s68.056), and Greg Bokser (s117.052) are supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land. Federated Farmers (fs17.074) have further submitted in support. The submitters seek the following wording amendment:

GRUZ-O5 The value and long-term benefits of using ~~highly productive~~ rural land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.

### Assessment

501. Support for GRUZ-O5 is acknowledged.

502. In relation to the Southland Federated Farmers of New Zealand et al submissions, section 10 of the Local Government Act 2002 is discussing the purpose of Local Government. The purpose of the RMA is to promote the sustainable management of natural and physical resources. GRUZ-O5 is focused on the management of a natural and physical resource. Sustainable management is further concerned with a future outlook. I therefore consider the objective as written is appropriate in achieving the purpose of the RMA and recommend no changes in this regard.

503. In relation to Stoney Creek Station Limited et al, I agree that although the NPS-HPL has brought a heavy focus on LUC 1, 2 and 3 soil, the rural land resource in general is of value and benefit to future generations. I consider the amendment as suggested recognises both highly productive land and rural land for primary production purposes and improves the coverage of the objective across the zone.

### Recommendation

504. I recommend, for the reasons given above, that GRUZ-O5 is amended as follows:

GRUZ-O5 The value and long-term benefits of using ~~highly productive~~ rural land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.

505. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

## Section 32AA Evaluation

506. The following evaluates the recommendation to amend GRUZ-O5 under section 32AA of the RMA.

### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The objective gives effect to UDF-O10 and UFD-O11 (ensuring primary production and rural industry activities can operate effectively and efficiently) and the purpose of the Act, by protecting rural land for primary production activities which provide for the economic well-being of the district.

### Costs and benefits

The benefits of the proposal are that the objective provides wider coverage across the zone. It applies to both highly productive and productive land, both of which are vital to primary production. This in turn provides for the economic and social well-being of the district. There are no apparent costs with the proposal.

### Risk of acting or not acting

There is the potential for lessening the value of rural land if it not LUC 1, 2, or 3 by not acknowledging it as a value and benefit to the zone.

### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of the PDP by protecting rural land for primary production activities which provide for the economic well-being of the district.

## 6.8.11 Matters raised by submitters – GRUZ-P1

507. Fulton Hogan (s122.017), Greenbriar Ltd (s128.040), Southland Federated Farmers of New Zealand (s126.146), Rural Ratepayers Group (s143.158), Kevin Robertson (s115.147), Alistair & Bernadette Hunt (s148.159), Ronald Crispin (s60.0149), John Baynes (s68.267), Stoney Creek Station Limited (s3.053), Peters Farm Ltd Karen Peters (s127.089), Trudy Bokser (s113.053), Nathan Bokser (s116.053), AW+ JA Johnston Family Trust (s118.053), Reaby Downs Farm Ltd (s18.055), Karen Temple (s19.055), Sarah and Peter Barclay (s20.055), Helen McIntosh (s24.055), John Baynes (s68.057), and Greg Bokser (s117.053) support the policy as notified for the following reasons: it is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported; the use of the term 'primary production', as per the National Planning Standards, which provides for a variety of productive activities is supported; and the policy enables primary production which includes mining.

## Assessment

508. Support for GRUZ-P1 is acknowledged and no changes are proposed.

## Recommendation

509. I recommend, no changes to the notified policy.

510. It is recommended that the submissions are accepted as shown in **Appendix B**.

### 6.8.12 Matters raised by submitters – GRUZ-P2

511. RCNZ (s145.007), Southland Federated Farmers of New Zealand (s126.147), Rural Ratepayers Group (s143.159), Kevin Robertson (s115.148), Alistair & Bernadette Hunt (s148.160), Ronald Crispin (s60.150), John Baynes (s68.268), Stoney Creek Station Limited (s3.054), Peters Farm Ltd Karen Peters (s127.143), Trudy Bokser (s113.054), Nathan Bokser (s116.054), AW+ JA Johnston Family Trust (s118.054), Reaby Downs Farm Ltd (s18.056), Karen Temple (s19.056), Sarah and Peter Barclay (s20.056), Helen McIntosh (s24.056), John Baynes (s68.268), and Greg Bokser (s117.054) support the policy as notified as it supports the recognition of importance of enabling rural industry in the rural zone.

512. Hokonui Rūnanga Inc (s139.068) support GRUZ-P2 in part but seek the following amendment to specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed:

GRUZ-P2 Enable rural industry activities whilst preserving rural character, rural amenity, ~~underlying Ngāi Tahu relationships with the natural environment~~ the mauri of whenua, wai and ecosystems, and productive capacity of the rural zone by limiting the nature, scale and location of such activities.

513. NZAAA (s156.012) (fs4.32) and Ravensdown Limited (s28.013) support GRUZ-P2 in part but seek the following amendment:

GURZ-P2 Enable rural industry activities whilst ~~preserving~~ retaining rural character, ~~rural amenity~~ and underlying Ngai Tahu relationships with the natural environment and productive capacity of the rural zone by ~~limiting~~ managing the nature, scale and location of such activities.

514. The submitter considers rural character is a subset of amenity, so it is not necessary to include both in the policy. Rural character should be maintained, not preserved, as it is not a section 6 matter. The policy should seek to manage the nature, scale and location of such activities, rather than a presumption of limitation.

## Assessment

515. Support for the policy is acknowledged.

516. In relation to the Hokonui Rūnanga Inc submission, I consider it appropriate to adopt policy approaches mana whenua deem best suited for managing impacts on their cultural values and kaitiaki responsibilities. Whilst there is a risk that the relief sought may weaken the PDP's ability to incorporate mana whenua rights and interests in decision-making, as they are best placed to

weigh this risk against their preferred method of upholding their kaitiaki responsibilities, I recommend the submission is accepted, subject to further consideration of Hokonui Rūnanga.

517. In relation to NZAAA, I do not necessarily agree that rural character is a subset of rural amenity and consider effects on both are an important consideration. I have reviewed section 6 and section 7 of the RMA and agree alternative wording better achieves the RMA purpose. I consider 'maintaining' as opposed to 'preserving' is suitable as the topic of discussion is amenity values and the quality of the environment as opposed to matters of national importance. Nonetheless, where possible, amenity values and the quality of the environment should be enhanced. I agree the nature, scale and location of such activities should be managed and the standards of the chapter seek to achieve this, as such the change proposed in terms of 'limiting' is accepted.

### Recommendation

518. I recommend, for the reasons given above, that GRUZ-P2 is amended as follows:

GRUZ-P2 Enable rural industry activities whilst ~~preserving maintaining, and where possible enhancing,~~ rural character, rural amenity, ~~underlying Ngāi Tahu relationships with the natural environment~~ the mauri of whenua, wai and ecosystems and productive capacity of the rural zone by ~~limiting~~ managing the nature, scale and location of such activities.

519. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

520. The following evaluates the recommendation to amend GRUZ-P2 under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner aligning with the PDP Objectives and consequently the purpose of the RMA.

#### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. Whilst the scope of mana whenua values is potentially narrowed, it is now specific. There are no apparent costs with the proposal.

#### Risk of acting or not acting

The policy as amended is considered to improve its intent.

#### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the Objectives than the notified version of the PDP.

### 6.8.13 Matters raised by submitters – GRUZ-P3

521. Stoney Creek Station Limited (s3.055), Rural Ratepayers Group (s143.008), Peters Farm Ltd Karen Peters (s127.091), Trudy Bokser (s113.055), Nathan Bokser (s116.055), AW+ JA Johnston Family Trust (s118.055), Reaby Downs Farm Ltd (s18.057), Karen Temple (s19.057), Sarah and Peter Barclay (s20.057), Helen McIntosh (s24.057), John Baynes (s68.059), and Greg Bokser (s117.055) support GRUZ-P3 as notified.

#### Assessment

522. Support for the policy is acknowledged. No changes are recommended.

#### Recommendation

523. No changes are recommended.

524. It is recommended that the submissions are accepted as shown in **Appendix B**.

### 6.8.14 Matters raised by submitters – GRUZ-P4

525. Southland Federated Farmers of New Zealand (s126.148), Rural Ratepayers Group (s143.160), Kevin Robertson (s115.149), Alistair & Bernadette Hunt (s148.161), Ronald Crispin (s60.151), John Baynes (s68.269), Stoney Creek Station Limited (s3.056), Peters Farm Ltd Karen Peters (s127.143), Trudy Bokser (s113.056), Nathan Bokser (s116.056), AW+ JA Johnston Family Trust (s118.056), Reaby Downs Farm Ltd (s18.058), Karen Temple (s19.058), Sarah and Peter Barclay (s20.058), Helen McIntosh (s24.109), John Baynes (s68.060), Greg Bokser (s117.056) and DOC (s110.144) support the policy as notified.

526. Forest and Bird (s110.048) support the policy in part but seek the following amendment to protect what remains, as well as the potential for an increase/enhancement. It is also important to specify that this is indigenous biodiversity and not exotic biodiversity.

GRUZ-P4      Recognise the benefits of conservation, pest management, ~~increasing~~ protection and enhancement of indigenous biodiversity, riparian planting, and fencing erosion prone areas.

527. Stoney Creek Station Ltd (fs25.133) oppose the submission point by Forest and Bird.

#### Assessment

528. I acknowledge the support for the policy.

529. In relation to Forest and Bird, the PDP must give effect to higher order documents specifically the NPS-IB. Whilst the ECO chapter specifically manages indigenous biodiversity, indigenous biodiversity is likely to be situated within the GRUZ. I consider the following amendment gives



effect to the NPS-IB, specifically Policy 8<sup>24</sup> in recognising the benefits of managing and enhancing indigenous biodiversity.

GRUZ-P4 Recognise the benefits of conservation, pest management, ~~increasing the~~ management and enhancement of indigenous biodiversity, riparian planting, and fencing erosion prone areas.

### Recommendation

530. I recommend, for the reasons given above, that GRUZ-P4 is amended as follows:

GRUZ-P4 Recognise the benefits of conservation, pest management, ~~increasing the~~ management and enhancement of indigenous biodiversity, riparian planting, and fencing erosion prone areas.

531. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

532. The following evaluates the recommendation to amend GRUZ-P4 under section 32AA of the RMA.

533. The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The proposed amendment better aligns with higher order documents. There are no apparent costs with the proposal given the requirement to maintain and enhance indigenous biodiversity is provided for in the ECO chapter.

534. The proposed amendment is considered to be a more appropriate way to achieve the Objective GRUZ-O2 (as amended) than the notified version of the PDP.

### 6.8.15 Matters raised by submitters – GRUZ-P5

535. Aggregate and Quarry Association (s111.006), Straterra Inc (s135.005) Southland Federated Farmers of New Zealand (s126.149), Rural Ratepayers Group (s143.161), Kevin Robertson (s115.150), Alistair & Bernadette Hunt (s148.162), Ronald Crispin (s60.152), John Baynes (s68.270), Stoney Creek Station Limited (s3.057), Peters Farm Ltd Karen Peters (s127.143), Trudy Bokser (s113.057), Nathan Bokser (s116.057), AW+ JA Johnston Family Trust (s118.057), Reaby

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<sup>24</sup> [National-Policy-Statement-for-Indigenous-Biodiversity.pdf \(environment.govt.nz\)](#)

Downs Farm Ltd (s18.059), Karen Temple (s19.059), Sarah and Peter Barclay (s20.059), Helen McIntosh (s24.059), John Baynes (s68.111), and Greg Bokser (s117.057) supports the policy as notified.

536. Greenbriar Ltd (s128.041) support the policy in part but seek the reference to 'small scale' is removed. The submitter considered the policy should be agnostic to the scale of the mine because implementation of it and Policy GRUZ-P6 can take a different approach based on scale. i.e. permitted for small scale (through standards as proposed) and then consent pathway beyond that. It is unclear, why enabling small scale is only outcome, which is unlikely to achieve the outcome sought by the policy which is to recognize the benefits of mining generally. Fulton Hogan (s122.018) seek similar relief in relation to removing 'small-scale' but further seek additional wording to ensure effects of larger mines and quarries are avoided, managed or mitigated.
537. Heritage New Zealand Pouhere Taonga (HNZPT fs11.049) have further submitted in opposition of Fulton Hogans submission point. HNZPT acknowledges that the dominant land use within the district is agriculture and that the District Plan needs to enable sustainable primary production within appropriate zones. The previously stated activities will involve earthworks and land disturbance during establishment, maintenance, and use, which may affect identified and unknown archaeological sites. Earthworks or ground disturbance to areas that have been previously undisturbed, or go below the topsoil have the potential to uncover archaeology. Activities within these areas should have sufficient triggers in the District Plan to create awareness of the plan users' potential obligation under the archaeological provisions of the HNZPTA. For activities involving significant volumes of earthworks, such as quarries, mines, commercial forestry, and renewable electricity generation activities, or areas that have been largely undisturbed, such as significant natural landscapes or features, the effects on archaeology require assessment and a permitted activity status is not appropriate.
538. Waikaka Gold Mines Limited (s129.003) seek the policy is amended to provide for mines which are not small-scale. The submitter considers the proposed amendment addresses a policy gap in respect of non-small-scale quarries and mines and appropriately provides for these with suitable effects management. GRUZ-P6 does address the effects management of quarries and mines more generally, the recognition of the benefits of quarrying and mining activities on the local economy is specified in GRUZ-P5. The policy framework reads (as notified) that recognition of benefits only applies to small scale operations, however, larger scale operations would logically have larger scale benefits, and these should also be recognised.

## Assessment

539. Support for the policy is acknowledged.
540. I consider GRUZ-P5 provides a policy framework for GRUZ-R2 and GRUZ-R3 which enables small-scale mining and quarrying activities. GRUZ-P6 is included to provide policy guidance for large scale mining and quarrying operations and so I recommend the reference to 'small-scale' remains in GRUZ-P5. I agree with Waikaka Gold Mines Limited that GRUZ-P6 does not acknowledge the benefits of quarrying and mining activities on the local economy as GRUZ-P5 does and recommend the wording of GRUZ-P6 is revisited. This will be detailed below in the assessment of GRUZ-P6.

541. In relation to HNZPT, GRUZ-R2 and GRUZ-R3 require larger scale mines and quarries to obtain resource consent. Additional management provisions are included in the plan through the archaeology alert layer and the Earthworks chapter, specifically EW-S7 which outlines Accidental Discovery Protocol.

### Recommendation

542. I recommend, for the reasons given above, that the policy remains as per the notified PDP.

543. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

#### 6.8.16 Matters raised by submitters – GRUZ-P6

544. Southland Federated Farmers of New Zealand (s126.150), Rural Ratepayers Group (s143.162), Kevin Robertson (s115.151), Alistair & Bernadette Hunt (s148.163), Ronald Crispin (s60.153), John Baynes (s68.271), Stoney Creek Station Limited (s3.058), Peters Farm Ltd Karen Peters (s127.094), Trudy Bokser (s113.058), Nathan Bokser (s116.058), AW+ JA Johnston Family Trust (s118.058), Reaby Downs Farm Ltd (s18.060), Karen Temple (s19.060), Sarah and Peter Barclay (s20.060), Helen McIntosh (s24.060), John Baynes (s68.062), Greg Bokser (s117.058), DOC (s109.115), Straterra Inc (s135.006) and Aggregate and Quarry Association (s111.007) support GRUZ-P6 as notified.

545. Greenbriar Ltd. (s128.055) support the intention to manage effects, the drafting includes an incomplete use of the effects management tools. It is unclear why, 'remedy' and 'compensate' have not been included. Particularly given their inclusion in effects management hierarchies in higher order documents.

546. Hokonui Rūnanga Inc (s139.069) support GRUZ-P6 in part but seek the policy is amended as follows to improve the clarity:

GRUZ-P6 ~~Manage the environmental and cultural effects of quarrying and mining and avoid quarrying and mining activities that result in adverse cultural or environmental effects that cannot be avoided, mitigated or offset. to:~~  
i. In the first instance avoid adverse effects on the environment; and  
ii. Where it is not possible to avoid adverse effects from quarrying or mining, require these effects to be mitigated or offset.

547. Waikaka Gold Mines Limited (s129.004) seek an amendment to the policy, to replace 'avoid' with 'restrict' to allow for an activity to be restricted through controls on conditions of consent, location, scale or methodology that may suitably manage the effects of the activity. The term 'remedied' is added into the policy as it may potentially provide an appropriate method for managing effects of an activity.

GRUZ-P6 ~~Manage the environmental and cultural effects of quarrying and mining and avoid~~  
restrict quarrying and mining activities that result in adverse cultural or environmental effects that cannot be avoided, remedied, mitigated or offset

## Assessment

548. Support for the policy is acknowledged.
549. I consider the wording proposed by the Hokonui Rūnanga Inc improves the clarity and readability of the policy, thus improving the effectiveness of the plan. I do however consider that proposed wording narrows the scope of the policy by removing the ability to consider cultural effects.
550. large scale operations can benefit the local and also regional economy and support industry and so this should be recognised in the policy.
551. Greenbriar Ltd raise a valid point in terms of the effects management tools and I consider the inclusion of remediation and compensation an improvement to the policy.
552. As discussed above, in relation to the Waikaka Gold Mines Limited submission, I agree that large scale operations benefit the local and also regional economy and support industry. This should be recognised in the policy structure applicable to activities requiring resource consent. I consider the proposed changes below achieve this whilst also ensuring that adverse on the environment are remedied, mitigated, offset or compensated for.
553. Whilst the policy has been re-worded I consider the original intent still remains.

## Recommendation

554. I recommend, for the reasons given above, that GRUZ-P6 is amended as follows:

GRUZ-P6 ~~Manage the environmental and cultural effects of quarrying and mining and avoid quarrying and mining activities that result in adverse cultural or environmental effects that cannot be avoided, mitigated or offset.~~

Recognise the benefits of quarrying and mining activities for the local and regional economy and supporting associated industries whilst managing the activities to:

- i. In the first instance avoid adverse environmental and cultural effects; and
- ii. Where it is not possible to avoid adverse effects from quarrying or mining, require these effects to be remedied, mitigated, offset or compensated for.

555. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

## Section 32AA Evaluation

556. The following evaluates the recommendation to amend GRUZ-P6 under section 32AA of the RMA.

### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. I consider that the recommended amendment better aligns with the purpose of the Zone which recognises the primary production activities anticipated. This will guide decision making when considering a resource consent application under s104. The recommended amendment also better aligns with GRUZ-O1.

#### Costs and benefits

The benefits of the amended policy include improved readability for the plan and a clear consenting pathway for larger scale mining and quarrying activities. There are no apparent costs with the proposal.

#### Risk of acting or not acting

There is the potential for uncertainty if the proposed amendment is not made.

#### Conclusion as to the most appropriate option

The proposed amendment is more efficient and effective than the notified provisions in achieving the objectives of the GRUZ.

### **6.8.17 Matters raised by submitters – GRUZ-P7**

557. NZAAA (s156.013) (fs4.33-38), Ravensdown Limited (s28.014), Southland Federated Farmers of New Zealand (s126.151), Rural Ratepayers Group (s143.163), Kevin Robertson (s115.029), Alistair & Bernadette Hunt (s148.164), Ronald Crispin (s60.154), John Baynes (s68.272) and Stoney Creek Station Limited (s3.059), Peters Farm Ltd Karen Peters (s127.095), Trudy Bokser (s113.059), Nathan Bokser (s116.059), AW+ JA Johnston Family Trust (s118.059), Reaby Downs Farm Ltd (s18.061), Karen Temple (s19.061), Sarah and Peter Barclay (s20.061), Helen McIntosh (s24.061), John Baynes (s68.063), and Greg Bokser (s117.059) supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy. NZAAA and New Zealand Helicopter Association (s63.017) (fs18.21) also seek helicopter landing areas are included in policy.
558. DOC (s109.116) support the policy as notified to enable aviation activities to support conservation activities subject to noise effect management.

#### **Assessment**

559. Activity rule GRUZ-R16 and standard GRUZ-S9 refers to both rural airstrip and helicopter landing areas. As such, to improve the effectiveness and efficiency of the plan I consider the submissions requesting the phrase 'helicopter landing areas' is included in the policy are accepted.
560. In relation to removing reference to managing noise effects through location and scale, I disagree with the submitters. The provisions GRUZ-R16 and GRUZ-S9 specifically require setbacks from notional boundaries and noise sensitive activities. Therefore, it is appropriate for the policy to provide guidance on why the rule requirements are included.

561. I note though that general provision for agricultural aviation within the PDP, will be addressed as part of the consideration of the management of noise in the district in Hearing Stream 6. If new or amended objectives, policies, rules or standards are added through Hearing Stream 6 consequential amendments to the relevant zone chapters will be considered as part of that assessment.

### Recommendation

562. I recommend, for the reasons given above, that GRUZ-P7 is amended as follows:

GRUZ-P7 Enable *agriculture aviation activities*, ~~and rural airstrips~~ *and helicopter landing areas* to support *primary production* and conservation activities, whilst managing the noise *effects* through controlling the location of airstrips and scale of their use.

563. It is recommended that submissions and further submissions are accepted in part or rejected and deferred to HS6 as shown in **Appendix B**.

### Section 32AA Evaluation

564. The following evaluates the recommendation to amend GRUZ-P7 under section 32AA of the RMA.

565. The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The proposed amendment will improve the applicability of the policy to the relevant rules and standards in the chapter. There is the potential for uncertainty surrounding the relevant policies for helicopter landing areas if the proposed amendment is not made. The proposed amendment is considered to be a more appropriate way to achieve objectives GRUZ-O1, GRUZ-O2 and GRUZ-O5 which in turn give effect to UFD-O10, than the notified version of the PDP.

### 6.8.18 Matters raised by submitters – GRUZ-P8

566. Alliance Group Limited (s121.081) support the policy as notified as the policy appropriately manages residential activities and gives appropriate recognition to avoid or mitigate reverse sensitivity effects.

567. FENZ (s124.100) support GRUZ-P8 insofar that residential activities shall be suitably serviced, particularly in relation to firefighting water supply.

568. Stoney Creek Station Limited (s3.060), Peters Farm Ltd Karen Peters (s127.096), Trudy Bokser (s113.060), Nathan Bokser (s116.060), AW+ JA Johnston Family Trust (s118.060), Reaby Downs Farm Ltd (s18.062), Karen Temple (s19.062), Sarah and Peter Barclay (s20.062), Helen McIntosh (s24.062), John Baynes (s68.064), and Greg Bokser (s117.060) support the policy as notified as it recognises that residential activity is required in the rural zone to support primary production.

569. Southland Federated Farmers of New Zealand (s126.152), Rural Ratepayers Group (s143.164), Kevin Robertson (s115.153), Alistair & Bernadette Hunt (s148.165), Ronald Crispin (s60.155),

and John Baynes (s68.273) seek the policy is updated as stated below or alternatively include a new policy, also detailed below:

GRUZ-P8: Enable residential activity where it:

1. does not compromise ~~rural~~ primary production;
2. is of a scale and location that does not compromise the rural character from any property or public place; and
3. can be suitably serviced, including provision for telecommunications; and
4. does not amount to rural lifestyle or urban development; ~~and~~
5. ~~reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.~~

New Policy: Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.

570. The submitters highlight 'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.

571. KiwiRail seek that clause (5) of the policy is rephrased as follows:

5. ensure reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated to protect the function and operation of the railway corridor.

572. Mercury NZ Limited (s130.064) further supported by Contact Energy Ltd (FS24.054) oppose GRUZ-P8 and seek additional wording is added to constrain residential units where they constrain the ability to utilise renewable energy resources. Sensitive activities developed in proximity to renewable energy resources, such as wind resource could constrain future use and development.

## Assessment

573. Support for the policy is acknowledged.

574. I agree with the submitters in relation to 'rural production' being an undefined term in the plan. I consider amending the policy to reference 'primary production' will improve the clarity of the plan.

575. The intent of the policy is to ensure residential activity is enabled as a supporting activity for primary production but at a scale that does not compromise primary production, particularly in relation to reverse sensitivity effects.

576. I agree clause (5) of the policy is not sufficiently clear and as such consider it is re-phrased as follows:

5. appropriately avoids, remedies or mitigates *reverse sensitivity effects* ~~on~~

577. I therefore consider no new policy as requested by Southland Federated Farmers et al is necessary.

578. In relation to KiwiRail, the intent of what is sought is acknowledged and it is recognised that activities should not adversely affect the safe and efficient operation of critical infrastructure, including the rail network. However, I note that within the Transport Chapter there are a number of policies which relate to the management of activities to ensure they do not adversely affect the safe and efficient use of the transport network (TRANS-P8, TRANS-P9 and TRANS-P10). The policy intent of GRUZ-P8, with the amendment recommended above protects activities from reverse sensitivity effects arising from increased residential development. The requested relief from KiwiRail would narrow the reach of the policy to just protect the rail corridor.

579. Whilst I agree with KiwiRail that activities should not adversely affect the efficiency of the rail network I consider the proposed amendment to GRUZ-P8 achieves this.

580. In relation to Mercury NZ Limited and Contact Energy Ltd I consider with the amendment recommended above, renewable energy resources, such as wind resource, will be protected.

### Recommendation

581. I recommend, for the reasons given above, that GRUZ-P8 I amended as follows:

GRUZ-P8 Enable *residential activity* where it:

1. does not compromise ~~rural~~ primary production; and
2. is of a scale and location that does not compromise the rural character from any property or *public place*; and
3. can be suitably serviced, including provision for telecommunications; and
4. does not amount to rural lifestyle or urban development; and
5. appropriately avoids, remedies or mitigates *reverse sensitivity effects* ~~on and of adjacent land uses are appropriately avoided or mitigated.~~

582. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

583. The following evaluates the recommendation to amend GRUZ-P8 under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. Ensuring that primary production activities are protected from potential reverse sensitivity effects from residential activities ensures the viability of the rural economy (both



primary production and the activities that support them need to co-exist and operate effectively). The amendments are consistent with the NPS-HPL which requires that primary production is protected from reverse sensitivity effects. Moreover, it helps to enable GRUZ-O1 and GRUZ-O4 which seeks to locate development in a way that enables primary production and avoid or mitigate conflict between incompatible activities.

#### Costs and benefits

There may be some additional costs for residential activities in terms of there being a stronger imperative to avoid reverse sensitivity effects on a wider primary production activity. As there are permitted standards for residential activity, costs are likely to be limited unless residential activity is sought above and beyond those standards. The benefits are clarity in protection for primary production activities from reverse sensitivity which, in turn, will help protect the viability of primary production.

#### Risk of acting or not acting

The risk of not acting is uncertainty in the plan.

#### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the Objectives than the notified version of the PDP.

### **6.8.19 Matters raised by submitters – GRUZ-P9**

584. NZTA (s112.143) support GRUZ-P9 in part but seek an amendment to clause 5 to clarify that the access(es) to the site may require upgrading to accommodate the new or increase in scale of these identified activities. The policy also notes that non-rural activities (i.e. potential noise sensitive activities) must demonstrate that there are measures in place to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone, including ancillary residential activity. However, we recommend for clarity purposes an amendment to clause 9 to include the relationship between sensitive activities and the State highway network. The amendment proposed are as follows:

... 5. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available and any new or existing access(es) onto roads that require upgrading....

... 9. there are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and ancillary residential activity and between sensitive activities and the State highway network.

585. Greenbriar Ltd. (s128.056) is neutral on the policy but seeks clarification on what 'non-rural' activities include.

586. Southland Federated Farmers of New Zealand (s126.153), Rural Ratepayers Group (s143.165), Kevin Robertson (s115.154), Alistair & Bernadette Hunt (s148.166), Ronald Crispin (s60.156), John Baynes (s68.274), and Stoney Creek Station Limited (s3.112), Peters Farm Ltd Karen

Peters (s127.148), Trudy Bokser (s113.112), Nathan Bokser (s116.112), AW+ JA Johnston Family Trust (s118.112), Reaby Downs Farm Ltd (s18.114), Karen Temple (s19.114), Sarah and Peter Barclay (s20.114), Helen McIntosh (s24.114), John Baynes (s68.116), and Greg Bokser (s117.112) support the policy as notified as it provides for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.

587. KiwiRail (s132.138) supports the intention of GRUZ-P9 but seeks an amendment to clarify that this policy relates to potential reverse sensitivity effects and adequate infrastructure for the rail network. The amendment proposed are as follows:

..... 5. there is ~~adequate~~ appropriate infrastructure available to service the activity (including the rail network), including on site servicing where reticulated services are not available ....

..... 9. There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and ancillary residential activity, and appropriately avoided or mitigated reverse sensitivity effects to protect the function and operation of the rail corridor.

### Assessment

588. Support for the policy is acknowledged.
589. In terms of clarifying 'non-rural' activities, the policy is referring to activities other than primary production and rural industry, for example, education facilities.
590. In relation to the submission from NZTA, I consider clause (4) of the policy specifically addresses suitable access to a site and would therefore require, if necessary, the upgrading of accessways. I consider reverse sensitivity in relation to sensitive activities and the state highway network is managed through the noise chapter and the transport chapter. The reference to reverse sensitivity in GUZ-P9 is in order to protect primary production activities anticipated within the zone.
591. In relation to KiwiRail, the policy as written seeks to provide for 'small scale' non-rural activities as such I do not envisage the activities are likely to be reliant upon the rail network. If, however, the submitter has examples to suggest otherwise I would be happy to re-visit the policy wording. Similarly, as with the NZTA, the reference to reverse sensitivity in GUZ-P9 is in order to protect primary production activities anticipated within the zone.

### Recommendation

592. I recommend, for the reasons given above, that GRUZ-P9 remains unchanged.
593. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.8.20 Matters raised by submitters – GRUZ-P10

594. KiwiRail seek an amendment to GRUZ-P10 to clarify that this policy also relates to potential effects on rail.

595. Aggregate and Quarry Association (s111.008) support GRUZ-P10 on the basis quarrying is an considered an appropriate use of highly productive land. Greenbriar Ltd (s128.057), Southland Federated Farmers (s126.154), Kevin Robertson (s115.155), Rural Ratepayers Group (s143.166), Alistair & Bernadette Hunt (s148.167), Ronald Crispin (s60.157), and John Baynes (s68.275) also support GRUZ-P10 as it protects highly productive land from irreversible loss.
596. Fulton Hogan (s122.019) opposes GRUZ-P10 and seeks amendments to fully reflect the exceptions provided by clause 3.9 of the NPS-HPL which provides for aggregate extraction activities provided the tests set out in the policy are met.
597. Waikaka Gold Mines Limited (s129.005) seek the addition of a clause to GRUZ-P10 to recognise that temporary activities may be undertaken on highly productive land where there is no irreversible loss of productive capacity, as is consistent with the NPS-HPL.
598. Stoney Creek Station Limited (s3.061), Trudy Bokser (s113.061), Nathan Bokser (s116.061), AW & JA Johnston Family Trust (s118.061), Peters Farm Ltd Karen Peters (s127.097), Reaby Downs Farm Ltd (s18.063), Karen Temple (s19.063), Sarah and Peter Barclay (s20.063), Helen McIntosh (s24.063), John Baynes (s68.065), and Greg Bokser (s117.061) support the implementation of the NPS-HPL but consider the current wording of GRUZ-P10 is inconsistent with the NPS-HPL. Southland Federated Farmers lodged a further submission (FS17.075) in support of the Stoney Creek Station Limited primary submission (s3.061).

### Assessment

599. In relation to KiwiRail, I disagree that the policy intent extends to reverse sensitivity effects on the rail network. Given the GRUZ zoning and anticipation of primary production the intent of the policy is to focus on protecting highly productive land.
600. With respect to the submission from Aggregate and Quarry Association, it is noted that the policy protects highly productive land from inappropriate use and development, and GRUZ-R3 which flows on from the policy establishes the level deemed appropriate, but does not permit all quarrying.
601. The submissions from Southland Federated Farmers in support of GRUZ-P10 are noted.
602. The submissions from Fulton Hogan and Waikaka Gold Mines Limited, seek amendments to the policy to be consistent with the exceptions provided under clause 3.9 of the NPS-HPL. I note that the ways that highly productive land may be protected that are listed under GRUZ-P10 is not an exhaustive list, and the use of 'including by' indicates that there may be other ways. Further, there is nothing in the policy that indicates that the use of highly productive land for mining or aggregate extraction may be 'inappropriate'. The policy and rules that flow from the policy put in place a consenting pathway for these activities to be assessed. This is consistent with clause 3.9 of the NPS-HPL.
603. In respect of the submissions from Stoney Creek et al, for similar reasons to those provided above, it is not considered necessary for Policy GRUZ-P10 to repeat the wording of the objectives and policies of the NPS-HPL. The wording of the policy is such that the list of ways that the

protection of highly productive land from inappropriate subdivision, use and development may be achieved is not exhaustive and may include the additional ways identified in the NPS-HPL.

### Recommendation

604. I recommend, for the reasons given above, that GRUZ-P10 remains unchanged.
605. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

#### 6.8.21 Matters raised by submitters – GRUZ-P11

606. Transpower (s101.082) support GRUZ-P11 as notified, on the basis that the Policy provides an exception from 'avoidance' for activities that have an operational or function need for locating in the General Rural Zone.
607. NZTA (s112.144) support GRUZ-P11 as notified, on the basis that it seeks to avoid activities that are incompatible with the zone unless there is an operational or functional need to locate there. NZTA supports this policy on the basis that the use and development of land not foreseen within the zone can place additional unplanned demands on existing infrastructure including State Highways.
608. Greenbriar Ltd. (s128.058) are neutral on the policy but request clarification on what 'incompatible' means.
609. RCNZ (s145.008) support the policy as it provides for activities that have an operational or functional need to locate in the general Rural Zone (such as rural contractor depots).
610. FENZ (124.102) support the policy as it provides for activities such as emergency service facilities when there is an operational or functional need for them to be located in the General Rural Zone.
611. Southland Federated Farmers of New Zealand (s126.155), Rural Ratepayers Group (s143.167), Kevin Robertson (s115.156), Alistair & Bernadette Hunt (s148.168), Ronald Crispin (s60.158), and John Baynes (s68.276) support the policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.
612. Stoney Creek Station Limited (s3.062), Peters Farm Ltd Karen Peters (s127.098), Trudy Bokser (s113.062), Nathan Bokser (s116.062), AW+ JA Johnston Family Trust (s118.062), Reaby Downs Farm Ltd (s18.064), Karen Temple (s19.064), Sarah and Peter Barclay (s20.064), Helen McIntosh (s24.064), John Baynes (s68.066), and Greg Bokser (s117.062) support the policy as notified.

### Assessment

613. Support for the policy is acknowledged and no changes are recommended.
614. In relation to the meaning of the word 'incompatible', when read as a whole the policy states the activities which are incompatible with the character, qualities and purpose of the GRUZ should be avoided. Objective GRUZ-O2 clearly outlines the character and qualities. The overview

and purpose of the zone is further sufficiently clear. To be incompatible is to be in conflict with the overview and purpose of the zone as well as GRUZ-O2.

### Recommendation

- 615. No changes to GRUZ-P11 are recommended.
- 616. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.8.22 Matters raised by submitters – GRUZ-P12

- 617. DOC (s109.117) support the policy to maintain the underlying Ngāi Tahu relationships with the natural environment by requiring appropriate setbacks to waterways.
- 618. Mercury NZ Limited (s130.044) oppose the policy. The submitter considers the rural environment involves working structures that require enablement, and noise from wind farms can impact amenity. Ensuring specific provision for working structures associated with rurally located activities, including renewable energy activities, is critical for maintaining and enhancing the amenity and natural character of the rural environment. The submitter seeks the following amendment:

GRUZ-P12 ~~Manage~~ Require activities and development to maintain rural character, rural amenity and the underlying Ngāi Tahu relationships with the natural environment by: ~~1. ensuring that buildings and structures are of a scale and height which is compatible with the rural character and amenity of the zone; and 2. requiring appropriate setbacks to waterways to maintain and enhance amenity values and natural character.~~

- 619. Contact Energy Ltd (fs24.055) have further submitted in support of the submission point by Mercury NZ Ltd. Contact support the relief sought as it appropriately recognises and provides for the development of renewable electricity generation activities in the rural environment and these should be enabled.

### Assessment

- 620. Support for the policy is acknowledged.
- 621. I consider the intent of the policy is to manage the bulk and location of buildings and structures in support of the standards for height and setbacks from streams and boundaries. Whilst I acknowledge the relief sought by the submitters, I consider GRUZ-P13 provides policy support for infrastructure activities along with the Infrastructure and Energy chapters, specifically INFR-O3, INFR-P6, ENRG-O4 and ENRG-P8.

### Recommendation

- 622. No change is recommended.

623. It is recommended that Mercury's submission and Contact Energy's further submissions are rejected and DOC's submission accepted as shown in **Appendix B**.

#### 6.8.23 Matters raised by submitters – GRUZ-P13

624. DOC (s109.118) support the policy to identify the best location for regionally significant infrastructure except where there is ONL, ONF, SNA or Site of significance to Māori. This gives effect to the Southland RPS (INF.2).

625. Hokonui Rūnanga Inc (s139.070) oppose the policy as there are no specific 'sites of cultural significance' identified in the plan. S6(b) of the RMA requires ONFs and ONLs to be protected from inappropriate subdivision, use or development, not all subdivision, use or development. The submitter seeks the following amendment:

GRUZ-P13 ~~Recognise that Regionally Significant Infrastructure might be best located in the General Rural Zone, except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area, Natural Hazard risk or Site of Significance to Māori.~~ Provide for Regionally Significant Infrastructure in the General Rural Zone, except where:

- i. The activity would be inappropriate in an area of Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area;
- ii. There is an unacceptable natural hazard risk; or
- iii. The site is wāhi tapu or the activity has a significant effect on cultural values that cannot be avoided or mitigated to an appropriate level.

626. Transpower (s101.083) support the policy in part as it recognises that the General Rural Zone is often an appropriate location for regionally significant infrastructure. However, Transpower notes that 'critical infrastructure' is a more common (and defined) term in the Proposed District Plan. Transpower considers that 'critical infrastructure' may be the more appropriate term to use in the Policy. Transpower also notes that the Policy 'recognises' but does not go on to say how. Transpower seeks a further amendment to make it clear that critical infrastructure is provided for in the General Rural Zone. Such an amendment is important in order to ensure this Policy applies to infrastructure, as opposed to the 'non-rural activities' provisions in Policy GRUZ-P9. In addition, given that the provisions of the PDP are to be read as a whole, Transpower considers that reference to various overlays, or protected areas, is not necessary because the specific protections for those areas are set out elsewhere in the Proposed District Plan. The submitter seeks the following amendment:

GRUZ-P13 ~~Recognise that Regionally Significant Infrastructure might be best located in the General Rural Zone, except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area, Natural Hazard risk or Site of Significance to Māori.~~ Recognise that Regionally Significant Critical Infrastructure might be best located in the General Rural Zone by enabling the operation, maintenance and upgrading of critical infrastructure and providing for new critical infrastructure;

627. Contact Energy Ltd (fs24.056) have further submitted in support of the Transpower submission point.

628. Mercury NZ Limited (s130.045) oppose the policy as the they consider the wording is not clear, effects on other values need to be assessed. Natural hazards risk relates to land use, critical infrastructure needs to be resilient to risk of outages, ensuring it can function during emergency conditions to support functions of lifeline utilities. The submitter seeks the following amendment:

GRUZ-P13      Recognise that Regionally Significant Infrastructure has a functional need to be might be best located in the General Rural Zone and effects on other significant values must be managed, including except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area, Natural Hazard risk or Site of Significance to Māori.

629. Contact Energy Ltd (fs24.057) have further submitted in support of the Mercury NZ Limited submission point.

### Assessment

630. Support from DOC for the policy is acknowledged.

631. In relation to the submission by Hokonui Rūnanga Inc, the submitter is correct that there are no specific 'sites of cultural significance' identified in the plan. I further agree that Section 6(b) of the RMA requires ONFs and ONLs to be protected from inappropriate subdivision, use or development, rather than all subdivision, use or development. References to 'wāhi tapu' are inappropriate as there are no wāhi tapu listed in the Plan. If this changes, then the inclusion of this term would be supported. On this basis I consider the submission should be accepted in part with proposed amendments to clause 3.

632. In relation to Transpower, the definition of 'critical infrastructure' is as follows:

*"those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Southland, or Gore. This may include but is not limited to:*

- *strategic land transport network and arterial roads;*
- *rail corridor;*
- *telecommunication facilities;*
- *national, regional and local renewable electricity generation activities of any scale;*
- *the electricity transmission network (the National Grid);*
- *sewage collection, treatment and disposal networks;*
- *community land drainage infrastructure;*
- *community potable water systems;*
- *established community-scale irrigation and stock water infrastructure;*
- *transport hubs and bulk fuel supply infrastructure including terminals and pipelines."*

633. I consider this encompasses Regionally Significant Infrastructure but also has a wider reach. I support the inclusion of critical infrastructure in the policy but consider it should be qualified with the inclusion of 'functional and operational need'. This is because not all infrastructure has a functional or operational need to locate in the GRUZ.
634. In relation to Mercury, I agree there may be a functional need for infrastructure to be located in the GRUZ. I consider the Energy and Infrastructure chapters provides further supporting policies, specifically INFR-O3, INFR-P6, ENRG-O4 and ENRG-P8.

### Recommendation

635. I recommend, for the reasons given above, that GRUZ-P13 is amended as follows:

GRUZ-P13 Recognise ~~that critical infrastructure Regionally Significant Infrastructure might be best located in the General Rural Zone, except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area, Natural Hazard risk or Site of Significance to Māori~~ that has a functional and operational need to locate in the General Rural Zone, by enabling the operation, maintenance and upgrading of critical infrastructure and providing for new critical infrastructure except where:

- i. The activity would be inappropriate in an area of Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area;
- ii. There is an unacceptable natural hazard risk; or
- iii. The activity has significant environmental or cultural effects that cannot be avoided or mitigated to an appropriate level.

636. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

637. The following evaluates the recommendation to amend GRUZ-P13 under section 32AA of the RMA.
638. The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The amended policy better aligns with Part 2 of the RMA. The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act in relation to matters of national importance, than the notified version of the PDP. I consider amendment further aligns with the Energy and Infrastructure chapters, specifically INFR-O3, INFR-P6, ENRG-O4 and ENRG-P8.

#### 6.8.24 Matters raised by submitters – GRUZ-PREC13

639. Resolution Developments Limited (s17.004) support in part the proposal to create Rural Industry Precinct 13. The Submitter supports the proposed Objectives, Policies, Spatial Mapping Location



of the Precinct and all relevant Rules/Standards with exception of submission relating to the proposed standards.

- 640. RCNZ (s145.006) support GRUZ-PREC13-O1 which enables larger scale rural industry.
- 641. Resolution Developments Limited (s17.003) are generally supportive of the proposed Precinct zoning over their land parcel subject to the matters raised under GRUZ-S2 and GRUZ-S4.
- 642. NZTA (s112.145) support GRUZ-PREC13-P1 as it is directive about avoiding access from State Highway 1 for large scale rural industry activities. This will ensure vehicles associated with this activity will access the site from the local road network and the safe, efficient and effective operation of SH1 is not impeded.

### Assessment

- 643. Support from Resolution Developments Limited is acknowledged. Specific submission points on the standards will be addressed in the relevant sections below.
- 644. Support for the precinct is acknowledged. Submission points relating to GRUZ-S2 and GRUZ-S4 by Resolution Developments Limited will be discussed below.

### Recommendation

- 645. No changes recommended.
- 646. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.8.25 Matters raised by submitters – GRUZ-R1

- 647. Aggregate and Quarry Association (s111.009) and Straterra Inc (s135.007) support the rule as notified as it applies to primary production. However, quarrying and mining are explicitly provided for in GRUZ-R3.
- 648. McLeod-Wantwood Trust/Wantwood Station (s104.027), Farm Manager - Wantwood Station (s105.027), Stoney Creek Station Limited (s3.064), Peters Farm Ltd Karen Peters (s127.027), Trudy Bokser (s113.064), Nathan Bokser (s116.064), AW+ JA Johnston Family Trust (s118.064), Reaby Downs Farm Ltd (s18.066), Karen Temple (s19.066), Sarah and Peter Barclay (s20.066), Helen McIntosh (s24.066), John Baynes (s68.068), and Greg Bokser (s117.064) seek clarity in the rule requirements surrounding what activities they are referring to and what buildings and structures. They seek 'farm fences' and 'farm buildings and structures' and 'farm infrastructure' are excluded.
- 649. Federated Farmers (fs17.076) support the submission of Stoney Creek Station Limited (s3.064) in part but seek alignment with their own submission requesting a separate definition for farm fences.
- 650. DOC (s109.119) oppose GRUZ-R1 as there should be restrictions for sites that propose primary production in areas where there are SNAs, outstanding natural landscapes and outstanding

natural features. This is in line with the RMA, NPS-IB and NPS-FM. Federated Farmers (fs17.077) have further submitted opposing the submission by DOC as the exclusion of various areas from GRUZ-R1 as permitted activity status for primary production activities is important to enable day-to-day farming operations.

### Assessment

651. Support for the rule as notified is acknowledged.
652. As discussed in the definition section above, a new definition for ‘farm fence’ and ‘farm infrastructure’ is not supported. McLeod-Wantwood Trust/Wantwood Station have not provided or requested a definition for farm buildings. The rule permits primary production activities, and also the buildings and structures required in order to undertake or associated with a primary production activity, provided they comply with the standards listed. The PDP GRUZ does not contain a separate rule for buildings activities. Instead where an activity is permitted, the buildings associated with that activity are permitted – provided they comply with the standards detailed in the rule. I do not consider any amendments are required to clarify this.
653. In relation to the submission by DOC, rules within the ECO chapter and NFL chapter will manage primary production in areas where there are SNAs, outstanding natural landscapes and outstanding natural features.

### Recommendation

654. I recommend, for the reasons given above, that GRUZ-R1 remains as notified.
655. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.8.26 Matters raised by submitters – GRUZ-R2 and GRUZ-R3

#### GRUZ-R2

656. Jenny Campbell (s136.004) seeks the plan is amended such that no new mines can establish and no previous mines can be re- opened. CFMA (FS22.051) have further submitted against this submission point as any new mine should be assessed on its merits.
657. Greenbriar Ltd. (s128.059) support GRUZ-R2 a notified. The Ministry of Education (s125.057), (s125.058) support GRUZ-R2 and GRUZ-R3, acknowledging that sensitive activities are protected from any mining effects.
658. Straterra Inc (s135.008) support GRUZ-R2 except where it relates to highly productive land as the highly productive land definition in the plan does not currently include land containing minerals. They seek the rule is amended to either remove the sentence ‘The activity is not located on Highly Productive Land, or alternatively, the definition of highly productive land should be amended to incorporate land containing minerals.
659. Waikaka Gold Mines Limited (s129.006) seek additional permitted activity standards including that the activity is not located on a land parcel greater than 20 hectares that is Highly Productive

Land; and a setback of 10m from any waterbody, except an aquifer. The submitter also seeks a restricted discretionary activity status in alignment with the activity status for quarrying and rural industry in GRUZ-R3 and GRUZ-R4.

### Assessment

660. In relation to the submission from Jenny Campbell, mining activity is included in the definition for primary production which is provided for in the GRUZ zone. I note there are consenting requirements with objectives and policies directing that effects from mining are managed. I reject the submission on this basis.
661. In relation to GRUZ-R2, I acknowledge the support from Greenbriar Ltd. (s128.059) and the Ministry of Education (s125.057). In relation to GRUZ-R3, I acknowledge the support from Ministry of Education (s125.058).
662. In relation to the submission from Straterra, I note that my assessment in section 6.4.1 above details the reasons for the definition of 'highly productive land' not including reference to land containing minerals. Further, the wording of GRUZ-R2 does not exclude the ability for highly productive land containing minerals to be mined but instead puts in a consenting pathway for this to be undertaken with consideration of the highly productive nature of the land on which it is being undertaken. This is consistent with clause 3.9 of the NPS-HPL.
663. In response to the Waikaka Gold Mines Limited (s129.006) submission to seek that the activity is not located on a land parcel greater than 20 hectares that is Highly Productive Land I note that there is no evidence presented by the submitter to indicate that below 20 hectares is the size of which a parcel of land ceases to have productive capacity. I note that the NPS-HPL defines productive capacity as including an assessment of physical characteristics, legal constraints and the size and shape of existing and proposed land parcels. Similarly, in response to the submitter's proposed setback of 10m from any waterbody, except an aquifer there is no evidence presented by the submitter to indicate that this is necessary. I note that the submitter also seeks an restricted discretionary activity status in alignment with the activity status for quarrying and rural industry in GRUZ-R3 and GRUZ-R4. In response I note that the potential effects of mining will vary considerably depending on the scale, location and nature of the mining operation and I do not consider it reasonable to limit matters of discretion through a restricted discretionary activity status.
664. I therefore recommend no changes to GRUZ-R2.

### GRUZ-R3

665. Aggregate and Quarry Association (s111.010) oppose GRUZ-R3 in part in relation to permitted rule requirements requiring that the activity cannot be located on highly productive land. They seek this requirement is removed.
666. Fulton Hogan (s122.020) oppose GRUZ-R3. The submitter requests that variable setbacks are put in place that reflect the relative risk from the activities occurring, and that these setbacks are focussed on protecting sensitive activities as follows:

GRUZ-R3 Quarrying Activities

Activity status: Permitted

Where:

1. The quarrying activity is in relation to a Farm Quarry where: (...)
2. The quarrying activity has a total area of extraction open at any one time that does not exceed 2,500 m<sup>2</sup> and ~~is set back~~:
  - (a) Any excavation for extraction is set back at least 200 ~~500~~ metres from a sensitive activity;
  - (b) The boundary of any aggregate processing area is at least 500 metres from a sensitive activity;
  - (c) Any blasting activity is located at least 500 metres from a sensitive activity; ~~or a zone boundary except with the General Industrial Zone (b) 100m from any side or rear boundary (c) 50m from any road~~
3. The quarrying activity is a continuation of a lawfully established activity; and
4. The activity is not located on Highly Productive Land; and (...)

667. Fulton Hogan also request that larger open areas are provided for at any one time. This provides for more options for remediation of areas, while still mitigating effects. For example, if an area is to be rehabilitated as a wetland or other ecological area, more than 2,500 m may be open while the area is shaped and planted. Quarrying occurs on relatively large sites and consists of many components, some of which have greater potential to give rise to adverse effects than others. For example, the creation of screening bunds is part of the quarry and quarrying activity but actually reduces effects. Bunds are included in quarrying activities and therefore requiring these be set back from roads and site boundaries will significantly restrict land for quarrying, without necessarily resulting in lower effects. Applying setbacks to any area where quarrying activities occur (as opposed to just those activities that may have effects) has the potential to unnecessarily restrict the sites available for quarrying.

668. Southland Federated Farmers of New Zealand (s126.156) Rural Ratepayers Group (s143.168), Kevin Robertson (s115.157), Alistair & Bernadette Hunt (s148.169), Ronald Crispin (s60.159), and John Baynes (s68.277) oppose GRUZ-R3 in part as they consider a farm quarry amounts to 'Supporting activities' under 3.9(2)(a) of the NPS-HPL, the submitter seeks quarrying activities for an existing farm quarry should be permitted. The submitter requests performance standard (3) is updated as follows:

3. The activity is not located on Highly Productive Land unless existing use rights apply;

669. Stoney Creek Station Limited (s3.065), Peters Farm Ltd Karen Peters (s127.101), Trudy Bokser (s113.065), Nathan Bokser (s116.065), AW+ JA Johnston Family Trust (s118.065), Reaby Downs Farm Ltd (s18.067), Karen Temple (s19.067), Sarah and Peter Barclay (s20.067), Helen McIntosh (s24.067), John Baynes (s68.069), and Greg Bokser (s117.065) seek changes to highlight that farm quarries are considered to be a supporting activity under the NPS-HPL and therefore should not be restricted on Highly Productive Land. They further seek an additional matter of discretion requiring assessment of the need for the activity to support primary production.

670. Federated Farmers (fs17.078) have further submitted in support of the Stoney Creek Station Ltd submission point.

671. DOC (s109.120) oppose GRUZ-R3 and seeks a discretionary activity status. Where compliance is not achieved it should be considered as a discretionary activity. This is to ensure that consideration of adverse effects on ecological values including indigenous vegetation and habitats of indigenous fauna in line with the RMA, NPS-IB and NPS-FM.
672. Federated Farmers (fs17.078) have further submitted in opposition to DOCs submission point, the further submitter considers the matters of discretion provide an appropriate tool for considering consent applications. Further, GRUZ-R3 does not apply to SNAs, ONLs or ONFs so there is limited justification to further restrict.

### Assessment

673. In relation to the submission from Aggregate and Quarry Association, I note that my assessment in section 6.4.1 above details the reasons for the definition of 'highly productive land' not including reference to land containing minerals. Further, the wording of GRUZ-R3 does not exclude the ability for highly productive land to be quarried but instead puts in a consenting pathway for this to be undertaken with consideration of the highly productive nature of the land on which it is being undertaken. This is consistent with clause 3.9 of the NPS-HPL. The submission is rejected.
674. In relation to GRUZ-R3 and the submission from Fulton Hogan, I acknowledge the submitters reasoning for variable setbacks to account for other activities that form part of a quarrying activity which may locate closer to boundaries than the notified rule permits. I do not consider the submitter has provided convincing evidence or information to justify reducing the setback for excavation for extraction activities from 500m to 200m from sensitive activities. Similarly, I consider ancillary activities such as stockpiling, vehicle parking and/or office buildings should still be setback some distance from boundaries in order to preserve open space and manage potential nuisance effects on neighbouring properties. I note previously under the ODP, all mining and quarrying activities required consent as a discretionary activity. The submitter has not provided an alternative for the area open for extraction at any one time and as such I make no changes in this regard. I do not consider the submitters inclusion of requiring an activity is a continuation of a lawfully established activity as this would preclude new activities which meet the permitted rule requirements from occurring. I further note that GRUZ-R3 provides a consenting pathway as a restricted discretionary activity where the rule requirements are not achieved, along with a supporting policy GRUZ-P5 and GRUZ-P6. I recommend the submission is accepted in part and amendments are recommended to the setbacks proposed.
675. In relation to GRUZ-R3 and Southland Federated Farmers et al, I note that farm quarries are permitted by the performance standard (1) regardless of whether they are located on highly productive land. Nonetheless, I acknowledge clause 3.11 of the NPS-HPL which directs territorial authorities to include objectives, policies, and rules in their district plans to enable the maintenance, operation, or upgrade of any existing activities on highly productive land; and ensure that any loss of highly productive land from those activities is minimised. This includes an activity protected or allowed by section 10 (existing use rights) of the RMA.
676. In relation to GRUZ-R3 and Stoney Creek et al, I do not consider the entire relief sought improves the effectiveness or efficiency of the rule. I note that farm quarries are permitted by the clause (1) regardless of whether they are located on highly productive land. I do however consider the

proposed matter of discretion aligns with the NPS-HPL when applied to farm quarries and so recommend its inclusion.

677. In relation to the submission from DOC, I have reviewed the proposed matters of discretion under GRUZ-R3. All earthworks, activities, buildings and structures are required to be setback from streams and rivers (GRUZ-S7 and EW-S3). Non-compliance with these standards requires resource consent and the matters of discretion include effects on water quality, the nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and /or habitats and natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. The ECO chapter contains rules managing the clearance of indigenous vegetation (ECO-R1), non-compliance requires a resource consent as a discretionary activity and as such the decision maker has discretion to assess ecological values including indigenous vegetation and habitats of indigenous fauna in line with the RMA and NPS-IB. I consider an application for a quarrying activity exceeding the permitted rule requirements under GRUZ-R3 would be required to demonstrate the activity is sufficiently setback from rivers and streams and is in accordance with the ECO chapter rules. Nonetheless, a matter of discretion is appropriate to align with GRUZ-P6 and GRUZ-O2. This will assist in providing the relevant scope of discretion to appropriately assess ecological values, indigenous vegetation and habitats of indigenous fauna in line with the RMA and NPS-IB and NPS-FW.

### Recommendation

678. I recommend no changes to GRUZ-R2.

679. I recommend, for the reasons given above, that GRUZ-R3 is amended as follows:

<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <i>quarrying activity</i> is in relation to a <i>Farm Quarry</i> where:             <ol style="list-style-type: none"> <li>(a) the total area of extraction open at any one time does not exceed 1,500 m<sup>2</sup>; and</li> <li>(b) the activity is set back 100m from a <i>sensitive activity</i>; or</li> </ol> </li> <li>2. The <i>quarrying activity</i> has a total area of extraction open at any one time that does not exceed 2,500 m<sup>2</sup> and <del>is set back:</del> <ol style="list-style-type: none"> <li>(a) <u>excavation for extraction activity, any aggregate processing area, and any blasting activity is setback:</u> <ol style="list-style-type: none"> <li>i. 500 metres from a <i>sensitive activity</i> or a <i>zone boundary</i> except with the General Industrial Zone</li> <li>ii. 100m from any side or rear <i>boundary</i></li> </ol> </li> </ol> </li> </ol>	<p><b>Activity status where compliance is not achieved:</b></p> <p>Restricted Discretionary</p> <p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. Location and scale of the activity.</li> <li>2. The timing and duration of the activity.</li> <li>3. Sediment and erosion <i>effects</i> and management.</li> <li>4. <i>Effects</i> on ground stability.</li> <li>5. The effects on rural character and <i>amenity values</i> of the surrounding <i>environment</i>.</li> <li>6. Any potential <i>reverse sensitivity effects</i> and/or conflict with existing activities, and the ability to mitigate these effects.</li> <li>7. Services.</li> </ol>
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<p>iii. 50m from any <i>road boundary</i>; and  <b>(b) All other activity associated with the quarry activities is setback 50m from any boundary.</b></p> <p>3. The activity is not located on <i>Highly Productive Land</i> <b>unless it is an existing lawfully established activity</b>; and</p> <p>4. The area is progressively stabilised, filled or recontoured; and</p> <p>5. Any new <b>or relocated</b> <i>building or structure</i> and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7.</p>	<p>8. Safety and suitability of <i>access and effects</i> on the <i>transport network</i> from additional traffic generation.</p> <p>9. Protection of <i>Highly Productive Land</i>.</p> <p>10. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.</p> <p>11. The matters of discretion of any infringed standard.</p> <p>12. <b>The extent the farm quarry supports primary production.</b></p> <p>13. <b>Effects on ecology values, including indigenous biodiversity and the potential for compensation or offsetting.</b></p>
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680. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

681. The following evaluates the recommendation to amend GRUZ-R3 under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The proposed changes provide clarity in relation to types of quarrying activities which are considered to generate significant adverse effects on sensitive activities. The inclusion of the exemption for lawfully established activities in relation to highly productive land gives effect to this higher order document, just as the additional matter of discretion does. This approach is consistent with relevant objectives including GRUZ-O1 and GRUZ-O5.

#### Costs and benefits

The benefits of the proposal are that activities ancillary to quarrying can occur closer to boundaries which may provide for a more efficient use of land. There are potential costs with reducing the setback of the entire activity however this is outweighed by the purpose of the zone which is to enable primary production activities.

#### Risk of acting or not acting

There is the potential for quarry activities to be unnecessarily restricted if the amendment are not made.

#### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve GRUZ-02 and GRUZ-05, than the notified version of the PDP.

### 6.8.27 Matters raised by submitters – GRUZ-R4, GRUZ-R5, GRUZ-R6, GRUZ-R7, GRUZ-R8

#### GRUZ-R4 & GRUZ-R8

682. RCNZ (s145.010), (s145.011) seek an amendment to GRUZ-R4 – Rural Industry and GRUZ-R8 – Light Industrial Activity to explicitly exclude rural contractor depots. The submitter has requested a new definition for a rural contractor depot and a corresponding rule in the GRUZ. The proposed rule is detailed below in Table 15. The submitter has sought additional changes to GRUZ-R4 to remove standards relating to setbacks and building size, amend the building setback to relate to buildings only, delete the standard relating to the activity area such that no limit applies and enable buildings up to 3000m<sup>2</sup>.
683. Federated Farmers (fs145.010), (fs17.082) have further submitted in support of RCNZ (s145.010) to ensure GRUZ-R4 is not unreasonably restrictive for rural contractor depots.

<b>Table 14</b>	
GRUZ-R 4a  All areas	<p><u>Rural Contractor Depot Activity status: Permitted</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <li><u>1. Any new building, structure and activity complies with standards GRUZ-S2, GRUZ-S7 and GRUZ-S8.</u></li> <li><u>2. The rural contractor depot (including associated vehicle access, parking and manoeuvring areas) is set back at least 50m from any side or rear boundary.</u></li> <li><u>3. The rural contractor depot (including associated parking and manoeuvring areas) is set back at least 10m from any road boundary.</u></li> <li><u>4. The activity has no customers coming to site;</u></li> <li><u>5. There are a maximum of 12 staff working on site at any time.</u></li> <li><u>6. Any building must not exceed 3000m<sup>2</sup>.</u></li> </ol> <p><u>Activity status where compliance is not achieved with: GRUZ-R4A(1) to GRUZ-R4A(6): Restricted Discretionary</u></p> <p><u>Matters of discretion:</u></p> <ol style="list-style-type: none"> <li><u>1. Location and scale of the activity.</u></li> <li><u>2. The effects on rural character and amenity values of the surrounding environment.</u></li> <li><u>3. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects.</u></li> <li><u>4. Services.</u></li> <li><u>5. Safety and suitability of access and effects on the transport network from additional traffic generation.</u></li> <li><u>6. The matters of discretion of any infringed standard.</u></li> </ol>



## Assessment

684. In relation to GRUZ-R4 – Rural Industry, the submitter proposes definition for a rural contractor depot as follows:

Rural Contractor Depot: The land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business that directly supports, services or is dependent on primary production.

685. A 'rural contractor depot' falls into the definition of 'rural industry' which means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production. I do not consider there is enough reasoning or information in the submission to support a new activity definition and subsequent rule.
686. I have undertaken site visits of existing rural industry activities, including rural contractor depots and yards, in the district, in order to fully understand the use of the sites. The submitter has requested the additional rule for rural contractor depots enables a 50m setback from any side or rear boundary, a 10m road setback, 12 staff working on site at any time and buildings up to 3000m<sup>2</sup>. I consider amendments can be made to GRUZ-R4 which will enable rural contractor depots of a certain scale, aligning to a degree with the relief sought by the submitters.
687. I consider enabling customers to visit the site is appropriate. This affords more flexibility for rural industries, including rural contractor depots than the submitter requested, and would account for customers visiting the site to review machinery or buy products such as gravel. The limit of 20 is to ensure the scale of the activity is managed, such that vehicle movements are limited, and the site is not overly commercial in nature. I agree with the submitter that a 50m setback from side and rear boundaries is acceptable, however, to mitigate visual effects I recommend the activity is screened with either bunding or planting. This will further limit visual effects of any outdoor storage of materials and machinery. The road setback and number of staff requirements align in both rules therefore I recommend no changes. In relation to the area required for the activities and proposed building size, I consider space for the manoeuvring of large machinery and outdoor storage is necessary. Buildings include multi-bay sheds for storage and workshops. I do not consider a 3000m<sup>2</sup> building size is appropriate. The 3000m<sup>2</sup> in the plan is limited to primary production activities to account for wintering barns and large-scale storage for farming operations. The Rural Industry Precinct enables larger scale rural industry activities and very large buildings. It is important to manage the scale of rural industry in the GRUZ as directed by GRUZ-O3 in order to achieve GRUZ-O1. On that basis, I consider the area permitted for rural industry activities is increased to 5000m<sup>2</sup> and the total building coverage of buildings on site for the activity is limited to 1000m<sup>2</sup>.
688. This has increased the scale of GRUZ-R4 a great deal, however I consider this is necessary accommodate the activity, given the characteristics of heavy machinery, tractors and trailers. I further highlight that non-compliance with this rule results in a restricted discretionary activity consent with specific matters of discretion. Activities which exceed these parameters are therefore not discouraged, but require assessment to confirm their suitability in the GRUZ zone.

689. Given the proposed amendments to GRUZ-R4, I do not consider it is necessary to include an additional definition and activity rule for 'rural contractor depots'. Changes to GRUZ-R8 are therefore not necessary.

#### GRUZ-R5

690. Southland Federated Farmers of New Zealand (s126.157), Rural Ratepayers Group (s143.169), Kevin Robertson (s115.158), Alistair & Bernadette Hunt (s148.170), Ronald Crispin (s60.160), John Baynes (s68.278) and Stoney Creek Station Limited (s3.066), Peters Farm Ltd Karen Peters (s127.102), Trudy Bokser (s113.066), Nathan Bokser (s116.066), AW+ JA Johnston Family Trust (s118.066), Reaby Downs Farm Ltd (s18.068), Karen Temple (s19.068), Sarah and Peter Barclay (s20.068), Helen McIntosh (s24.068), John Baynes (s68.070), and Greg Bokser (s117.066) support GRUZ-R5 – Woodlots as drafted.

691. CFMA (s99.032) oppose GRUZ-R5 – Woodlots and considers it should be a discretionary activity. The objectives and policies seek the protection of high soil values yet the establishment of new exotic forestry on these soils remains a permitted activity. In order to retain those high value soils for food production, new exotic forestry on highly productive land should be a discretionary activity.

692. Port Blakely Limited (fs10.004) have further submitted in opposition of the CFMA submission point regarding GRUZ-R5. The use of highly productive soils is governed by the NPS-HPL. According to the NPS-HPL, land based primary production includes forestry activities.

693. Hamish Weir has further submitted in support of the CFMA submission point regarding GRUZ-R5.

#### Assessment

694. Support for GRUZ-R5 is acknowledged.

695. I consider CFMA raise an interesting point in relation to exotic forestry and encourage further information in support of their submission to be tabled for discussion at the hearing.

696. I have recommended the definition of woodlot is updated as follows:

Means a stand of trees for the purposes of firewood, the creation of other wood products, ~~a carbon sink-exotic continuous-cover forest~~, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.

697. I consider with the amendments to the definition, woodlots now include new exotic forestry. The changes to the NES-CF also now enables Council's to manage afforestation activities<sup>25</sup>.
698. I recommend GRUZ-R5 is amended to enable woodlots up to 1 hectare. Woodlots exceeding one hectare will require consent as a discretionary activity.
699. This will not apply to plantation forestry, which must exceed one hectare, be planted for commercial purposes and will be harvested or replanted. This is permitted under GRUZ-R1 but remains subject to the NES-CF.
700. If the forestry activity exceeds one hectare, and is deliberately established for commercial purposes for commercial purposes but will not be harvested or replanted; or is intended to be low intensity harvested or replanted, this will fall into the definition of exotic continuous-cover forest and will be managed by the district plan and the NES-CF.
701. I acknowledge the NPS-HPL defines land-based primary production as including production from forestry activities, that is reliant on the soil resource of the land. I consider the Council can manage this particular type of forestry activity, and still align with the NPS-HPL.

#### GRUZ-R6

702. DOC (s109.121), Ravensdown Limited (s28.015), NZAAA (s156.014) and New Zealand Helicopter Association (s63.018) and Ballance Agri-Nutrients (s87.009) support GRUZ-R6 – Conservation Activities as notified as they support conservation activities as a permitted activity. They consider this includes weed and pest control undertaken by aircraft.
703. Stoney Creek Station Limited (s3.067), Peters Farm Ltd Karen Peters (s127.103), Trudy Bokser (s113.067), Nathan Bokser (s116.067), AW+ JA Johnston Family Trust (s118.067), Reaby Downs Farm Ltd (s18.069), Karen Temple (s19.069), Sarah and Peter Barclay (s20.069), Helen McIntosh (s24.069), John Baynes (s68.071), and Greg Bokser (s117.067) support GRUZ-R6 - Conservation Activities and a permitted activity status for conservation activities.
704. NZAAA (fs4.39) have further submitted in support of New Zealand Helicopter Association, Ravensdown Limited, Ballance Agri-Nutrients and Stoney Creek Station Limited et al.
705. CFMA (s99.033) seek clarification that the rule includes any associated buildings and development and these are to be assessed under GRUZ-R6 - Conservation Activities. Many

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<sup>25</sup> Resource Management (National Environmental Standards for Commercial Forestry) Amendment Regulations 2023: Regulation 6 amended (Plan rules may be more stringent than these regulations)

conservation activities require buildings and development. However, it is not made clear that any buildings and/or development would be subject to standards GRUZ-S1-S6 and any non-compliance with those standards would be a restricted discretionary activity.

## Assessment

706. Support for GRUZ-R6 is acknowledged. The definition of conservation activity states the 'use of land or the management, maintenance and enhancement of ecological values for indigenous vegetation and fauna and their habitats'. The definition further references fencing. The activity does not extend to buildings. If the submitter can provide further evidence at the hearing of the types of buildings associated with a conservation activity, then the rule can be re-visited.

## GRUZ-R7

707. Stoney Creek Station Limited (s3.068), Peters Farm Ltd Karen Peters (s127.104), Trudy Bokser (s113.068), Nathan Bokser (s116.068), AW+ JA Johnston Family Trust (s118.068), Reaby Downs Farm Ltd (s18.070), Karen Temple (s19.070), Sarah and Peter Barclay (s20.070), Helen McIntosh (s24.070), John Baynes (s68.072), and Greg Bokser (s117.068) support in part GRUZ-R7 – Residential Activity but seek minor amendment as follows:

### Residential Activity

Activity status: Permitted

Where:

1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and
2. Any new building, ~~addition~~, or ~~external~~-alteration that increases the number of habitable rooms and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and
3. For minor residential units, the maximum floor area shall be 80m<sup>2</sup>; and
4. The residential unit is connected to telecommunications services (whether hardwired or wireless).

Activity status where compliance is not achieved with:

GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion.

GRUZ-R7~~(3)~~(2): Restricted Discretionary

Matters of Discretion:

1. The matters of discretion of any infringed standard.

GRUZ-R7(3): ~~Non-Complying~~ Discretionary

GRUZ-R7(4): Restricted Discretionary

Matters of Discretion:

1. Whether any form of telecommunication is available at the location the proposed residential unit
2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site

708. Federated Farmers (fs17.081) further submitted in support of Stoney Creek Station Limited (s3.068) et al in relation to GRUZ-R7, as they consider the amendments ensures that the application of zone standards is restricted to alterations that increase the habitable area of a building only.
709. Mercury NZ Limited (s130.046) seek additional matters of discretion within GRUZ-R7 to ensure resource consent consider reverse sensitivity effects on existing and authorised activities in the rural environment, and the potential to constrain the ability to utilise renewable energy resources. Contact Energy Ltd (FS24.058) have further submitted in support of this submission point. Mercury NZ Limited (s130.050) also oppose GRUZ-S1 and seek an amendment to include an additional matter of discretion to recognize the ability of the development to constrain the future use of renewable energy resources.

### Assessment

710. In relation to the submission points for GRUZ-R7, I do not consider it is necessary to identify the establishment of 'new' residential units in the rule. If multiple residential units are existing on sites less than 40 ha they are protected by existing use rights. Additional residential units proposed on the property will be subject to GRUZ-R7. Clause (2) of the rule enables both new buildings associated with an existing residential activity, for example a garage; or alterations to an existing building used for residential activity. Requiring an increase in habitable rooms would restrict the rules applicability to accessory buildings. I agree with the submissions amendment to correct a drafting error 'GRUZ-R7(3)(2)'. The non-complying activity status for the size of minor units is intentional to discourage the size of the unit increasing to a degree where it is no longer a minor unit.
711. Mercury NZ Ltd and Contact Energy Ltd seek matters of discretion to recognise renewable electricity generating activities. For additional residential units breaching density or additional minor units, either a restricted discretionary consent is required, or non-complying. The matters of discretion for GRUZ-S1, where a density of 1 residential unit per 8 hectares is met, a matter of discretion is included to consider potential reverse sensitivity effects and/or conflict with existing activities. I therefore consider the submitters concerns are addressed by the existing provisions.

### Recommendations

712. I recommend, GRUZ-R4 is amended as follows:

Activity status: Permitted  
Where:

1. Any new *building, structure* and activity complies with standards ~~GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5~~, GRUZ-S6, GRUZ-S7 and GRUZ-S8.
2. There are no more than 20 customers coming to *site* on any day.
3. The activity is set back ~~100~~50m from any side or rear *boundary* and screened as follows:  
Either:
  - (i) planting and/or landscaping to a minimum depth of 2 metres with species that will grow to at least 2m in height; or
  - (ii) mounding which has a maximum height of 2.5m and a minimum horizontal to vertical ratio of 2:1.
4. Any building or structure ~~The activity~~ is setback 10m from any *road boundary*.
5. There are a maximum of 12 staff working on-site at any point in time.
6. The activity is over an area no greater than ~~15~~000m<sup>2</sup>.
7. The total building coverage for the activity shall be no more than 1000m<sup>2</sup>.

713. I recommend GRUZ-R5 is amended as follows:

<p>GRUZ-R5 – Woodlots  <b>Activity status:</b> Permitted  <b>Where:</b>  1. The activity is the establishment of a new, or expansion of an existing <i>woodlot</i> <u>that does not exceed one hectare.</u></p>	<p><b>Activity status where compliance is not achieved:</b> <del>N/A</del> Discretionary</p>
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714. No change is recommended to GRUZ-R6 and GRUZ-R8.

715. I recommend GRUZ-R7 is amended to correct the drafting error as follows: GRUZ-R7 ~~(3)~~(2)

716. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

717. The following evaluates the recommendation to amend GRUZ-R4 and GRUZ-R7 under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP. I consider GRUZ-R4 as drafted would have resulted in unnecessary resource consents for rural industry activities which

support primary production in the zone. Increasing the area the activity can occupy reflects the intended use as its likely the activities will include large vehicle manoeuvring and outdoor storage. In this respect the efficiency of the plan and consistency with objectives GRUZ-O1 and GRUZ-O3 is improved.

Amending GRUZ-R5 acknowledges that the NES-CF enables Councils to manage afforestation activities.

Amending GRUZ-R7 will improve the effectiveness of the plan as ambiguity have been removed.

#### Costs and benefits

The benefits of the proposal is that less rural industry activities will require consent as the permitted parameters better reflect the operational requirements of the activity. There are potential costs in that an increased area has been enabled for the activity which isn't primary production, however I consider this cost is outweighed as the activity supports primary production. This aligns with GRUZ-O3.

#### Risk of acting or not acting

There is the potential for consents to be required for every rural industry activity if the standards are not amended. A total activity area of 1000m<sup>2</sup> is unnecessarily restrictive.

By permitting forestry activities larger than one hectare, that are exotic continuous-cover forest, primary production land may be compromised.

#### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the Objective GRUZ-O3 than the notified version of the PDP.

### **6.8.28 Matters raised by submitters – GRUZ-R9, GRUZ-R10, GRUZ-R11, GRUZ-R12, GRUZ-13**

#### GRUZ-R9

718. Stoney Creek Station Limited (s3.069), Peters Farm Ltd Karen Peters (s127.105), Trudy Bokser (s113.069), Nathan Bokser (s116.069), AW+ JA Johnston Family Trust (s118.069), Reaby Downs Farm Ltd (s18.071), Karen Temple (s19.071), Sarah and Peter Barclay (s20.071), Helen McIntosh (s24.071), John Baynes (s68.073), and Greg Bokser (s117.069) support GRUZ-R9 as drafted.
719. Southland Federated Farmers of New Zealand (s126.158), Rural Ratepayers Group (s143.170), Kevin Robertson (s115.159), Alistair & Bernadette Hunt (s148.171), Ronald Crispin (s60.161), and John Baynes (s68.279) oppose GRUZ-R9 in part as they do not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, they think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility during a busy period. These rules are over regulatory.

## Assessment

720. In relation to GRUZ-R9, support for the activity rule is acknowledged. The proposed rule requirements identifying appropriate commercial activities, hours of operation, number of staff and built form standards are proposed to manage the scale of the activities. Activities extending beyond this have the potential to generate adverse effects, for example, in relation to noise, traffic generation and lighting. I note the proposed hours of operation do not restrict staff from operating outside of the hours, but rather visitors to the site. Should an activity require more than 12 staff, a resource consent is required so that the potential effects of the scale of the activity can be assessed. It may be inappropriate for the activity, if extensive in scale, to locate on land anticipated for primary production use. This aligns with GRUZ-P9 which enables small scale industrial activity, commercial activity, and other non-rural activities where the activity has a genuine link with the rural land and primary production activities, and gives effect to GRUZ-O3. As such I recommend no changes to GRUZ-R9.

### GRUZ-R10

721. MoE (s125.060) support in part GRUZ-R10 as it provides for the establishment and operation of educational facilities. MoE (s125.061) seek that Education facilities are provided for as permitted activities, where there is a potential population to support them. A range of educational facilities should be enabled in the GRUZ as they are essential social infrastructure. The maximum number of people on site places unreasonable restrictions on educational facilities. When compliance is not met, the activity status shall be restricted discretionary as it provides flexibility without unreasonable restrictions for education facilities that may be best placed to serve educational needs in the GRUZ. MoE seek the following amendments to GRUZ-R10.

#### Education Facilities

Activity Status: Permitted

Where:

~~1. The activity is a rural based education facility centred on agriculture sector training~~

~~1. Hours of operation are between 0700 and 1900; and~~

~~2. A maximum of 12 people (staff and students) on site at any one time~~

~~2. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.~~

2. Any new building, structure and activity complies with zone standards GRUZ-S1 - GRUZ-S6

~~Activity status where compliance not achieved with: GRUZ-R10(1) to GRUZ-R10(3):~~

~~Discretionary GRUZ-R10(4): Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard.~~

Activity status where compliance not achieved: Restricted Discretionary

Matters of discretion are restricted to:

1. Adverse effects on the rural amenity values of adjoining rural properties and the surrounding area are avoided or mitigated; and

2. The character and quality of the surrounding area is not compromised; and

3. They contribute to the health and wellbeing of people in the surrounding area; and

4. The scale, form and design of any building means the amenity values of the surrounding area are maintained; and



5. Road safety and efficiency is maintained; and

6. The activity has an operational or functional need to locate in the General Rural Zone.

7. The matters of discretion of any infringed standard.

722. Southland Federated Farmers of New Zealand (s126.159), Rural Ratepayers Group (s143.033), Kevin Robertson (s115.029), Alistair & Bernadette Hunt (s148.041), Ronald Crispin (s60.031), and John Baynes (s68.149) oppose GRUZ-R10 in part. The submitter does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, the submitter considers this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.

### Assessment

723. In relation to GRUZ-R10 and the submission by MoE, I consider that the purpose of GRUZ is to provide for primary production activities and those activities which support primary production. This includes limited light industrial and commercial activities alongside residential activities. The permitted rule requirements requiring a rural based education facility focused on the agricultural sector should remain. A large-scale residential development is not anticipated within the zone. Education facilities such as schools, are typically best located within the community they serve and in a manner which avoids adverse effects on students, such as from odour, excessive noise etc. Furthermore, education facilities have the potential to generate reverse sensitivity effects.

724. I consider it may be inappropriate for an educational facility, if extensive in scale and not connected to the agricultural sector, to locate on land anticipated for primary production use. In the event, MOE propose a school site within the GRUZ the likely outcome would be a Notice of Requirement process to designate a site. On this basis, I recommend no change to GRUZ-R10 and therefore reject MoE submission (s125.061).

725. In relation to GRUZ-R10 and the submission by Southland Federated Farmers et al, I consider the proposed rule requirements identifying appropriate hours of operation, number of staff and built form standards are necessary to manage the scale of the activities. Activities extending beyond this have the potential to generate adverse effects, for example, in relation to noise, traffic generation and lighting. Should an activity exceed the rule requirements a resource consent is required so that the potential effects of the scale of the activity can be assessed. It may be inappropriate for the activity, if extensive in scale, to locate on land anticipated for primary production use. This aligns with GRUZ-P9 which enables small scale industrial activity, commercial activity, and other non-rural activities where the activity has a genuine link with the rural land and primary production activities, and gives effect to GRUZ-O3. On this basis, I recommend the submissions in relation to GRUZ-R10 are rejected.

726. Clause 16(2) of the RMA allows a local authority to make an amendment to a proposed plan without using a Schedule 1 process, where such an alteration is of minor effect, or may correct any minor errors. Within the GRUZ rule GRUZ-R10 references "Education Facility" however, the PDP provides a definition of "Educational Facility" which aligns with the National Planning Standards. To provide consistency in terminology across the PDP and increase Plan useability

and interpretation I consider it appropriate to amend the reference to education facility for GRUZ-R10.

#### GRUZ-R11

727. Stoney Creek Station Limited (s3.070), Peters Farm Ltd Karen Peters (s127.143), Trudy Bokser (s113.107), Nathan Bokser (s116.107), AW+ JA Johnston Family Trust (s118.107), Reaby Downs Farm Ltd (s18.109), Karen Temple (s19.109), Sarah and Peter Barclay (s20.109), Helen McIntosh (s24.109), John Baynes (s68.111), and Greg Bokser (s117.101) support GRUZ-R11 as drafted.
728. Southland Federated Farmers of New Zealand (s126.184), Rural Ratepayers Group (s143.033), Kevin Robertson (s115.029), Alistair & Bernadette Hunt (s148.041), Ronald Crispin (s60.031), and John Baynes (s68.149) oppose GRUZ-R11 in part and seek the occupancy is increased to 8 persons instead of 5. The submitter considers 5 persons is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom house is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farm stay.

#### Assessment

729. In relation to GRUZ-R11, support for the rule is acknowledged. The submission from Southland Federated Farmers et al seeks to increase the occupancy level to 8 persons. The submitter proposed that a typical 4 bedroom house may have three bedrooms free to supply a farm stay and therefore two per bedroom amounts to 6 people. The submitter has not provided additional assessment as to why 8 people is acceptable. I consider the limit as drafted of 5 people is reflective of a typical 'car load' of people. The activity is intermittent in nature. I consider given the rural environment, the activity will be the setback from neighbours, ample space onsite for parking is likely and the nature of a homestay requiring a permanent occupier assists with the management of the activity. Taking this into account I recommend the occupancy is increased to 8 persons. In order to avoid any confusion, I recommend 'persons' is amended to 'guests' to clarify that this is in addition to those living permanently on site.

#### GRUZ-R12

730. Southland Federated Farmers of New Zealand (s126.160), Rural Ratepayers Group (s143.033), Kevin Robertson (s115.029), Alistair & Bernadette Hunt (s148.041), Ronald Crispin (s60.031), and John Baynes (s68.149) oppose GRUZ-R12 in part. The submitter does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, the submitter considers this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home business in a rural environment where disturbance is unlikely. This rule is over regulatory.

#### Assessment

731. In relation to GRUZ-R12, the submission from Southland Federated Farmers et al seeks to remove restriction on operating hours and delivery times. I agree there are instances for where home businesses may extend beyond typical working day hours if the business is online based. I consider the rule requirements restricting people visiting the site for business purposes (e.g.

deliveries or as customer) is necessary. This aligns with GRUZ-P9 which enables small scale commercial activity and gives effect to GRUZ-O3. I recommended the standard relating to operating hours is deleted.

#### GRUZ-13

732. Stoney Creek Station Limited (s3071), Peters Farm Ltd Karen Peters (s127.143), Trudy Bokser (s113.107), Nathan Bokser (s116.107), AW+ JA Johnston Family Trust (s118.107), Reaby Downs Farm Ltd (s18.109), Karen Temple (s19.109), Sarah and Peter Barclay (s20.109), Helen McIntosh (s24.109), John Baynes (s68.111), and Greg Bokser (s117.101) support GRUZ-R13 as notified.

#### Assessment

733. Support for GRUZ-R13 is acknowledged and I recommend no proposed changes.

#### Recommendation

734. No change is recommended to GRUZ-R9 and GRUZ-R13.

735. I recommend GRUZ-R10 is amended to align the with Planning Standards term 'Educational Facility'. See **Appendix A**.

736. I recommend GRUZ-R11 is amended to enable 8 guests per homestay activity. See **Appendix A**.

737. I recommend GRUZ-R12 is amended to remove reference to the hours of operation of the home business. See **Appendix A**.

738. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

#### Section 32AA Evaluation

739. The following evaluates the recommendation to amend GRUZ-R10, GRUZ-R11 and GRUZ-R12 under section 32AA of the RMA.

##### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner by aligning terms with the National Planning Standards (GRUZ-R10). Removing the operating hours for home businesses recognises the scope of e-commerce. This will improve the useability of the plan as it will remove uncertainty for home businesses that do trade online which is effectively twenty-four hours. The amendment to GRUZ-R10 aligns with the National Planning standards. The proposed amendment will better align with the objectives requiring management of non-primary production activities, specifically GRUZ-O3 and GRUZ-O5.

##### Costs and benefits

Enabling the increase of people for the Homestay activity will economically benefit residents in the district who may use farm stays as an additional income stream. Equally the ability to operate home business without a restriction on opening hours will result in an economic benefit. Visitor and deliveries will still be managed such that nuisance effects do not arise. There are no apparent costs with the proposal.

### Risk of acting or not acting

There is the potential for increased consent numbers if the changes aren't made as the operating hours for e-commerce businesses which are twenty-hours would require a consent.

### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve Objective GRUZ-O3 than the notified version of the PDP.

## 6.8.29 Matters raised by submitters – GRUZ-R16

740. Submissions received in relation to agricultural aviation within the PDP are detailed at section 6.5.5 above.
741. The submissions identified relate to the general provision for agricultural aviation within the PDP, which will be addressed as part of the consideration of the management of noise in the district in Hearing Stream 6. If new or amended objectives, policies, rules or standards are added through Hearing Stream 6 consequential amendments to the relevant zone chapters will be considered as part of that assessment.

### **Recommendation**

742. I recommend, for the reasons given above, that decisions on agricultural aviation specifically GRUZ-R16 be deferred and considered as part of Hearing Stream 6 (Noise) to allow for a plan wide consideration of the management of noise in the District.
743. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

## 6.8.30 Matters raised by submitters – GRUZ-R17, GRUZ-R18, GRUZ-R19, GRUZ-R20

### GRUZ-R17, GRUZ-R18, GRUZ-R19

744. Stoney Creek Station Limited (s3.073), Peters Farm Ltd Karen Peters (s127.109), Trudy Bokser (s113.073), Nathan Bokser (s116.073), AW+ JA Johnston Family Trust (s118.073), Reaby Downs Farm Ltd (s18.075), Karen Temple (s19.075), Sarah and Peter Barclay (s20.075), Helen McIntosh (s24.075), John Baynes (s68.077), and Greg Bokser (s117.073) seek clarification on the activity status for GRUZ-R17 - Visitor Accommodation.
745. MoE (s125.062) support GRUZ-R18 – Sensitive Activity and seek it is retained as notified.
746. Mercury NZ Limited (s130.047) (s130.048) oppose GRUZ-R17 and GRUZ-R18. They seek that development within the rural environment is managed and cognisant of reverse sensitivity effects on existing and authorised activities in the rural environment noting their potential to constrain the ability to utilise renewable energy resources.
747. FENZ (s124.111) oppose GRUZ-R19 – Emergency Service Facility and seek that Emergency Service Facilities are provided for in the GRUZ as a permitted activity subject to building rule

requirements. Emergency service facilities are provided for in this Zone as a discretionary activity. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the rule requirements within.

### Assessment

748. In relation to GRUZ-R17, Stoney Creek Station are correct that the activity status should be discretionary. I accept the submission in this regard.
749. Support for GRUZ-R18 is acknowledged.
750. In relation to the submission by Mercury Energy in relation to GRUZ-R17 and GRUZ-R18, the submission does not state that any relief is sought. Given the reasons for their opposition to the rules it could be assumed they seek acknowledgement that sensitive activities can cause reverse sensitivity effects on renewable energy activities. As no relief is put forward I am unsure what changes to the rule could achieve this. The Infrastructure Chapter and Energy Chapter affords protection to infrastructure through objectives ENRG-O4 and INFR-O3 and policy ENRG-P8 and INFR-P6. I therefore propose no changes to GRUZ-R17 and GRUZ-R18 based on the submission by Mercury Energy.
751. In relation to a more permissive provision for Emergency Service Facilities, I acknowledge the importance of emergency services facilities to the health, safety and wellbeing of people and the community. Under the PDP, Emergency Service Facilities are managed in the GRUZ through a discretionary activity status, rather than being permitted. The GRUZ is removed from urban areas but may be a viable location for facilities in terms of access to the wider rural areas. Nonetheless, the nature and scale of all Emergency Services Facilities may not be appropriate in all locations, and in some instances may not be compatible with the character and amenity of the surrounding area. Given the vast area the GRUZ covers, and therefore the potential for various site constraints, I do not consider a restricted discretionary activity status is appropriate. FENZ have not provided or alternatives to demonstrate how the effects of Emergency Services Facilities are proposed to be managed if not managed through a resource consent process, and at this time I consider that the evidence provided in the submission does not warrant an amendment to the notified PDP.

### GRUZ-R20

752. Mercury NZ Limited (s130.049) oppose GRUZ-R20 and seek an additional performance standard excluding the provision of critical infrastructure / renewable electricity generation activities from the catch all non-complying activity rule. Alternatively, the submitter seeks a new rule to specifically provide for critical infrastructure and renewable electricity generation activities.

753. Stoney Creek Station Limited (s3.074), Peters Farm Ltd Karen Peters (s127.110, Trudy Bokser (s113.074), Nathan Bokser (s116.074), AW+ JA Johnston Family Trust (s118.074), Reaby Downs Farm Ltd (s18.076), Karen Temple (s19.076), Sarah and Peter Barclay (s20.076), Helen McIntosh (s24.076), John Baynes (s68.078), and Greg Bokser (s117.074) oppose GRUZ-R20 and seek it is amended as follows:

GRUZ-R20 All other activities

Activity Status: ~~Non-complying~~ **Permitted**

1. Any activities, including associated buildings, not otherwise provided for in the list of rules **that comply with all General Rural Zone standards.**

Activity Status where compliance is not achieved: ~~N/A~~ **Discretionary**

754. Federated Farmers (fs17.083) have further submitted in support of the Stoney Creek submission.

### Assessment

755. In relation to GRUZ-R20, the zone rules have been constructed to enable (permitted or controlled activity), manage (restricted-discretionary or discretionary activity) or avoid (non-complying or prohibited activities) activities depending on their appropriateness within the GRUZ. The GRUZ objectives and policies have been designed to align with this framework.

756. Where the limits or standards of these activities are not met, resource consent as a restricted discretionary activity is required, rather than as a discretionary activity consent under the Operative District Plan. Development that does not meet bulk and location standards also typically default to restricted discretionary activities. The GRUZ typically enables primary production and rural industry but avoids activities that may result in reverse sensitivity effects on primary production activities (GRUZ-P10) such as large-scale retail activities and rural lifestyle activities that are not supporting primary production (GRUZ-R7). While there may be activities that the PDP has not anticipated that default to non-complying, this is appropriate as they would then be considered against the objectives and policies of the zone in which the activity is proposed, as required by assessment of activities under section 104.

757. This aligns with the approach and reasoning put forward in Hearing Stream 1. The non-complying activity status does not automatically mean resource consent would not be granted and in Port Otago the Court made it clear that avoid does not, in a purist sense, mean total avoidance. It considers that avoidance can be achieved either at the outset or through mitigation, remedying, assessment criteria, conditions and adaptive management that have been applied to reduce the harm, so it is no longer material. It provides clear direction that the section 104(d) "gateway test" should be applied to determine the appropriateness of the activity.

758. Defaulting activities instead to discretionary where policies have a 'manage' approach could be insufficient to provide clear direction to plan users and decision makers and inadequate at ensuring sufficient mitigation is applied. The PDP use of 'enable', 'manage' and 'avoid' in policy direction correlates clearly to the rule framework to provide clear direction and achieve the purpose of the objectives and therefore the purpose of the RMA.

## Recommendation

759. I recommend, GRUZ-R17 is amended to correct the drafting error such that the activity status is discretionary as requested by the submitters.
760. I recommend GRUZ-R18 is amended to correct the drafting error such that the reference to GRUZ-R19 is removed. This rule is dealt with in full under GRUZ-R19 and the reference in GRUZ-R18 is a typo. Clause 16(2) of the RMA allows a local authority to make an amendment to a proposed plan without using a Schedule 1 process, where such an alteration is of minor effect, or may correct any minor errors.
761. No changes are recommended to GRUZ-R19 and GRUZ-R20.
762. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.8.31 Matters raised by submitters – GRUZ-S1 (Density)

763. GRUZ-S1 focuses on the density management of the GRUZ. This has been addressed at paragraphs XXXX above and so will not be repeated here.
764. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.8.32 Matters raised by submitters – GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6

#### GRUZ-S2 - Building Coverage

765. FENZ (s124.113) support GRUZ-S2 in part but seek that emergency service facilities are exempt from building coverage standards in all areas (including the Rural Industry Precinct).
766. Resolution Developments Limited (s17.001) opposes GRUZ-S2 as they consider the building coverage proposed for the Rural Industry Precinct (5%) does not account for all rural industry activities. The submitter notes rural industry incorporates services such as PGG Wrightson and Farmlands. The concern is that proposals for these businesses in the Precinct will all trigger the need for Resource Consent requiring neighbour approvals discouraging them from establishing. The intention to establish is indicated by zoning but contradicted by rules. The geotechnical constraints of the site will naturally limit the density of the area as a whole and this increase in coverage should be considered in this light. They seek the following amendment:

The maximum building coverage shall not exceed 5 percent per site where the building is used for a rural industry activity on sites greater than 7,000m<sup>2</sup>. Where sites are equal to or less than 7,000m<sup>2</sup>, building coverage shall not exceed 25 percent of the site.

767. Federated Farmers (fs17.084) has further submitted in support of Resolution Developments Limited.

#### GRUZ-S3 - Building Size



768. Stoney Creek Station Limited (s3.076), Peters Farm Ltd Karen Peters (s127.143), Trudy Bokser (s113.076), Nathan Bokser (s116.076), AW+ JA Johnston Family Trust (s118.076), Reaby Downs Farm Ltd (s18.078), Karen Temple (s19.078), Sarah and Peter Barclay (s20.078), Helen McIntosh (s24.078), John Baynes (s68.080), and Greg Bokser (s117.076) oppose GRUZ-S3 – Building Size. The matters of discretion do not recognise that supporting activities (as defined by the NPS-HPL) may need to be located on Highly Productive Land. The submitters seeks that consideration of whether a building is for a supporting activity is added to matter of discretion point (4).
769. Federated Farmers (fs17.085) have further submitted in support of the Stoney Creek submission as the amendments align with the new proposed definition for 'supporting activity' as defined by the NPS-HPL.

#### GRUZ-S4 - side and rear setbacks

770. Resolution Developments Limited (s17.002) opposes GRUZ-S4 in relation to standard (3) and buildings greater than 500 square metres. The submitter requests that in relation to the Rural Industry Precinct the current notified 100m setback is reduced to 10m but also that a 10m wide green buffer strip is added to the plan similar to that shown adjacent to Saleyard Road. This will address setback issues externally and internally for staged development. If the 100m setback were to remain it is likely to be avoided creating a 'waste land' strip of land avoided by development. This would be a lost opportunity. Businesses utilising the Precinct will likely share clientele being sympathetic to each other as opposed to adverse, significantly reducing potential for occurrence of reverse sensitivity.
771. Stoney Creek Station Limited (s3.077), Peters Farm Ltd Karen Peters (s127.113), Trudy Bokser (s113.077), Nathan Bokser (s116.077), AW+ JA Johnston Family Trust (s118.077), Reaby Downs Farm Ltd (s18.079), Karen Temple (s19.179), Sarah and Peter Barclay (s20.079), Helen McIntosh (s24.079), John Baynes (s68.283), and Greg Bokser (s117.077) oppose GRUZ-S4 and seek a reduced setback distance for primary production buildings over 500m<sup>2</sup>. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm. The submitters seek a 50m setback and a matter of discretion as follows:
- The ownership of the adjoining site and whether it forms part of the same farming operation.
772. Federated Farmers (fs17.086) have further submitted in support of the requested relief by Stoney Creek above.
773. Southland Federated Farmers of New Zealand (s126.162), Rural Ratepayers Group (s143.174), Kevin Robertson (s115.163), Alistair & Bernadette Hunt (s148.175), Ronald Crispin (s60.165), and John Baynes (s68.081) oppose GRUZ-S4 and seek a reduced setback distance for primary production buildings over 500m<sup>2</sup>. The submitters seek a 50m setback. The submitter considers buildings of this size are likely used for primary production and as such a 200m setback is unreasonable.
774. Stoney Creek (fs25.134) have further submitted in support of the requested relief by Federated Farmers above.
775. CFMA (s99.035) oppose GRUZ-S4 in relation to the setback for residential buildings. The 30m setback from side or rear boundary for residential buildings required by GRUZ-S4 has not been



adequately justified, is excessive and impractical for many existing sites, especially compared to the ODP 6m setback. Hamish Weir (fs5.163) is a further submitter in support of the CFMA submission.

## Assessment

776. In relation to the requests by FENZ to exclude Emergency Service Facilities from the built form standards, I do not support this relief. The built form standards are proposed to ensure built form on the site retains a specific character in terms of bulk and location. I do not consider it appropriate to allow exemptions for emergency service facilities. Consent is required regardless and as such, should compliance with a built standard not be achieved it can be assessed as a whole with the activity.
777. In relation to Resolution Developments Limited and the Rural Industry Precinct building coverage and setback standards, it is not the intention for the land covered by the Rural Industry Precinct overlay to be subdivided smaller than 8 hectares. The Rural Industry Precinct applies to land south of Matura which has been identified as suitable for larger scale rural industry activities that support, service or are dependent on primary production. However, desktop geotechnical surveys indicate the presence of historic mines in this area which may affect land stability and constrain development opportunities. As such, large sites are likely required in order to enable future activities on land outside the areas identified as potentially unstable whilst integrating ponds and land instability areas for green infrastructure and landscape buffers. Large scale farm retail such as Farmlands are likely to be inappropriate and therefore the built form standards have been chosen to reflect the potential land constraints.
778. In relation to Stoney Creek et al and GRUZ-S3. I consider that including the additional text to acknowledge whether a building is for a supporting activity within the matter of discretion is appropriate. The NPS-HPL does enable supporting activities and directs territorial authorities to include objectives, policies, and rules in their district plans to give effect to clause 3.9 which contains the exemption for supporting activities.
779. In relation to the setback requirements from side and rear boundaries, the notified PDP requires a 200m setback for buildings over 500m<sup>2</sup>. The intent of the rule is to provide a permitted pathway for very large-scale buildings, used for example as wintering barns. It is necessary to setback these buildings from neighbouring boundaries to reduce potential nuisance effects and thus reverse sensitivity. I further consider that buildings of this size have the potential to result in adverse visual effects and reduce the open character of the zone. I consider the submitter has not provided sufficient evidence to justify reducing the setback, or how reducing the setback will achieve GRUZ-O2. Should compliance with the setback not be achieved a consent pathway is provided via a restricted discretionary activity consent. I consider the additional matter of discretion requested in relation to the ownership or use of the adjacent site is adequately covered by the existing matters of discretion. I therefore do not recommend any changes to GRUZ-S4.
780. In relation to CFMA request for the ODP setback rule of 6m to be retained, I disagree with the relief sought. There is the potential for new residential activities in rural areas to pressurise existing rural productive activities to limit their impacts and locating habitable buildings as close as 6m from a boundary can exacerbate this. This may constrain the practicality or viability of

some rural productive activities. The proposed setback is considered to improve amenity, reduced conflict for landowners and the community, and reduce cross boundary and reverse sensitivity effects. I therefore do not recommend any changes to GRUZ-S4.

#### GRUZ-S5 - road setback

781. FENZ (s124.114) support GRUZ-S5 in part but seek that emergency service facilities are exempt from building setbacks from roads standards in all areas (including the Rural Industry Precinct). Where the setback is greater than 8-10m, this will result in increased civil costs, land parcel size and can create fire separation issue at rear boundaries. The exclusion would support the logistical and operational requirements of FENZ.

782. Stoney Creek Station Limited (s3.078), Peters Farm Ltd Karen Peters (s127.114), Trudy Bokser (s113.078), Nathan Bokser (s116.078), AW+ JA Johnston Family Trust (s118.078), Reaby Downs Farm Ltd (s18.080), Karen Temple (s19.080), Sarah and Peter Barclay (s20.080), Helen McIntosh (s24.080), John Baynes (s68.082), and Greg Bokser (s117.078) oppose GRUZ-S5 and seek that the setback for residential buildings from the boundary of an Interregional Connector road (state highway) is reduced to 50m, farm infrastructure is included in the setback requiring 15m for structures and a matter of discretion is added as follows:

...8. The functional or operational need for the building to be located within the road setback

783. NZTA (fs14.025) have further submitted in opposition to the relief sought by Stoney Creek Station Limited. NZTA is uncertain what the implications would be if the amendment sought to the residential building setback, from 100m to 50m, was accepted by the Council. The matters that this setback is intended to manage includes effects, like reverse sensitivity noise and road safety effects, that NZTA has a particular interest in and has submitted on (via TRANS and NOISE provisions).

784. Southland Federated Farmers of New Zealand (s126.163), Rural Ratepayers Group (s143.175), Kevin Robertson (s115.164), Alistair & Bernadette Hunt (s148.176), Ronald Crispin (s60.166), and John Baynes (s68.284) oppose GRUZ-S5 and seek that the setback for residential buildings from the boundary of an Interregional Connector road (state highway) is reduced to 50m.

#### GRUZ-S6 - Gravel road setback

785. MoE (s125.059) support GRUZ-S6 as it seeks to protect sensitive activities from any effects associated with gravel roads.

786. CFMA (s99.036) oppose GRUZ-S6. The submitter has not sought specific relief but has included the following reasoning in their submission: *"The 100m setback from a state highway required by GRUZ-S5 has not been adequately justified, is excessive and impractical for many existing sites, especially compared to the current 50m setback"*. This appears to relate to GRUZ-S5 as GRUZ-S6 manages the setback of buildings from gravel roads.

787. Hamish Weir has further submitted in support of the CFMA submission point.

788. NZTA (fs14.026) have further submitted in opposition to the relief sought by CFMA. NZTA is uncertain what the implications would be if the amendment sought to the residential building

setback, from 100m to 50m, was accepted by the Council. The matters that this setback is intended to manage includes effects, like reverse sensitivity noise and road safety effects, that NZTA has a particular interest in and has submitted on (via TRANS and NOISE provisions).

### Assessment

789. In relation to the GRUZ-S5 – setback to road boundaries. A new definition for ‘farm infrastructure’ has not been incorporated in the plan and therefore inclusion in this standard is rejected. I consider the matters of discretion adequately cover “the functional need for the building to be included within the setback” by the inclusion of the matter “the reasons for the reduced setback”. The submissions on these points are rejected.
790. In relation to the setback from an interregional connector road, a 50m setback is requested in line with the ODP. The further submitter NZTA, has submitted that the implications are uncertain. The PDP SH noise buffer currently proposed is 90m wide total (including the road corridor). This noise standard relates to acoustic insulation for sensitive activities. The 100m requirement in this regard therefore does appear onerous, if the plan is only requiring acoustic insulation for dwellings within the SH noise buffer. The additional matters of discretion for GRUZ-S5 relate to character and amenity values, outlook, openness and potential shading. I do not consider a setback of 50m would create unacceptable effects in relation to these matters, given that other buildings which are not dwellings are permitted to be only 15m from the road boundary. I further note that a 100m may lead to an inefficient use of land or adverse effects on primary production. Locating buildings closer to the road would in my opinion be preferable in this regard. I do not agree with NZTA that the implications of a 50m setback are uncertain as this is the current ODP standard and have therefore managed the location of dwellings for the life of the ODP. Overall, I recommend the setback is reduced from 100m to 50m.
791. Support from MoE for GRUZ-S6 is acknowledged.
792. As mentioned above it appears from the reasoning provided by CFMA the submission is in relation to GRUZ-S5 and not GRUZ-S6. As the relief sought is to retain the ODP setback of 50m I do not consider there is scope for any changes to GRUZ-S6.

### Recommendations

793. I recommend no changes to GRUZ-S2, GRUZ-S4 and GRUZ-S6.
794. I recommend, for the reasons given above, that GRUZ-S3 is amended to include an addition to matter of discretion (4):
- (4) Whether the *building* is located on high class soils and whether it is for a supporting activity.
795. I recommend, for the reasons given above, that GRUZ-S5 is amended so that the setback from dwellings from an Interregional Connector Road is 50m-100m.
796. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

## Section 32AA Evaluation

797. The following evaluates the recommendation to amend GRUZ-S3 and GRUZ-S5 under section 32AA of the RMA.

### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The proposed amendment further aligns with the NPS-HPL and PDP objectives.

### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs with the proposal.

### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the Objectives GRUZ-O1, GRUZ-O2 and GRUZ-O5 than the notified version of the PDP.

## 6.8.33 Matters raised by submitters – GRUZ-S7 and Appendix 3 River and stream order

798. The submissions and further submission relating to GRUZ-S7 and Appendix 3 River and Stream setback have been assessed at section 6.5.6 above.

799. The submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

800. Proposed changes to the GRUZ chapter are detailed in **Appendix A**.

## 6.8.34 Matters raised by submitters – GRUZ-S8 (Height)

801. FENZ (s124.115) support GRUZ-S8 in part but seek an exemption for communication towers and poles used for emergency service facilities. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height.

802. Southland Federated Farmers of New Zealand (s126.165), Rural Ratepayers Group (s143.177), Kevin Robertson (s115.166), Alistair & Bernadette Hunt (s148.178), Ronald Crispin (s60.168), and John Baynes (s68.286) oppose GRUZ-S8. The submitters do not support the inclusion of GRUZ-S8. They consider whilst it may be useful for urban developments, where houses are clustered together, it is not an appropriate or necessary measure in the rural zone. The submitters seek that the standard is either removed or the height increased to 15m.

803. FENZ (fs16.009), (fs16.010), (fs16.011), (fs16.012), (fs16.013), (fs16.014) have further submitted in support of Southland Federated Farmers of New Zealand et al.

## Assessment

804. In response to FENZ submission point seeking a height exemption for communication towers and poles for emergency service facilities. I acknowledge the operational value of towers and poles. However, although FENZ have provided an image of a tower at a facility in Taupo in Appendix B of their submission there is not really any clear indication of what a 'tower' might constitute. A pole would typically be slimline and potentially therefore have limited adverse effects despite an increased height, however, a tower may be a larger structure and it may therefore be appropriate to manage this structure through a resource consent process.
805. The height limit for the Rural Zones as notified is 12m. This height limit was determined in line with the ODP and the anticipated character and built form of the zone based on the range of activities enabled. Without further information about the proposed tower or poles and potential mitigation of adverse effects, I do not consider it is appropriate to simply exempt these structures from the height limit.
806. In relation to Southland Federated Farmers et al, the submitters have not provided sufficient evidence or information to support a 15m height limit. I consider increasing the building height to 15m would be inconsistent with objective GRUZ-O2 in the PDP which seeks to maintain the predominant character of the GRUZ, which has a low density built form. I encourage the submitters to provide examples of the types of buildings exceeding 12m, their use and frequency in occurrence on working farms for consideration at the hearing.

## Recommendation

807. I recommend, for the reasons given above, no changes to GRUZ-S8.
808. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.8.35 Matters raised by submitters – GRUZ-S9 Rural Airstrips & Helicopter Landings

845. Submissions received in relation to agricultural aviation within the PDP are detailed at 6.5.5 above.
846. The submissions identified relate to the general provision for agricultural aviation within the PDP, which will be addressed as part of the consideration of the management of noise in the district in Hearing Stream 6. If new or amended objectives, policies, rules or standards are added through Hearing Stream 6 consequential amendments to the relevant zone chapters will be considered as part of that assessment.

## Recommendation

847. I recommend, for the reasons given above, that decisions on agricultural aviation specifically GRUZ-S9 be deferred and considered as part of Hearing Stream 6 (Noise) to allow for a plan wide consideration of the management of noise in the District.

848. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected a/s shown in **Appendix B**.

## 6.9 Specific Submissions for the Rural Lifestyle Zone

### 6.9.1 Matters raised by submitters – Overview & Purpose, RLZ-O2, RLZ-O3

849. Southland Federated Farmers of New Zealand (s126.166), Rural Ratepayers Group (s143.178), Kevin Robertson (s115.167), Alistair & Bernadette Hunt (s148.179), Ronald Crispin (s60.169), and John Baynes (s68.287) support in part the overview and purpose of the RLZ but seek the following changes:

“The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that ~~sustainable~~ primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.”

850. Charlton Rise Limited (s100.016) support the RLZ – Overview and Purpose, objectives and policies of the Rural Lifestyle Zone.

851. Southland Federated Farmers of New Zealand (s126.167), Rural Ratepayers Group (s143.179), Kevin Robertson (s115.168), Alistair & Bernadette Hunt (s148.180), Ronald Crispin (s60.170), and John Baynes (s68.288) support in part RLZ – O2 but suggest re-wording the objective so the intention is clear.

#### RLZ-O3

852. Silver Fern Farms (s40.086) opposes and Alliance Group (s121.082) seeks an amendment to RLZ-O3. Both submitters consider that reference should be made to ‘existing’ activities in adjacent zones which can be adversely affected by the encroachment of rural lifestyle zones and activities and these existing activities should be protected alongside ‘anticipated’ activities through the objective. The submitters seek the following amendment:

RLZ-O3 To enable rural lifestyle living opportunities whilst protecting existing and anticipated activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.

853. Federated Farmers (FS17.089) support the submission of Silver Fern Farms (s121.082) and seek that it is allowed in part to ensure existing activities in adjacent zones are protected.

854. Transpower (s101.085) supports in part RLZ-O3 but considers that the objective does not provide a sufficiently clear outcome and that it is unclear how the objective would relate to the National Grid and give effect to Policies 10 and 11 of the NPS-ET. Transpower seeks amendments to ensure the objective is consistent with other provision sin the PDP and to protect the National Grid. Transpower seeks the following amendment:

To enable rural lifestyle living opportunities whilst protecting other anticipated activities, including critical infrastructure in adjacent zones from adverse effects, including reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.

855. KiwiRail (s132.151) seeks an amendment to RLZ-O3 to clarify that the objective also relates to protecting the function and operation of the rail corridor from potential effects. KiwiRail seeks the following amendment:

To enable rural lifestyle living opportunities whilst protecting the function and operation of the rail corridor and adjacent activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.

856. Silver Fern Farms (FS29.048) opposes the submission from KiwiRail (s132.151) and seeks that it is disallowed as the amendments sought by KiwiRail are not necessary and would alter the meaning such that the focus of the policy [sic] is on railway effects only.

## Assessment

857. Support from Charlton Rise Limited (s100.016) is acknowledged.

858. In response to Southland Federated Farmers et al in relation the overview and purpose, I agree the inclusion of the word 'sustainable' could change the meaning of 'primary production' activities. The rules enabling primary production in the RLZ though slightly different to GRUZ, are not done so in order to achieve 'sustainable' primary production. I therefore agree it should be removed from the overview and purpose. The typographical issues are further recommended to be corrected in accordance with Clause 16.

859. In relation to RLZ-O2 Southland Federated Farmers et al have requested the objective is reworded so that the intention is clear. The current objective reads:

RLZ-O2 The character and qualities of the Rural Lifestyle Zone comprise residential development that integrates with the natural and rural character of the area; providing a generally high level of amenity along with the operation of compatible *primary production* activities, and responding to the underlying Ngāi Tahu relationships with the natural *environment*.

860. It is clear from the rule framework, which limits the types and scale of primary production through Rule RLZ-R5 that those activities which could result in adverse nuisance effects, and therefore lower the amenity of the zone, are restricted. This includes intensive indoor primary production, milking sheds, buildings used to house or feed milk stock, stock effluent holding tanks or treatment or storage ponds, winter grazing, or quarrying and mining activities. Activities such as commercial or industrial (including rural industry) activities have a non-complying activity status signalling they are not anticipated and residential activities have a density limit of one dwelling per 1 hectare which is denser than the General Rural Zone.

861. Further, the rule requirements require setbacks from the boundaries for residential activities and limits on building size, both of which reflect the anticipated outcomes for the rural lifestyle zone in terms of density of development and activities.

862. I consider the following rewording of the objective would improve the clarity of the objective, but not change the original intent, which is supported by the rule framework:

RLZ-O2 The character and qualities of the Rural Lifestyle Zone comprise:

1. residential development that integrates with the natural and rural character of the area;



2. a generally high level of amenity;
3. the operation of compatible primary production activities; and
4. responding to the underlying Ngāi Tahu relationships with the natural environment.

863. In relation to RLZ-O3 and in response to Silver Fern Farms (s40.086) and Alliance Group (s121.082) I acknowledge that there will be existing activities in other zones which may also need to be protected from reverse sensitivity effects. Whilst the word 'anticipated' would capture all activities which are enabled within that adjoining zone and would therefore include existing activities I acknowledge that in his evidence for Hearing Stream 1 Mr. Heale recommended an amendment to the definition of reverse sensitivity to include 'lawfully established activities'. Given the definition of 'reverse sensitivity' already refers to the types of activities – lawfully established, permitted or approved – which may be compromised, constrained, curtailed etc by another more sensitive activity there could be an argument that the objective simply refers to 'activity' therefore delete the word 'anticipated'. However, I consider the word anticipated does add clarity to the objective and I agree with Silver Fern Farms and Alliance Group that existing activities should also be protected, however, only where those existing activities have been lawfully established. Therefore, I recommend that the following amendment to RLZ-O3 is made which I believe will achieve the outcome sought by Silver Fern Farms and Alliance Group:

To enable rural lifestyle living opportunities whilst protecting existing lawfully established and anticipated activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.

864. In response to Transpower (s101.085) the objective includes a general reference to 'activities' which is broad and all encompassing. The definition of critical infrastructure, whilst also relatively broad includes specific facilities, services or pieces of infrastructure:

*"those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Southland, or Gore. This may include but is not limited to:*

- *strategic land transport network and arterial roads;*
- *rail corridor;*
- *telecommunication facilities;*
- *national, regional and local renewable electricity generation activities of any scale;*
- *the electricity transmission network (the National Grid);*
- *sewage collection, treatment and disposal networks;*
- *community land drainage infrastructure;*
- *community potable water systems;*
- *established community-scale irrigation and stock water infrastructure;*
- *transport hubs and bulk fuel supply infrastructure including terminals and pipelines."*

865. When considering the policy and rule framework within the RLZ there are no specific provisions which relate to managing adverse effects on critical infrastructure as distinct from other activities. For example, whilst there are road boundary setbacks these are to all roads not just



those which are critical or significant for Gore or Southland. There are no specific provisions which require setbacks or other requirements in relation to other critical infrastructure within the RLZ.

866. The Infrastructure Chapter provides rules and standards which manage potential adverse effects on the National Grid Yard, and I note that Objective INFR-O3 requires that infrastructure (which would include critical infrastructure) is protected from adverse effects of subdivision, use and development which is incompatible or may compromise the construction, maintenance, upgrade and use of infrastructure. Therefore, I consider that the outcomes sought by Transpower (s101.085) are already achieved through INFR-O3 and further amendments to reference critical infrastructure within RLZ-O3 are not necessary.
867. However, I acknowledge that some of the amendments sought by Transpower improve the Objective by allowing for a clearer expression of the outcomes sought and provide greater alignment with the framework within the RLZ Chapter.
868. I also consider there is a further amendment which could be made to improve the workability of the Objective as the final words “arising from, and impacting on, rural lifestyle activities” could result in confusion as to whether the objective seeks to manage adverse effects arising from rural lifestyle activities or impacting on rural lifestyle activities. In my opinion the objective should be concerned with one or the other. Given the objective seeks to manage reverse sensitivity effects on activities in adjoining zones it is clear the intent is to manage the effects generated by rural lifestyle activities, which might include primary production activities.
869. This is further made clear by the rule framework which limits the types and scale of primary production through Rule RLZ-R5 which does not permit intensive indoor primary production, milking sheds, buildings used to house or feed milk stock, stock effluent holding tanks or treatment or storage ponds, winter grazing, or quarrying and mining activities. Activities such as commercial or industrial (including rural industry) activities have a non-complying activity status signalling they are not anticipated and residential activities have a density limit of one dwelling per 1 hectare which is greater than the General Rural Zone.
870. Finally, the rule requirements require setbacks from the boundaries for residential activities and limits on building size, both of which reflect the anticipated outcomes for the rural lifestyle zone in terms of density of development and activities.
871. The rules and standards provide the expected outcomes for the zone and ensure that adverse effects on adjoining zones are managed. For example, a residential dwelling setback 10 metres from a boundary (as required by RLZ-S4) would ensure that reverse sensitivity effects on adjoining General Rural Zone allotments are minimised on the basis that activities within the GRUZ could generate spray drift, noise, odour etc. typical of a rural activity. Likewise, RLZ-S4 also requires that buildings that house animals are setback 30 metres from boundaries to minimise potential adverse effects on adjoining zones such as a Residential Zone where there is a higher density of ‘sensitive activities’ and where having such buildings close to the boundary could result in either an adverse effect or reverse sensitivity.
872. Therefore, in response to Transpower (s101.085) I accept the submission in part and recommend the following amendment:

To enable rural lifestyle living opportunities whilst protecting anticipated activities in adjacent zones from adverse effects, including reverse sensitivity effects ~~arising from, and impacting on, rural lifestyle activities.~~

873. In response to KiwiRail (s132.151) I do not agree that the amendment sought is necessary as it has the effect of changing the focus of the objective to elevate protection of the function and operation of the rail corridor. In my opinion this is both unnecessary and inappropriate in an objective. The objectives provide higher level direction of the outcomes sought within the zone, with the policies and rules providing greater detail on the specifics. I do not consider protecting the rail corridor is a matter which needs specific reference within an objective, furthermore, protect indicates a high degree of importance on what is essentially one of many matters to be considered in relation to the management of potential and actual adverse effects.
874. In addition, I acknowledge that KiwiRail have sought an additional provision be included to require buildings are setback 5 metres from the rail corridor, however, this submission point has not been accepted and as such any amendment to the objective would be inappropriate. However, in the event that the setback is accepted I still do not consider it necessary or appropriate for the objective to be amended as sought because as noted above this significantly changes the focus of the objective which should relate to the potential effects from all activities.
875. Therefore, I do not accept the submission from KiwiRail (s132.151) but do accept the further submission from Silver Fern Farms (FS29.048) which opposed the KiwiRail submission.

### Recommendation

876. For the reasons given above I recommend the overview and purpose is amended to remove the reference to 'sustainable', and the typographical error is fixed.

876. For the reasons given above I recommend that RLZ-O2 is amended as follows:

RLZ-O2 The character and qualities of the Rural Lifestyle Zone comprise:

1. residential development that integrates with the natural and rural character of the area;
2. a generally high level of amenity;
3. the operation of compatible primary production activities; and
4. responding to the underlying Ngāi Tahu relationships with the natural environment.

877. For the reasons given above I recommend that RLZ-O3 is amended as follows:

To enable rural lifestyle living opportunities whilst protecting existing lawfully established and anticipated activities in adjacent zones from adverse effects, including reverse sensitivity effects ~~arising from, and impacting on, rural lifestyle activities.~~

878. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

879. The following evaluates the recommendation to amend the overview and purpose, RLZ-O2 and RLZ-O3 under section 32AA of the RMA.

### Effectiveness and efficiency

The recommended amendment will enable the Council to effectively administer the PDP in a clear and consistent manner. The amendments are efficient to make it clear that the framework within the Chapter relates to appropriate primary production activities, reverse sensitivity effects, and that it is not only future anticipated activities which may be impacted but existing, lawfully established, activities that may be affected. The recommended amendments are therefore more efficient and effective at achieving the purpose of the Act.

### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs with the proposal.

### Risk of acting or not acting

There is the potential for confusion when interpreting the objectives if the proposed amendments are not made. This is because objective 3 does not include reference to 'adverse effects' and only focuses on reverse sensitivity effects which doesn't wholly align with the planning framework within the Chapter.

### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act than the notified version of RLZ-O2 and RLZ-O3.

## **6.9.2 Matters raised by submitters – Hokonui Hills Lifestyle Precinct**

845. Robina Johnston (s140.004) considers the entire Hokonui Lifestyle Zoned area from the road would have to be mitigated to avoid public view. Reverse sensitivity should be a consideration for Hokonui Lifestyle zone and vegetation buffers are needed. Raises concerns about adequate fencing for stock and that this should be netting.

846. CFMA (FS22.061) has further submitted in opposition of Robina Johnston submission point s140.004, on the basis that it is impractical to introduce that level of regulation for an area that is already predominantly rural lifestyle land use.

847. DOC (s109.123) support in part RLZ-PREC11-O1 but seek the following amendment:

Recognise and protect the landscape **and ecological values** of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve.

848. Ian Davidson-Watts (s69.001) supports RLZ-PREC11-O1.

849. Southland Federated Farmers of New Zealand (s126.171), Rural Ratepayers Group (s143.183), Kevin Robertson (s115.172), Alistair & Bernadette Hunt (s148.184), Ronald Crispin (s60.174), and John Baynes (s68.292) support in part RLZ-PREC11-P1 but seek a typo is amended as follows:

Limited the nature, scale and design of development within PREC11 (...)

850. DOC (s109.124) support in part RLZ-PREC11-P1 but seek the following changes:

Limited the nature, scale and design of development within PREC11 in order to protect the landscape and ecological values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development.

851. Ian Davidson-Watts (s69.002) oppose RLZ-S3 subclause 5 related to PREC11 and recommends that residential buildings be setback 40m and non-residential buildings be setback 10m.

852. Nigel Cowburn (s152.013) for RLZ-S11 requests a larger planting area than 15m. Clark Fortune McDonald and Associates (fs.22.063) supports this submission. Ian Davidson-Watts (s96.003) opposes RLZ -S11 in part, seeking that the rule define curtilage and garden including non-native species for planting/landscaping within that curtilage. Clark Fortune McDonald and Associates (fs.22.064) supports this submission.

### Assessment

853. Regarding Robina Johnstons (s140.004) submission and request for increased visual and reverse sensitivity mitigation within the Hokonui Hills Rural Lifestyle Precinct. It is important to consider the distinction between this area and identity the ONL of the Hokonui Hills. The precinct has not met the criteria to be included within the ONL. The precinct has been developed in order to find a balance between enabling rural lifestyle living, as this has gradually occurred in the area under the ODP, and protecting the landscape values of the neighbouring ONL. The precinct does not provide for urban residential or commercial levels of development, rather rural lifestyle zoning that has been designed to be more sensitive to landscape effects. In terms of specific requests regarding fencing requirements, it is considered that this is not more necessary within the precinct boundaries than any other rural zoned land. I do not consider changes are necessary however would be happy to re-assess if the submitter can provide wording and an accompanying s32AA evaluation.

854. DOC have requested that RLZ-PREC11-O1 and RLZ-PREC11-P1 be amended to include reference to ecological values of the Hokonui Hills Rural Lifestyle Precinct through submission s109.123, s109.124 and a typo (limited) be corrected in RLZ-PREC11-P1

855. The Hokonui Hills Rural Lifestyle Precinct was established to strike a balance between accommodating existing rural lifestyle development and recognizing the potential landscape significance of the nearby Hokonui Hills ONL, rather than to recognise or protect any ecological

values above and beyond any other part of the district. Mr Moore's landscape assessment<sup>26</sup> relied upon in the s32 assessment, does mention ecological enhancement, however this focuses on the potential landscape benefits rather than indicating significant ecological values in the area.

856. Currently there are no identified SNAs identified within the Proposed Hokonui Hills Rural Lifestyle Precinct within the ODP, however it is acknowledged that an existing SNA does border portions of the land. It is proposed to map any additional SNAs as a PDP variation (see ECO-P1), to identify and map those areas that meet the criteria within Appendix 4 of the PDP. This process may identify portions of the precinct land as suitable for SNA protection, however it is acknowledged that the majority of this land is pastoral in nature with some localised exceptions towards the northwest.
857. The establishment of this precinct aims to safeguard landscape values rather than ecological, as reflected within RLZ-PREC11-O1 and RLZ-PREC11-P1. The management of indigenous vegetation is a District Wide matter. The PDP ECO Chapter has appropriate provisions to protect indigenous vegetation from inappropriate disturbance or clearance through rules, matters of discretion and a policy framework. Any amendments to the ECO Chapter provisions will be considered as part of a future hearing stream (HS9).
858. A number of submitters have highlighted a typo within RLZ-PREC11-P1 where “Limited” should be amended to “Limit”. I agree this is a drafting error and accept the submissions on this point.
859. Regarding Ian Davidson-Watts submission s69.002, that smaller setback requirements may result in a positive landscape effect, as greater flexibility may enable building platforms to be closer to boundaries, whilst being more visually recessive within the landscape. My concern with this approach, is that building platforms may be developed with other considerations in mind, such as costs of earthworks, construction of driveways, stormwater and outlook. The approach as notified, can be implemented if the default setting for buildings within this zone required a resource consent and matters of discretion guide the development from a site specific perspective. It is likely that if this setback was reduced, beyond that of the typical rural lifestyle requirements, that other considerations would outweigh landscape, and while broad brush, a setback does enable a certain level of recession of built form. At this stage this submission point is rejected, however I would be happy to re-assess if the submitter can provide some wording and an accompanying s32AA evaluation.

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<sup>26</sup> Gore District Plan Review – Proposed Hokonui Hills Rural Lifestyle Zone. Recommended Landscape Protection Provisions, authored by Mike Moore, dated 21 March 2023 (Attachment 5)

860. Regarding the submissions that requested greater planting flexibility within the Precinct, specifically Nigel Cowburn (s152.013) and Ian Davidson-Watts (s96.003) with support from further submitter Clark Fortune McDonald and Associates (fs.22.063). The reasoning for this standard is to limit the domesticity of the precinct area, acknowledging the landscape sensitivity so close to the ONL. While 15m may appear arbitrary, this was considered an appropriate balance between enabling an appropriate level of domesticity and protecting the landscape values of the precinct and the nearby ONL. Ian Davidson-Watts suggestion of defining curtilage and garden may be a possibility however it is less clear how this could still implement the objective of the precinct, whilst not also requiring a defined curtilage area. Based on this, these submission points are rejected, however I am open to exploring more creative solutions that still achieve an appropriate balance between providing for rural lifestyle development and protecting the landscape values of the precinct and the ONL. I would be happy to re-assess if submitters can provide some wording and an accompanying s32AA evaluation.

### Recommendation

861. I recommend, for the reasons given above, that submissions (s140.004), (s109.123), (s109.124), (s69.002), (s152.013), (fs.22.063), (s96.003) (fs.22.064) are rejected. Submissions (fs22.061), (s69.001) (s126.171), (s143.183), (s115.172 (s148.184), (s60.174), (s68.292) are accepted.

861. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.9.3 Matters raised by submitters – RLZ-P3, RLZ-P4, RLZ-P5

862. McNabb Management Ltd. (s103.011) (s103.112) oppose RLZ-P3 and RLZ-P4 and seek that they are deleted and replaced with one policy that reads:

To provide for Rural Lifestyle Zones as primarily low density residential environments but which retain a rural character and associated amenity values; and:

- (i) Enable outdoor primary production activities but avoid intensive primary production, mining, quarrying, or rural industrial activities unless these activities are of a scale and nature that effects on residents can be avoided; and
- (ii) Enable home-based occupations, home-based businesses and other commercial activities provided they are of a scale and nature that effects on residents can be avoided or appropriately mitigated.

863. The submitter considers RLZ-P3 and RLZ-P4 policies are inconsistent, in relation to whether activities and amenity values should align primarily with a rural or residential environment in Rural Lifestyle Zones.

864. Southland Federated Farmers of New Zealand (s126.168), Rural Ratepayers Group (s143.180), Kevin Robertson (s115.169), Alistair & Bernadette Hunt (s148.181), Ronald Crispin (s60.171), and John Baynes (s68.289) support in part RLZ-P3 but seek the following amendment:

Enable primary production activities within the Rural Lifestyle Zone. ~~where they are compatible with the amenity and values of those zones.~~

865. The submitters consider that if activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.

866. Hokonui Rūnanga Inc. (s139.071) support in part RLZ-P5 but seek it is amended to read:

Enable buildings and structures for permitted activities that maintain the character and qualities of the Rural Lifestyle zone, by requiring: (...)

4. appropriate setbacks to waterways to maintain and enhance amenity values, ecological values, ~~Ngāi Tahu cultural values~~ maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai, and natural character.

867. Royal Forest and Bird Society (s110.050) seek amendments to RLZ-P5 as follows. Federated Farmers (fs17.090) oppose this submission.

RLZ-P5 Enable buildings and structures for permitted activities that maintain the character and qualities of the Rural Lifestyle zone, by requiring: (...)

4. appropriate setbacks to waterways and Significant Natural Areas to maintain and enhance amenity values, ecological values, Ngāi Tahu cultural values, and natural character.

## Assessment

868. In relation to McNabb Management Ltd, I consider the rule framework is supportive of the policies by identifying activities anticipated in the zone and those which are not, unless further assessment is undertaken. There may be instances where consent is sought for a primary production activity which is not permitted, but effects can be managed such that overall, the activity can be deemed compatible. Similarly, whilst the rules provide a permitted framework for homestay, home business and rural produce retailing, an increase scale of these activities may still align with the character and amenity of the area and therefore be appropriate. I consider the policies are reflective of the fact that whilst some rural lifestyle zone areas are well established, by virtue of the fact the ODP Rural Zone accommodates for both primary production and rural living on 2 hectare lots, the proposed mapping also identifies areas which are currently large farm holdings but are strategically placed for rural lifestyle in the future. The zone in some areas is therefore transitioning to more denser rural living, and the policies are in support of the potential for varying levels of rural character and amenity.

869. I consider the submitter's proposed wording in relation to the management of effects is preferable. I therefore recommend RLZ-P3 is amended as follows:

RLZ-P3 Enable *primary production* activities within the Rural Lifestyle Zone where these activities are of a scale and nature that effects on resident's amenity can be managed, mitigated or avoided. ~~they are compatible with the amenity and values of those zones.~~

870. In relation to Southland Federated Farmers et al, and RLZ-P3, I consider the rule framework is supportive of the policy by identifying activities anticipated in the zone and those which are not, unless further assessment is undertaken. There may be instances where consent is sought for a

primary production activity which is not permitted, but effects can be managed, mitigated or avoided such that overall, the activity can be deemed compatible. This policy provides support for this potential occurrence. I therefore consider the changes recommended above achieve the intent of the submission.

871. In relation to Hokonui Rūnanga Inc., the relief sought potentially narrows the scope decision-makers and mana whenua have for considering Ngāi Tahu cultural values in decision-making under this plan. However, I consider it appropriate to adopt policy approaches mana whenua deem best suited for managing impacts on their cultural values and kaitiaki responsibilities. I support the mana whenua request and recommend the submission is accepted subject to minor amendments to the proposed wording for contextual accuracy around the use of terms 'mahinga kai' and 'ki uta ki tai'.
872. In relation to Forest and Bird, the submitter is seeking an additional standard to be added to the zone standards requiring a setback from SNAs. As previously assessed, this submission point has been rejected as such I do not consider the policy RLZ-P5 should be amended to include reference to a setback from SNAs.

### Recommendation

873. I recommend, for the reasons given above, that RLZ-P3 is amended as follows:

RLZ-P3 Enable *primary production* activities within the Rural Lifestyle Zone where these activities are of a scale and nature that effects on residents amenity can be managed, mitigated or avoided. ~~they are compatible with the amenity and values of those zones.~~

874. I recommend, for the reasons given above, that RLZ-P5 is amended as follows:

4. appropriate setbacks to waterways to maintain and enhance amenity values, and ecological values, ~~Ngāi Tahu cultural values~~ maintain access for mahinga kai practices, and reduce effects on mauri, ki uta ki tai systems, and natural character

875. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

876. The following evaluates the recommendation to amend the overview and purpose, RLZ-P3 and RLZ-P5 under section 32AA of the RMA.

#### Effectiveness and efficiency

The recommended amendment will enable the Council to effectively administer the PDP in a clear and consistent manner. The amendments are efficient to make it clear that the framework within the Chapter relates to appropriate primary production activities, residential activities and other activities within the zone are enabled or managed where appropriate. The recommended amendments are therefore more efficient and effective at achieving the PDP objectives.



### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs with the proposal.

### Risk of acting or not acting

There is the potential for confusion when interpreting the policies if the proposed amendments are not made. This is because, as discussed, the rural lifestyle zone covers existing higher density rural living areas, and areas yet to be developed. The policies require the management of effects to achieve the rural character and amenity identified by the objectives. The policies reflect the planning framework within the Chapter.

### Conclusion as to the most appropriate option

The proposed amendments are considered to be a more appropriate way to achieve the objective of the RLZ.

## **6.9.4 Matters raised by submitters – RLZ-P6, RLZ-P7, RLZ-P8, RLZ-P9**

877. Transpower (s101.086), MOE (s125.063), and FENZ (s124.117) support RLZ-P6 and seek it is retained as notified.
878. Southland Federated Farmers of New Zealand (s126.169), Rural Ratepayers Group (s143.181), Kevin Robertson (s115.170), Alistair & Bernadette Hunt (s148.182), Ronald Crispin (s60.172), and John Baynes (s68.290) support in part RLZ-P6 but seek the following changes.
- RLZ-P6: ~~Recognise the benefit~~ Enable the location of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.
879. FENZ (fs16.003), (fs16.004), (fs16.005), (fs16.006), (fs16.007), (fs16.008) further support these submissions from Southland Federated Farmers et al.
880. McNabb Management Ltd. (s103.015) (s103.016) oppose RLZ-P7 and RLZ -P8 and request that they are deleted. In relation to RLZ-P7, "Functional and operational need" has been defined by the Courts very narrowly and is used for activities that are location-specific such as farming, mining and some infrastructure. It is debatable whether any activity has an operational or functional need to locate in a Rural Lifestyle Zone. In relation to RLZ-P8, under s4 of the RMA, the RMA does not apply to land uses on land administered under the Conservation Act 1987 or Acts listed in Sch 1 to that Act, if the activity is provided for within a reserve management plan. A local authority reserve management plan is prepared under the Reserves Act 1977; the Reserves Act 1977 is listed in Sch 1 to the Conservation Act 1987.
881. NZ Transport (s112.146) and FENZ (s124.118) support RLZ-P7 and seek that it is retained as notified.

882. McNabb Management Ltd. (s103.013) oppose RLZ-P9 and seek that they are deleted and replaced with one policy that reads:

To provide for Rural Lifestyle Zones as primarily low density residential environments but which retain a rural character and associated amenity values; and:

- (i) Enable outdoor primary production activities but avoid intensive primary production, mining, quarrying, or rural industrial activities unless these activities are of a scale and nature that effects on residents can be avoided; and
  - (ii) Enable home-based occupations, home-based businesses and other commercial activities provided they are of a scale and nature that effects on residents can be avoided or appropriately mitigated.
883. Southland Federated Farmers of New Zealand (s126.170), Rural Ratepayers Group (s143.182), Kevin Robertson (s115.171), Alistair & Bernadette Hunt (s148.183), Ronald Crispin (s60.173), and John Baynes (s68.291) support in part RLZ-P9 but seek the following change as the word 'generally' does not add value to the policy. Farms located in the RLZ must be enabled to continue normal farming operations:

RLZ-P9 Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are ~~generally~~ appropriate.

884. SDC (s146.084) support in part RLZ-P9 but seek more restrictive rules on commercial forestry and any primary production activity to facilitate rural lifestyle activities. If these zones are meant to facilitate rural lifestyle activities in addition to rural activities, then commercial activities and primary industries (including commercial Forestry) may be inappropriate for this zone.

## Assessment

885. Emergency service facilities and education activities are provided for in the zone as discretionary activities. This is to recognise that the effects of such activities are required to be managed. I consider the second part of the policy demonstrates that the activities can locate within the zone provided 'any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area'. Therefore, the policy not only provides a consenting pathway, but goes further to direct decision makers to consider the positive effects, the 'benefits', of the activities. I recommend no changes to RLZ-P6.
886. With regard to the submission from McNabb Management Ltd, I accept that the reference to 'operational and functional need' to locate in the RLZ in RLZ-P7 is incorrect. As noted by the submitter, this reference is more appropriate for location-specific activities, and in the rural environment, this would be more common in the GRUZ for activities such as growing crops or undertaking certain types of farming which are dependent on the underlying soil or site location. This is not anticipated in the RLZ, where the purpose of the zone is to provide for rural lifestyle living opportunities. However, while I accept that the reference to 'operational and functional need' should be removed, I do consider it necessary to have a policy that directs avoidance of activities that seek to locate in the RLZ that may be incompatible with the purpose of the zone.

This is consistent with the approach taken in the SETZ. I therefore recommend RLZ-P7 be amended as follows to align with RLZ-O4:

RLZ-P7 Avoid activities ~~in the Rural Lifestyle Zone that do not have an operational need or functional need to locate there~~ that are incompatible with the character, qualities and purpose of the Rural Lifestyle Zone.

887. Support for RLZ-P7 from NZTA and FENZ is acknowledged, however, as discussed above the reference to ‘operational and functional need’ is more appropriate for location-specific activities which are unlikely to only need to locate in the RLZ. The proposed amendment better aligns with the policy and objective framework enabling, managing or avoiding certain activities within the RLZ zone.

888. With regard to the McNabb Management Ltd submission to delete RLZ-P8, it is noted that RLZ-P8 seeks to ‘enable’ the use of reserve land in line with a Reserve Management Plan (RMP). Section 4 of the RMA applies to “work or activity of the Crown”.

889. An exception is provided to the Crown under s4(3) of the RMA in relation to reserve land. This is not an unfettered exception. It only applies if the work or activity undertaken by the Crown, is consistent with the Reserve Management Plan for that land and does not have a significant adverse effect beyond the boundary of the land. It does not apply to individuals or non-crown entities that may wish to undertake an activity on reserve land in accordance with the relevant management plan, and in that circumstance the District Plan would continue to apply. The inclusion of relevant policies and rules in the RLZ (and GRUZ) chapters assist with usability of the Plan and understanding the interrelationship with reserve management plans.

890. In addition, I note s74(2)(b)(i) of the RMA provides that when preparing a or changing a district plan, a territorial authority shall have regard to management plans and strategies prepared under other Acts to the extent that their content has a bearing on the resource management issues of the district.

891. This issue has also been dealt with in the section 42A report for the Natural Open Space Zone Chapter as follows:

**Note 2** Work or activity of the Crown  
Section 4(3) of the RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, a conservation management plan or management plan and does not have a significant effect beyond the boundary of that land. Accordingly, this chapter does not apply to Department of Conservation activities that meet section 4(3), but does apply to activities that do not meet section 4(3) of the RMA.

892. RLZ-R10 permits activities within the RLZ that are undertaken in accordance with an RMP which gives effect to RLZ-P8. I recommend the Note, as recommend in the section 42A report for the Natural Open Space Zone Chapter is added to all Area Specific Zones. No changes are recommended to RLZ-P8.

893. In relation to RLZ-P9 I agree the word ‘generally’ is problematic in that it is vague. The objectives highlight that the operation of compatible *primary production* activities is anticipated in the RLZ zone and that whilst rural living opportunities are enabled, there is protection for existing lawfully established and anticipated activities, including reverse sensitivity effects. I consider

RLZ-P3 enables primary production activities within the Rural Lifestyle Zone where these activities are of a scale and nature that effects on residents amenity can be managed, mitigated or avoided. As such, I consider RLZ-P3 encapsulates RLZ-P9, which can be deleted to improve the efficiency and effective of the plan. Whilst there was support for the policy as written I consider the same support can be found in policy RLZ-P3 and objective RLZ-O2.

### Recommendation

894. I recommend, for the reasons given above, that RLZ-P7 is amended as follows:

RLZ-P7 Avoid activities ~~in the Rural Lifestyle Zone that do not have an operational need or functional need to locate there that are incompatible with the character, qualities and purpose of the Rural Lifestyle Zone.~~

895. I recommend, for the reasons given above, that RLZ-P9 is deleted.

896. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

897. The following evaluates the recommendation to amend RLZ-P7 under section 32AA of the RMA.

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner. The phrasing in RLZ-P7 was not appropriate for the RLZ as there are unlikely to be activities specific only to this zone.

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs with the proposal. The proposed amendment aligns with the rule framework of the zone and better achieve the Objectives than the notified version of the PDP.

#### 6.9.5 Matters raised by submitters – RLZ-R1, RLZ-R2, RLZ-R3, RLZ-R4

898. DOC (s109.126) support RLZ-R1 – Conservation Activity and seek it is retained as notified.

899. DOC (s109.127) support in part RLZ-R2 – Residential Activity but seek the following amendment:

Matters of Control (...) 2. The siting, design and finish of the proposed buildings and the extent to which it avoids or mitigates adverse effects on the landscape and ecological values of PREC11

900. Southland Federated Farmers of New Zealand (s126.172), Rural Ratepayers Group (s143.184), Kevin Robertson (s115.173), Alistair & Bernadette Hunt (s148.185), Ronald Crispin (s60.175), and John Baynes (s68.293) support in part RLZ-R3 – Homestay but seek that the maximum occupancy be increased from 5 to 8 persons.

901. McNabb Management Ltd (s103.018) oppose in part RLZ-R3 - Homestay and seek the following amendment to increase occupancy and provide clarity. The rule as currently written limits the number of people who may occupy the dwelling to 5. It is assumed this is meant to mean 5

guests per night. However, 5 is inconsistent with RLZ-R4 for visitor accommodation. The submitter seeks the number of guests is increased to 6.

902. McNabb Management (s103.019) oppose in part RLZ-R4 – Visitor Accommodation and seek that subclause 3 restricting occupancy to 90 nights in any 12 months period be deleted or that RLZ-R3 and RLZ-R4 are combined to provide for 1 rule allowing visitor accommodation for up to 6 guests in a residential unit.

### Assessment

903. Support from DOC for RLZ-R1 is acknowledged.
904. DOC have requested that RLZ-R2, as it relates to the Hokonui Hills Rural Lifestyle Precinct, is amended to reference ecological values within the matters of control.
905. As discussed above the Hokonui Hills Rural Lifestyle Precinct was established to strike a balance between accommodating existing rural lifestyle development and recognising the potential landscape significance of the nearby Hokonui Hills ONL, rather than to recognise or protect any ecological values above and beyond any other part of the district. The establishment of this precinct aims to safeguard landscape values rather than ecological, as reflected within RLZ-PREC11-O1 and RLZ-PREC11-P1.
906. Currently there are no identified SNAs identified within the Proposed Hokonui Hills Rural Lifestyle Precinct within the ODP, however it is acknowledged that an existing SNA does border portions of the land. It is proposed to map any additional SNAs as a PDP variation (see ECO-P1), to identify and map those areas that meet the criteria within Appendix 4 of the PDP. This process may identify portions of the precinct land as suitable for SNA protection, and the ECO chapter will provide for appropriate protection. As such I do not recommend any changes and reject the submission.
907. The submission from Southland Federated Farmers et al seeks to increase the occupancy level to 8 persons. The submitter proposed that a typical 4 bedroom house may have three bedrooms free to supply a farm stay and therefore two per bedroom amounts to 6 people. The submitter has not provided additional assessment as to why 8 people is acceptable. Similar to the assessment of the GRUZ, I consider the activity is intermittent in nature. I consider given the more rural environment, the activity will be the setback from neighbours, ample space onsite for parking is likely and the nature of a homestay requiring a permanent occupier assists with the management of the activity. Taking this into account I recommend the occupancy is increased to 8 persons. In order to avoid any confusion, as alluded to by McNabb Management Ltd. I recommend 'persons' is amended to 'guests' to clarify that this is in addition to those living permanently on site.
908. In relation to McNabb Management Ltd and combining RLZ-R3 and RLZ-R4. Homestay is a type of visitor accommodation as it sits under visitor accommodation in the nesting tables but is a more specific activity which is provided for in the RLZ. The two activities are different in that visitor accommodation enables an entire house to be let on 'Book a Bach' for example, whereas a homestay requires there to be someone living on site, and so captures Bed and Breakfasts and Farmstays. The definitions are as follows:

*Visitor Accommodation: means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.*

*Homestay: means the use of a residential unit including a minor residential unit by paying guests at the same time that either the residential unit or minor residential unit is occupied by residents for use as a residential activity. Includes bed & breakfasts.*

909. The rule requirements for RLZ-R4 are sufficiently clear. The activity rule enables a residential unit to be let to a group of up to 6 guests. The activity can operate for 90 nights over a 12 month period. Each night there is a paying guest accounts for one of the 90 nights. I do not consider changes are necessary however would be happy to re-assess if the submitter can provide wording and an accompanying s32AA evaluation.

### **Recommendation**

910. I recommend, for the reasons given above, that RLZ-R3 is amended to increase the occupancy for a Homestay to 8 guests.
911. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### **Section 32AA Evaluation**

912. The following evaluates the recommendation to amend RLZ-R3 under section 32AA of the RMA.
913. The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner by removing ambiguity in relation to 'occupancy' and 'guests'. Enabling the increase of people for the Homestay activity will economically benefit residents in the district who may use farm stays as an additional income stream. The proposed amendment is considered to be a more appropriate way to achieve the Objectives than the notified version of the PDP.

### **6.9.6 Matters raised by submitters- RLZ-R5, RLZ-R6**

914. Southland Federated Farmers of New Zealand (s126.173), Rural Ratepayers Group (s143.185), Kevin Robertson (s115.174), Alistair & Bernadette Hunt (s148.186), Ronald Crispin (s60.176), and John Baynes (s68.294) support in part RLZ-R5 – Primary Production but seek the following amendments:

Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) intensive winter grazing, or (g) quarry or quarrying activities, or (...)

Matters of discretion:

1. The matters of discretion of any infringed standard
2. Existing use rights

915. The submitter agrees with the exclusion list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that

a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.

916. McNabb Management Ltd. (s103.020) oppose in part RLZ-R5 – Primary Production and seek the following amendments. This rule will mean usual farming activities will require resource consents in the RLZ which does not implement RLZ-P9. It will also affect continued primary production on land zoned Rural Lifestyle but not yet developed, unless s10 of the RMA applies. The submitter seeks Delete clauses (b) to (d) and (f) and amendments as follows:

Amend clause (e) to read, effluent treatment and storage ponds other than the maintenance or upgrade of existing, lawfully established ponds.

Amend (g) to read: Quarrying or quarrying activities, other than quarrying up to 100m<sup>3</sup> of shingle per year for the purpose of maintaining tracks or gravelled areas on the same property as the quarrying activity is occurring.

917. Heritage NZ (fs11.047) oppose this submission by McNabb Management Ltd.
918. Submission in relation to RLZ-R6 have been addressed in the Agricultural Aviation section above at section 6.5.5 above.

### Assessment

919. I agree with Southland Federated Farmers that 'winter grazing' could apply generally to small scale stock grazing which is not the intent. A new definition is proposed aligning with Proposed Southland Land and Water Plan. I recommend it is referenced in RLZ-R5 as per the submission. I do consider that existing use rights or legally established activities would be relevant to a breach of standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12, as such I agree it can be included as a matter of discretion but consider it should reference 'legally established activities'.
920. In relation to McNabb Management Ltd, s10 of the RMA will apply to legally established activities such that these can continue. The proposed amendments discussed above will further enable existing uses to be a consideration should consents be required for extending an activity listed in (a)-(h). Requiring consent for these activities is not necessarily a barrier to their occurrence, however the effects must be considered given the purpose of the zone if to enable rural living opportunities. RLZ-O2 states the character and qualities of the zone comprises a generally high level of amenity, and whilst this is balanced with primary production, these activities must be compatible. In relation to the request to enable quarrying up to 100m<sup>3</sup>, I consider the effects arising from the activity could adversely effects residents and therefore it is reasonable to require a consent. Larger farming operations that have existing farm quarries can continue to operate under s10 RMA.

862. Heritage New Zealand's further submission is acknowledged.

### Recommendation

921. I recommend, for the reasons given above, that RLZ-R5 is amended as follows:



<p><b>RLZ-R5 Primary Production</b>  <b>Activity status:</b> Permitted  Where:  1. Any new, or extended <i>buildings, structure</i> and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12; and  2. The activity does not involve:  a) <i>intensive indoor primary production</i>, or  b) milking sheds, or  c) <i>buildings</i> used to house or feed milk stock, or  d) stock effluent holding tanks, or  e) treatment or storage ponds, or  f) <i>intensive winter grazing</i>, or  g) <i>quarry or quarrying activities</i>, or  h) mining.</p>	<p><b>Activity status where compliance is not achieved with:</b>    <b>RLZ-R5(1):</b> Restricted Discretionary  <b>Matters of discretion:</b>  1. The matters of discretion of any infringed standard  <u>2. Existing legally established activities, buildings and structures</u>    <b>RLZ-R5(2):</b> Non-Complying</p>
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922. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

923. The following evaluates the recommendation to amend RLZ-R5 under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner.

#### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs with the proposal.

#### Risk of acting or not acting

There is the potential for unnecessary resource consents to be required if winter grazing was not clarified.

#### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the Objectives than the notified version of the PDP.



### 6.9.7 Matters raised by submitters – RLZ-R7, RLZ-R8, RLZ-R10

924. McNabb Management Ltd. (s103.021) oppose in part RLZ-R7 – Homes Business and seek amendments to subclause 2 to read ‘the activity occupies no more than 60m<sup>2</sup> of the gross floor area of the buildings on the site.’ The submitter argues the amendment makes the gross floor area threshold consistent with that for a minor residential unit.
925. Balance Agri-Nutrients (s87.013) oppose RLZ-R7 – Home Business and seek that RLZ-S8 – Rural Produce Retail Activities is deleted. Any setbacks as proposed do not enable the provision of services to support primary production.
926. McNabb Management Ltd. (s103.022) oppose in part RLZ-R8 and seek that subclause 2 reads ‘the maximum area used for the display and storage of produce is 60m<sup>2</sup>’ and subclause 3 reads ‘the activity must be undertaken by a person(s) residing on the site and employ no more than 2 full-time equivalent people who do not reside on the site.’ These thresholds for managing rural produce retail activities in the Rural Lifestyle Zone appear unnecessarily restrictive and inconsistent with those allowed for homebase businesses under RLZ-R7.
927. NZTZ (s112.147) (s112.148) support RLZ-R8 in part but seek that a matter of discretion is included as follows:
8. The extent to which the rural produce retail activity will impact on the safety, efficiency and effectiveness of the transport network. This includes the outcome of any consultation with Waka Kotahi New Zealand Transport Agency.
928. McNabb Management Ltd (s103.017) oppose RLZ-R10 as under s4 of the RMA, the RMA does not apply to land uses on land administered under the Conservation Act 1987 or Acts listed in Sch 1 to that Act, if the activity is provided for within a reserve management plan. A local authority reserve management plan is prepared under the Reserves Act 1977; the Reserves Act 1977 is listed in Sch 1 to the Conservation Act 1987.

### Assessment

929. I have considered McNabb Management Ltd. submission in relation to RLZ-R7 – Home Business and see the benefits of aligning the GFA of the minor unit with the GFA for a home business. For this reason and given the activity will be undertaken within the building, I consider the increase in GFA for the activity will not result in unacceptable effects and the activity will remain compatible with the amenity anticipated in the zone. In relation to RLZ-R8, one of the differences between this activity and a home business is that rural produce retail sales can be undertaken outside. As such the parameters in which the activity can operate are reduced in order to manage potential nuisance effects and amenity. The submitter has not provided evidence to support their proposed changes and as such I do not consider any changes to the permitted rule requirements can be made at this time. I note should the permitted rule requirements be exceeded a restricted discretionary consent is required with clear matters of discretion to be applied.
930. In relation to Balance Agri-Nutrients I do not consider it is appropriate to delete either rule. I consider they support primary production. I note potentially the submitters are referring to

GRUZ-S8 not GRUZ-R8, which manages setbacks for air strips. Assessment of these points is deferred to Hearing Stream 6.

931. Support from NZTA for RLZ-R8 is acknowledged. In relation to the request for an addition matter of discretion, I consider “impact on the safety, efficiency and effectiveness of the transport network” is adequately covered by matter of discretion 6 which states “Suitability of access and the safety and efficiency of the road network”. This would include effects on the state highway if the activity required access from the state highway. I therefore recommend no further changes.
932. With regard to the McNabb Management Ltd submission to delete RLZ-R10, it is noted that RLZ-P8 seeks to ‘enable’ the use of reserve land in line with a Reserve Management Plan (RMP). As discussed in the section above, in relation to RLZ-P8, I consider s 4 of the RMA applies to “work or activity of the Crown”. I do not consider it applies to anyone using reserve land in accordance with an RMP. RLZ-R10 permits activities within the RLZ that are undertaken in accordance with an RMP which gives effect to RLZ-P8. No changes are recommended.

### **Recommendation**

933. I recommend, for the reasons given above, that RLZ-R7 is amended to increase the gross floor area of the activity from 50m<sup>2</sup> to 60m<sup>2</sup>,
934. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### **Section 32AA Evaluation**

935. The following evaluates the recommendation to amend RLZ-R7 under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner.

#### Costs and benefits

The benefits of the proposal are that an additional area is available to support those operating a home business. This provides for residents’ economic well-being. Any ambiguity as to whether a home business could be carried out in a 60m<sup>2</sup> minor unit, if the rule only permitted the activity to occupy 50m<sup>2</sup> is removed. The increased is considered small scale and so there are no apparent costs with the proposal.

#### Risk of acting or not acting

There is the potential for uncertainty of utilising minor units for home businesses if the proposed amendment is not made.

#### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the Objectives of the.

### 6.9.8 Matters raised by submitters – RLZ-R11, RLZ-R12

936. MoE (s125.064) support RLZ-R11 in part but seek a permitted activity status, Educational facilities should be provided for where there is a potential for a population to support them, including in the RLZ. This will support active modes of transport and reduce trip lengths and times. Provides flexibility without unreasonable restrictions for education facilities, that may be placed within RLZ to serve the education needs.
937. FENZ (s124.124) oppose in part RLZ-R12 and seek that emergency service facilities are permitted. Emergency service facilities are provided for in this Zone as a discretionary activity. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses.

### Assessment

938. In relation to RLZ-R11 and the submission by MoE, I consider that the purpose of RLZ is to provide for rural living opportunity and smaller scale primary production activities. A large-scale residential development is not anticipated within the zone. Education facilities such as schools, are typically best located within the community they serve and in a manner which avoids adverse effects on students, such as from odour, excessive noise etc. Furthermore, education facilities have the potential to generate reverse sensitivity effects.
939. I consider it may be inappropriate for an educational facility, if extensive in scale, to locate on land anticipated for rural living. In the event, MOE propose a school site within the RLZ the likely outcome would be a Notice of Requirement process to designate a site. On this basis, I recommend no change to RLZ-R11 and therefore reject the submission.
940. In relation to a more permissive provision for Emergency Service Facilities, I acknowledge the importance of emergency services facilities to the health, safety and wellbeing of people and the community. Under the PDP, Emergency Service Facilities are managed in the RLZ zone through a discretionary activity status, rather than being permitted. The RLZ is somewhat removed from urban areas but may be a viable location for facilities in terms of access to the wider rural areas. However, the nature and scale of all Emergency Services Facilities may not be appropriate in all locations, and in some instances may not be compatible with the character and amenity of the surrounding area. There is potential for various site constraints, and I do not consider a restricted discretionary activity status is appropriate. FENZ have not provided information or alternatives to demonstrate how the effects of Emergency Services Facilities are proposed to be managed if not managed through a resource consent process, and at this time I consider that the evidence provided in the submission does not warrant an amendment to the notified PDP.

## Recommendation

941. I recommend, for the reasons given above, no changes to RLZ-R11 and RLZ-R12.
942. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### 6.9.9 Matters raised by submitters- RLZ-S2, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7

943. Charlton Rise Ltd. (s100.017) support RLZ-S2.
944. FENZ (s124.125) (124.126) (124.127) support in part RLZ- S2, RLZ-S4 and RLZ-S6 but seek that emergency services facilities are excluded from these standards for height, setbacks and building coverage. Fire station include multipurpose tower or pole between 12-15m in height. Where the building setback is greater than 8-10m, this will result in increased civil costs, land parcel size and can create fire separation issue at rear boundaries The exclusion would support the logistical and operational requirements of Fire and Emergency. Fire and Emergency note that the minimum building coverage for a volunteer fire station is 250m<sup>2</sup> and up to 1500m<sup>2</sup> for a career fire station. Fire and Emergency are concerned that 1000m<sup>2</sup> building coverage per site would not provide for emergency service facilities should they need to construct a new fire station in the RLZ in future.
945. McNabb Management Ltd. (s103.023) oppose RLZ-S5 and request it is deleted. There is already a maximum building coverage standard so it is unclear why a maximum building size is necessary.
946. McNabb Management Ltd. (s103.024) oppose in part RLZ-S6 and seek amendments so that subclause 1 reads 'The maximum building coverage on any site is ~~1000m<sup>2</sup>~~ 12% of the total site area'. Maximum building coverage of 1000m<sup>2</sup> applies no matter the size of the site, which means those with tunnel houses, or farms that have been rezoned may be non-compliant. Using a percentage of the site area rather than an absolute maximum maintains low building density while addressing this issue.
947. Charlton Rise Ltd (s100.018) supports RLZ-S6 as notified.
948. SDC (s146.085) supports RLZ-S7 as notified.
949. Nigel Cowburn (s152.012) requests for RLZ-S9, controls on massing, trims, fenestration and cladding texture, particularly in tray roof/cladding systems, rather than a 30% LRV. LRVs of 30% cause structural effects on building envelope durability. The trend in NZ to low LRV colours also creates a drab appearance across whole regions.

## Assessment

950. Support from Charlton Rise Ltd for RLZ-S2 is acknowledged.
951. Support from SDC for RLZ-S7 is acknowledged.

952. In relation to the exemptions sought by FENZ, the height limit in the RLZ is 8 metres, the setback for building from side and rear boundaries is 10 metres, and maximum building coverage is 1000m<sup>2</sup>. These standards are representative of the anticipated character and built form of the zone based on the range of activities enabled, and the potential adverse effects on landowners within the zone and within adjoining zones. Without further information about the proposed tower or poles and potential mitigation of adverse effects for buildings closer to boundaries or larger than 1000m<sup>2</sup>, I do not consider it is appropriate to simply exempt these structures from the height, setback and coverage limits.
953. In relation to the submission by McNabb Management Ltd, a maximum building size is to ensure the character of the zone is not adversely affected or dominated by large buildings. No changes are recommended for this standard. In relation to RLZ-R6 I acknowledge that sites within the RLZ will vary in size and therefore a percentage for building coverage is preferable to enable additional built form on larger sites where it can be absorbed. I consider the Objectives and policies for the zone provide for open space and therefore consider a 10% building coverage is more suitable than 12%.
954. In relation to Nigel Cowburns submission (s152.012) on the suitability of 30%LVA as a control, it is a little unclear what the submitter is referring to regarding the 'structural effects on building envelope durability'. Regarding the drab appearance, this standard is designed to help mitigate the visual effects from built form on the landscape, the control aims to recess the built form to blend in with the surrounding landscape. On this basis it is recommended that this submission be rejected, however the submitter is welcome to expand, particularly on the structural effects issue.

### Recommendation

955. I recommend, for the reasons given above, that RLZ-S6 is amended to enable a building coverage of 10% in all areas except the Hokonui Hills Lifestyle Precinct.
956. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

957. The following evaluates the recommendation to amend RLZ-S6 under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner.

#### Costs and benefits

The benefits of the proposal are that an increase in built form is enabled on larger sites, however effects on open space are continued to be managed by virtue of the larger site. There are potential costs within enabling a percentage built form coverage as it will enable an increased built form within the zone. However, building size standards as well as setback and height limit apply to manage effects on neighbours and generally on rural character and amenity.

### Conclusion as to the most appropriate option

The proposed amendment is a more appropriate way to achieve the Objectives than the notified version of the PDP.

## 6.10 Specific Submissions for the Settlement Zone

### 6.10.1 Matters raised by submitters on Mandeville Aviation and Rail Precinct (PREC8)

#### How the Plan Works Chapter

958. KiwiRail (s132.003) supports the inclusion of the Mandeville Aviation and Rail Precinct as it provides for the existing heritage aviation and rail activities and enables new activities providing effects are appropriately managed. KiwiRail seeks that the reference to the Mandeville Aviation and Rail Precinct in Part 1 – Introduction & General Provisions – How the Plan Works Chapter is retained as notified.

#### Assessment and Recommendation

959. The support from KiwiRail (s132.003) for the reference to the Mandeville Aviation and Rail Precinct in the 'How the Plan Works' Chapter of the PDP is acknowledged and accepted and no changes are recommended.

#### General Submissions and Overview and Purpose

960. Michael Crymble (s26.001) supports in part the Overview and Purpose as it generally supports the Mandeville Aviation and Rail Precinct as a means of recognising the significance of the activities, however, Mr Crymble considers the airfield is the 'key element' within the Precinct and as such should be protected.

961. SDC (s146.086) support the chapter in its entirety.

962. Heritage New Zealand Pouhere Taonga (s123.025) support the SETZ in relation to the inclusion of the Mandeville Aviation and Rail Precinct. 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.

#### Assessment and Recommendation

963. The submission from Michael Crymble (s26.001) is acknowledged, however, it is not clear what amendments are sought by the submission which supports in part the Overview and Purpose. In relation to the Mandeville Aviation and Rail Precinct, whilst I acknowledge the value of the airfield as part of the Precinct the provisions seek to manage and enable all activities within the Precinct as a whole. I consider the wording within the Overview and Purpose, which includes reference to '*aviation activities*' reflects this intention and therefore I do not recommend any amendments and so reject the submission on this basis.

964. The submission from SDC is acknowledged.

965. The submission from Heritage New Zealand Pouhere Taonga is acknowledged.

## Additional Provisions

966. Michael Crymble (s26.003) seeks additional provisions to provide for the following list of activities:

- a. A pilot's clubhouse building.
- b. Control tower,
- c. office and operations buildings as the need arises.
- d. Storage building facilities for securing ground equipment and airfield vehicles.
- e. Workshop and maintenance facilities.
- f. Aircraft hangarage.
- g. An aviation retail refuelling facility.
- h. Airfield surface lighting to satisfy all future aviation and railway safety issues.
- i. Overnight accommodation buildings with simple catering facilities for visiting pilots and crew.
- j. Camping facilities in the interim.
- k. Retail shopping for a wide variety of aviation and railway products.
- l. Retail sale of food and beverages during events.
- m. Car parking facilities.
- n. A variety of hardstanding areas to support various aviation and railway activities. Installation of ground navigation aids.
- o. Signs, notice boards, fencing and gates for public safety, to inform and guide our visitors.
- p. The construction of "railway themed" buildings and other railway infrastructure as required.
- q. The possible use of railway rolling stock to meet some of the building infrastructure needs.

967. Mr Crymble considers that providing for these activities will help future proof the airfield and achieve their aims noting that airfield is a primary activity so aviation should lead the way. Mr Crymble considers that the success of the organisations and activities based at Mandeville requires that the airfield infrastructure can evolve to meet their needs.

968. Hamish Weir (FS5.174) supports Michael Crymble's submission (s26.003) and seeks that it is allowed.

969. NZTA (FS14.033) opposes in part Michael Crymble's submission (s26.003) and seeks that it is disallowed. NZTA consider that a number of the activities sought to be included are already provided for under Rules SETZ-PREC8-R1 to STEZ-PREC8-R10. NZTA considers that those activities not already provided for as a permitted activity and which could have 'off site' effects should be considered through a resource consent process.

## Assessment

970. In response to Michael Crymble (s26.003) seeking additional activities to be enabled I consider most of the activities Mr Crymble has listed are broadly encompassed by activities already enabled by the PDP within the Precinct:

<b>Table 15</b>	
<b>Activity sought by Michael Crymble</b>	<b>PDP Permitted Activity for Mandeville Aviation and Rail Precinct</b>

A pilot's clubhouse building	Commercial Activity (SETZ-PREC8-R1) or Community Activity (SETZ-PREC8-R2)
Control tower	Aviation Activity (SETZ-PREC8-R4)
Office and operations buildings as the need arises	Commercial Activity (SETZ-PREC8-R1)
Storage building facilities for securing ground equipment and airfield vehicles	Industrial Activity (SETZ-PREC8-R3)
Workshop and maintenance facilities	Industrial Activity (SETZ-PREC8-R3)
Aircraft hangarage	Aviation Activity (SETZ-PREC8-R4)
An aviation retail refuelling facility	Aviation Activity (SETZ-PREC8-R4)
Airfield surface lighting to satisfy all future aviation and railway safety issues	Aviation Activity (SETZ-PREC8-R4)
Overnight accommodation buildings with simple catering facilities for visiting pilots and crew	Visitor Accommodation (SETZ-PREC8-R10)
Camping facilities in the interim	Visitor Accommodation (SETZ-PREC8-R10) where ancillary to a temporary event or for persons arriving and / or departing by aircraft.
Retail shopping for a wide variety of aviation and railway products	Commercial Activity (SETZ-PREC8-R1)
Retail sale of food and beverages during events	Food and Beverage Activity (SETZ-PREC8-R8) and Temporary Events (SETZ-PREC8-R7)
Car parking facilities	Does not require a separate activity as could be ancillary to any permitted activity.
A variety of hardstanding areas to support various aviation and railway activities	
Installation of ground navigation aids	Aviation Activity (SETZ-PREC8-R4)
Signs, notice boards, fencing and gates for public safety, to inform and guide our visitors.	Signs would be enabled subject to provisions within the Sign Chapter
The construction of "railway themed" buildings and other railway infrastructure as required	Vintage Aviation and Transport Activity (SETZ-PREC8-R5) ancillary buildings are enabled subject to bulk and location standards.
The possible use of railway rolling stock to meet some of the building infrastructure needs	Vintage Aviation and Transport Activity (SETZ-PREC8-R5)

971. Therefore, all activities Mr Crymble seeks to have provided for within the Chapter are in fact already enabled by the permitted activities as listed above. I recommend therefore that the submission is rejected on the basis that the list of activities is unnecessarily specific and the activities are already captured by the permitted activities.
972. In response to the further submission from Hamish Weir (FS5.174) and NZTA (FS14.033) as noted above those activities are already enabled and where appropriate are subject to conditions.



## Recommendation

973. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### SETZ-PREC8-R7

974. NZTA (s112.14) supports in part Rule SETZ-PREC8-R7 as it places limits on the size, location, duration and hours of operation of an event. However, they note that temporary activities can generate increased traffic which has the potential to adversely affect the State Highway network. NZTA therefore requests that amendments are made to the rule to include a matter of discretion as to outcome of consultation with NZTA where the temporary event gains direct access from the State highway:

5. The extent to which the temporary event will impact on the safety, efficiency and effectiveness of the transport network. This includes the outcome of any consultation with Waka Kotahi New Zealand Transport Agency.

975. Michael Crymble (s26.002) opposes in part SETZ-PREC8-R7 and seeks that there should be no limits on the number of events, however, if there are limits there should be a maximum of 36 events per year with any single event permitted to be active for up to 7 days. Temporary accommodation and food and beverage should also be permitted for the duration of the event. Mr Crymble considers that the number of events would be self-regulating due to the nature and scale of the facilities.

976. NZTA (FS14.032) opposes the submission from Michael Crymble (s26.002) and seeks that it is disallowed. NZTA consider that Temporary events have the potential to impact the safe and efficient functioning of the state highway unless appropriate limitations, including to the number and duration of events and maximum attendees, are imposed to manage effects from the event. NZTA supports limits and the consent pathway in the PDP to manage effects on the road network and seeks that these limits are retained.

## Assessment

977. In response to NZTA (s112.14) I note that Matter of Discretion (3) for SETZ-PREC8-R7 is *“the safety and efficiency of the roading network”*. I consider this would allow a decision maker to consider potential adverse effects on the local road network including the State Highway and achieves the same purpose as the wording proposed by NZTA but in a more succinct manner consistent with the drafting style of the PDP.

978. However, I acknowledge that that the matter of discretion as currently drafted does not include reference to “the outcome of any consultation with Waka Kotahi New Zealand Transport Agency”. I do not consider this to be a necessary addition, in the event that the decision maker considers the input of feedback from NZTA as road controlling authority for the State Highway relevant for the assessment of the application then they can seek such feedback. I have a concern that the inclusion of this matter of discretion signals a potential for third party approval and sets an expectation that applicants would need to consult with NZTA for any breach of the rule, however, this is a matter which is better left to the decision maker to assess through the processing of any application.

979. In response to Michael Crymble (s26.002) I do not agree that there should be no limits on temporary activities. Whilst it is important that activities are enabled to support and encourage the use of the Precinct, placing conditions on the scale and scope of activities is necessary to manage potential adverse effects on surrounding landowners and the environment generally.
980. I acknowledge that Mr Crymble has sought, as an alternative, a maximum of 36 events per year with any single event permitted to be active for up to 7 days. However, this would equate to there being potentially more than 1 event per fortnight and with a 7 day duration events may realistically run into each other. This frequency is too great to allow for adverse effects on surrounding landowners and the environment to be appropriately managed. The conditions provided in SETZ-PREC-R7 were arrived at following consultation with the Precinct trustees and whilst I appreciate Mr Crymble was not party to these discussions I consider that the limits provide a reasonable balance between enabling events and ensuring that the amenity values of surrounding landowners are maintained.
981. I do not agree that the number of events would necessarily be self-regulating and therefore controls in the PDP are unnecessary. Such an argument could be put forward against many PDP provisions, however, the RMA requires that territorial authorities give effect to the purpose of the RMA through the establishment and implementation of objectives, policies and methods to achieve integrated management of the effects of the use, development or protection of land.<sup>27</sup> Councils are also required to control any actual or potential effects of the use of land.<sup>28</sup> The Council achieves these functions through the District Plan which, as assessed in the Section 32 Evaluation Reports gives effect to the purpose of the Act.<sup>29</sup> To achieve the purpose of the Act the PDP provisions balance out the needs of the community to provide for the social, cultural, economic and well-being with the management of potential and actual adverse effects associated with activities that meet those needs. This essentially means that placing controls and some limits on activities allows landowners to undertake certain activities without requiring resource consent with the controls mitigating potential adverse effects on other landowners and the environment.
982. It is worth noting that in relation to SETZ-PREC8-R7 there is an opportunity to for any person to seek resource consent (as a restricted discretionary activity) should they wish to hold an event which does not comply with the rule conditions, including an additional event beyond the 12 provided for annually.
- 

<sup>27</sup> RMA 1991 Section 31(1)(a)

<sup>28</sup> RMA 1991 Section 31(1)(b)

<sup>29</sup> RMA 1991 Part 2

983. Based on the above assessment I support the further submission from NZTA (FS14.032) and consider that SETZ-PREC8-R7 should remain as notified.

### Recommendation

984. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix B.

### SETZ-PREC8-R9

985. NZTA (s112.150) oppose in part SETZ-PREC8-R9 and seeks that a performance standard applies to conference facilities within the rule. The standards should provide clarification on the frequency of events, hours of operation, number of attendees and the type of building the conference is being undertaken in. This will provide a guidance and understand of the amount of traffic anticipated from any new facilities. NZTA is concerned that transportation effects associated with a conference facility have not been given consideration to and there is the potential for significant traffic effects on the surrounding road network.

### Assessment and Recommendation

986. In response to NZTA (s112.150) I note that the Transport Chapter contains a rule (TRANS-R4) which requires a restricted discretionary resource consent for any activity which has more than 250 vehicle movements per day. Movements (which would include vehicle movements) are defined as *“a single journey to or from a particular site that is either an arrival or departure but not both. A return journey equates to two movements.”* This rule would apply to any proposal under SETZ-PREC8-R9 and for larger scale activities is likely to trigger a resource consent requirement. I note that TRANS-R4 excludes temporary activities (temporary events are a subset of temporary activities), therefore, there is a strong rationale for including limits in the PDP for temporary activities in terms of the numbers of events and numbers of people.

987. I note NZTA have submitted on TRANS-R4 and this submission will be considered as part of hearing stream 5 when the Transport Chapter is being considered. However, for the purposes of SETZ-PREC8-R9 I consider that TRANS-R4 as notified would be sufficient to manage any concerns NZTA have over the potential for significant traffic effects on the surrounding road network including the State Highway. Therefore, I recommend that the submission from NZTA (s112.150) is rejected.

### 6.10.2 Matters raised by submitters- SETZ Policies

988. MOE (s125.065) supports the SETZ-P1 as notified.

989. Hokonui Rūnanga Inc. (s139.072) oppose SETZ-P2 and seek amendments as follows as Clause 2 as currently written is ambiguous.:

SETZ-P2 Require development to be of a height and bulk and have sufficient setbacks and open space to: (...) ~~2. maintain the underlying relationship Ngāi Tahu hold with the natural environment;~~ maintain greenspace, natural drainage patterns and riparian margins ...

990. KiwiRail Holdings Ltd. (132.159) seek amendments to SETZ-P2 as follows:

SETZ-P2 Require developments to be of a height and bulk and have sufficient setbacks and open space to: (...)

4. maintain sufficient open space to provide for landscaping, and, where needed, on-site water, wastewater and stormwater disposal stormwater management that does not result in increased flooding and erosion risk.

5. Ensures that any Building or structure must not be located within a 5m setback from a boundary with a rail corridor.

991. KiwiRail Holdings Ltd. (132.160) seek amendments to SETZ-P7 as follows:

SETZ-P7 Ensure development does not compromise existing roading, rail and water infrastructure networks.

992. KiwiRail Holdings Ltd. (132.161) seek amendments to SETZ-P8 as follows:

SETZ-P8 Where practicable, incorporates low impact approaches to stormwater management that does not result in increased flooding and erosion risk.

993. ES (s85.174) support is part SETZ-P10 but seek the following amendment:

SETZ-P10 Only allow new activities within the Settlement Zone where the effects of natural hazards can be ~~adequately mitigated~~ avoided where possible so the risk to life and property is low.

994. Clark Fortune McDonald and Associates (fs22.060) oppose this submission by ES as a natural hazard assessment is already required without creating an extra redundant policy. Avoidance is too extreme an approach as hazards are often minor and/or can be mitigated adequately so that risk is not significant.

## Assessment

995. In relation to Hokonui Rūnanga Inc., if mana whenua consider this a more preferable way to describe their aspirations under this policy, then the amendment is supported.

996. In relation to the submissions from KiwiRail, I consider the focus of RLZ-P2 is to manage the bulk and location of buildings to achieve open space in the zone. Point 4 of the policy seeks to ensure onsite servicing is provided for. I acknowledge KiwiRail's concerns that improperly sized or maintained onsite servicing systems can result in increased flooding and erosion risk, for example, incorrectly channelised runoff can erode soil, destabilize stream banks, and increase sedimentation downstream. However, I consider a Code of Practice document is a more appropriate means of managing this through the detailed design of systems. As such, I make no amendments in this regard. For the same reasons I make no amendments to RLZ-P8.

997. As discussed previously in this report, the 5m setback is not supported and so the additional setback reference sought to RLZ-P2 is not necessary.

998. In relation to RLZ-P7, I acknowledge that the rail corridor adjoins part of the Pukerau Settlement zone. SETZ-P7 requires that development does not compromise existing roading and water infrastructure. Given the policy affords protection to this infrastructure I agree this can be extended to include the rail network. I recommend the submission is accepted in this regard.
999. In relation to the submission from ES regarding SETZ-P10, I agree with the further submitter CFMA, as it may be possible to mitigate the hazard in certain circumstances. To require avoidance rather than the potential for mitigation is unduly restrictive, particularly without acknowledging that there may be different levels of risk associated with the natural hazards. I acknowledge that a high risk area may warrant an avoidance policy, but the policy applies across all the Settlement zones, where risk may vary. I consider as the Natural Hazards Chapter will also apply to sites, additional policy provisions will also apply.

### Recommendation

1000. I recommend, for the reasons given above, that SETZ-P2 and SETZ-P7 are amended as follows:

SETZ-P2 Require development to be of a *height* and bulk and have sufficient *setbacks* and open space to:

1. maintain the open character and spaciousness of the zone; and
2. ~~maintain the underlying relationship Ngāi Tahu hold with the natural environment~~ maintain greenspace, natural drainage patterns and riparian margins; and
3. protect river and stream values from inappropriate development, and
4. maintain sufficient open space to provide for landscaping, and, where needed, on-site water, wastewater and stormwater disposal.

SETZ-P7 Ensure development does not compromise existing roading, rail and water *infrastructure* networks.

1001. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

### Section 32AA Evaluation

1002. The following evaluates the recommendation to amend SETZ-P2 and SETZ-P7 under section 32AA of the RMA.

#### Effectiveness and efficiency

The proposal will enable the Council to effectively administer the PDP in a clear and consistent manner.

#### Costs and benefits

The benefits of the proposal are that it is clear what is required in terms of PDP administration, and the PDP is interpreted in a consistent manner. There are no apparent costs with the proposal.

### Risk of acting or not acting

Whilst there is limited risk if the amendment is not made, as rail infrastructure would be included in the policy provisions within the Transport chapter, amending the policy as proposed reduces risk of confusion and provides increased clarity for Plan users and decision makers, given that roading and water infrastructure is included in the policy. Similarly amending SETZ-P2 as proposed reduces risk of confusion and provides increased clarity for Plan users.

### Conclusion as to the most appropriate option

The proposed amendment is considered to be a more appropriate way to achieve the Objectives the notified version of the PDP.

## **6.10.3 Matters raised by submitters- SETZ Rules**

1003. Clark fortune McDonald and Associates (s99.038) seek that SETZ-R2 clause 1 is amended to provide for residential activity on existing sites of less than 2000m<sup>2</sup>. Where compliance with density standards is not achieved, the activity status should become discretionary.

1004. MOE (s125.066) (125.067) support in part SETZ-R6 but seek the following amendments:

Activity status: Permitted

Where: ~~1. The educational facility is within an existing residential unit; and 2. The activity is for home-based child care services and the maximum number of children on the site does not exceed 8; and~~

1. The hours of operation are generally between 7am to 7pm Monday to Sunday.

2. complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-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; and

2. hours of operation; and

3. noise, disturbance and loss of privacy of neighbours; and

4. screening and landscaping; and

5. waste treatment and disposal.

1005. FENZ (s124.138) support SETZ-R7 and seek that it is retained as notified.

### **Assessment**

1006. In relation to CFMA, the ODP zoning for the proposed settlement zones is Rural. The required density for residential activities in the Rural zone under the ODP is either 2 hectares, or the site must be greater than 2000m<sup>2</sup> prior to 27 March 2014. The PDP has aligned with this on the basis

that there are no or limited reticulated wastewater services in the Settlement Zones. The proposed zoning and standard does not negatively impact property values for smaller sites as the submitter suggests more than the current ODP. Sites smaller than 2000m<sup>2</sup> currently would require resource consent for residential activity. I note the submitter has not provided an alternative lot size for the zone. The residential activity rule and density standard ensure that on site servicing can be achieved and that a rural-settlement character is maintained. Densities higher than the standards are not anticipated in the Settlements and therefore the activity status reflect this. I recommend no changes in relation to SETZ-R2 in this regard.

1007. In relation to MoE, I consider that the purpose of the Settlement zone is to provide for a range of compatible activities including residential activities, however, based on the current land area proposed for the Settlement zone it is unlikely that there will be large scale residential development within any of the Townships. I note that both Pukerau and Waikaka already contain a school which are designated under the PDP. In the event that MOE propose a school site within Mandeville the likely outcome would be a Notice of Requirement process to designate a site. I recommend no changes to SETZ-R6.

1008. The submission from FENZ in relation to SETZ-R7 is acknowledged.

### **Recommendation**

1009. I recommend no changes for the reasons given above.

1010. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

#### **6.10.4 Matters raised by submitters- SETZ Standards**

1011. CFMA (s99.037) seek that SETZ-S1 - density is amended to provide for residential activity on existing sites of less than 2000m<sup>2</sup>. Where compliance with density standards is not achieved, the activity status should become discretionary. Allowing only one residential unit per 2000m<sup>2</sup>, is impractical and overlooks pre-existing smaller sites in proposed settlement zones. While suitable for new developments, exceptions should accommodate existing sites predating the district plan, ensuring adequate servicing. This rule may negatively impact property values for smaller sites, leaving owners unable to build or sell.

1012. Hamish Weir (FS5.172) further supports this submission from CFMA.

1013. CFMA (s99.039) (s99.040) (S99.041) seek that SETZ-S5, SETZ-S6 and SETZ-S10 are amended to align with the General Residential zone standards. The submitter is concerned the proposed settlement zone rules do not do enough to acknowledge the existing character and density of those settlements or to provide for the continuation of that character, instead trying to impose an ideal that doesn't necessarily reflect the existing character and land use. While practical for new sites, exceptions for pre-existing sites are unnecessary. For existing smaller sites, the proposed setbacks are not practical.

1014. Hamish Weir (FS5.173) further supports CFMA's submissions in relation to SETZ-S5 and SETZ-S6.

1015. FENZ (s124.139) support SETZ-S2 in part but seek an additional requirement that 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'.
1016. FENZ (s124.140) (s124.141) (s124.143) seek that emergency services facilities are excluded from SETZ-S3 and that communication towers and poles for emergency service facilities are exempt from SETZ-S4. FENZ further seek SETZ-S8 is amended to enable a 50% building coverage for emergency service facilities.
1017. FENZ (s124.142) support SETZ-S6 and seek it is retained as notified.

### Assessment

1018. In relation to the submission from CFMA and further submissions from Hamish Weir, the proposed density of 2000m<sup>2</sup> per residential unit has been addressed above. The density proposed aligned with the minimum lot size proposed in the subdivision chapter (SUB-S1). The density provides for a rural-settlement character and density of development, as opposed to a denser urban character. The submitter has not proposed an alternative density or a mechanism for capturing existing sites smaller than 2000m<sup>2</sup>. I reject the submission points on this basis.
1019. Regarding the proposed setbacks in the Settlement zones, in comparison to the ODP Rural zone setbacks (which require 6m from all boundaries, and that dwellings are not closer than 20m from a dwelling on an adjacent property) the proposed setbacks in the Settlement zones have been reduced (side and rear) or remained the same (road). I consider they are more practical than the ODP and therefore do not disadvantage existing smaller sites. The provisions require 4m from side and rear boundaries but include an exemption for accessory buildings to be 2m from the boundary. I consider the proposed setbacks are reflective of the larger lot areas and the rural character surrounding the settlements. The General Residential standards require just a 1m setback from side and rear boundaries which I do not consider appropriate. I recommend no changes to the setback standards.
1020. CFMA have submitted against SETZ-S10 however the reasoning provided appears to relate only to setback standards. Potentially the submitter incorrectly stated SETZ-S10 when SETZ-S11 relates to setbacks in the Mandeville precinct. Regardless, the reasons above stand, and I make no recommendations to change the SETZ standards in relation to setbacks or height in relation to boundary.
1021. In relation to FENZ submission request for firefighting provision to be included in the servicing standard SETZ-S2, I acknowledge that providing a standard for firefighting supply is a conscientious response to development, and there is currently no firefighting standard in the PDP. Moreover, the building code requirements are limited in this aspect. There is however a firefighting provision within the Subdivision and Land Development Bylaw 2019 (Amendment



No 1, 2021)<sup>30</sup> which references part of the FENZ Code of Practice. The bylaw provision can continue to be relied on, although monitoring and enforcement issues have generally been identified with the bylaw, or incorporated into the PDP as an alternative to the FENZ submission. However, including the entirety of the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice as proposed by the submitter raises concerns in relation to the useability of the plan and the determining of compliance by Council officers due to the complexity and technical nature of the FENZ Code of Practice. The submitter may consider providing a standard which includes the key components of SNZ PAS 4509:2008 which could be a more effective means of managing firefighting water supply through the PDP than simply referring to the FENZ Code of Practice. Any additional evidence provided by the submitter to justify inclusion of a new standard for firefighting water should be supported by a Section 32AA evaluation. I make no recommended changes at this time.

1022. In relation to the submissions from FENZ seeking various exemptions from the built form standards in the SETZ zone, and increased building coverage, I note Emergency Services Facilities are permitted in the zone (SETZ-R7). As such, I consider it is appropriate for the built form to be managed in order to ensure there is some semblance with the character of the Settlement zone. Whilst I acknowledge the operational value of towers and poles, and although FENZ have provided an image of a tower at a facility in Taupo in Appendix B of their submission there is not really any clear indication of what a 'tower' might constitute. A pole would typically be slimline and potentially therefore have limited adverse effects on adjoining landowners despite an increased height, however, a tower may be a larger structure and it may therefore be appropriate to manage this structure through a resource consent process. Without further information about the proposed tower or poles and potential mitigation of adverse effects, I do not consider it is appropriate to simply exempt these structures from the height limit or the height in relation to boundary requirement. I consider the proposed building coverage in the zone is generally enabling of larger buildings if additional land area is provided to offset a larger building size. Should FENZ wish to construct a large scale emergency service facility a restricted discretionary consent pathway is available if they cannot meet the built form standards.

1023. I acknowledge the support from FENZ for SETZ-S6.

### **Recommendation**

1024. I recommend no changes for the reasons given above.

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<sup>30</sup> Subdivision and Land Development Bylaw 2019.pdf (goredc.govt.nz)

1025. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix B**.

#### 6.10.5 Matters raised by submitters- Whole Plan

1026. General submissions in support of the PDP from Hokonui Rūnanga (s139.093), McNabb Management Ltd (s103.031) and Transpower New Zealand Ltd (s101.103) were received. These submission support the plan but for their requested changes in the specific submissions.

#### Assessment

1027. I acknowledge the support from the submissions. I support them in part to the extent that I've recommended changes in the preceding report.

## 7. Consequential and Minor Amendments

1028. The Section 42 Introduction, General Provisions and Strategic Direction Report considered and assessed a submission point from Southland Federated Farmers (s126.181), Kevin Robertson (s115.182), Ronald Crispin (s60.184), Rural Ratepayers Group (s143.193), Alastair and Bernadette Hunt (148.194) and John Baynes (s68.302) to amend the wording of 'wellbeing' to 'well-being' to be consistent with the manner in which the word is expressed in Section 5 of the RMA. The recommendation in the report was to accept the submission point and throughout the PDP amend 'wellbeing' to 'well-being'. This requires some minor amendments to the General Rural Zone Chapter. These amendments are reflected in **Appendix A**.

1029. Clause 16(2) of the RMA allows a local authority to make an amendment to a proposed plan without using a Schedule 1 process, where such an alteration is of minor effect, or may correct any minor errors.

1030. Within the General Rural Zone policy rule GRUZ-R10 reference 'Education Facilities', the Rural Lifestyle Zone policy RLZ-P6 reference 'education facilities', RLZ-R11 references 'Education Facility', and the Settlement Zone SETZ-R6 references 'Education Facility' however, the PDP provides a definition of 'Educational Facility' which aligns with the National Planning Standards. To provide consistency in terminology across the PDP and increase Plan useability and interpretation I consider it appropriate to amend the reference to education facility for GRUZ-R10, RLZ-P6, RLZ-R11, and SETZ-R6 (new text in red underlined):

GRUZ-R10	Education <u>al</u> Facility <u>ies</u>
RLZ – P6	Education <u>al</u>
RLZ -R11	Education <u>al</u>
SETZ-R6	Education <u>al</u>

1031. The effect of this alteration is minor and corrects what is essentially an error in the drafting of the PDP as the intent was that education facilities aligned with the definition of educational facility.

1032. I have recommended additions to the Noise Chapter to manage noise in the recommended New Vale Precinct in the GRUZ. The additions to the Chapter are outlined in **Appendix A**.

1033. I have recommended amendments to the 'Setbacks from Stream and River' standards in the GRUZ, RLZ and SETZ. I recommend all the 'Setbacks from Stream and River' setback standards in the area specific zones are updated for consistency, as the same assessment is applicable to all streams and rivers across the district. The additions to the Chapter are outlined in **Appendix A**.

1034. I recommend a Note is added to the area specific zones to acknowledge s4 of the RMA, for consistency, as the same assessment is applicable to all Crown activity, as follows:

**Note 2**      **Work or activity of the Crown**

Section 4(3) of the RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, a conservation management plan or management plan and does not have a significant effect beyond the boundary of that land. Accordingly, this chapter does not apply to Department of Conservation activities that meet section 4(3), but does apply to activities that do not meet section 4(3) of the RMA.

1046. The additions to the Chapter are outlined in **Appendix A**.

## 8. Conclusions

1035. This report has provided an assessment of submissions received on the Rural Chapters and associated definitions and mapping of the PDP.

1036. I consider that the submissions on the Rural Chapters and associated definitions and mapping assessed in this report be accepted, accepted in part, rejected or rejected in part, as set out in my recommendations in this report including **Appendix B**.

1037. Overall, I recommend that the provisions are amended as shown in **Appendix A** for the reasons set out in this report. The main changes recommended include:


- The inclusion of a New Vale Precinct in the GRUZ to recognise the existing New Vale Mine.
- Re-wording of Objectives and Policies to improve clarity and align with the overview and purpose of the RLZ and GRUZ. Removing policies which repeat those already contained in the chapter.
- Amended Rule provision for Rural Industry activities affording greater flexibility for activities
- GRUZ-S5 is amended so that the setback from dwellings from an Interregional Connector Road is 50m.
- Amendments to stream setback requirements to enable post and wire fences and add additional matters of discretion
- Minor amendment to definitions to improve clarity and avoid ambiguity

1038. I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of the PDP and other relevant statutory documents, for the reasons set out in the Section 32AA evaluations undertaken throughout this report.

**Closing Recommendation**

1039. The Hearing Panel accept, accept in part, or reject all submissions (and associated further submissions) as outlined in Appendix B of this report.

Signed:

Name and Title	Signature	Date
Joanne Skuse Consultant Planner		21.06.2024

**Register your  
dog today!**

Dog registrations for the  
2024/25 year are due  
**Friday 9 August 2024.**



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**From:** Riki Parata <[REDACTED]>  
**Sent:** Tuesday, 2 July 2024 6:59 PM  
**To:** Jo Ogier <[REDACTED]>; Terry Nicholas (Rep) <[REDACTED]>  
**Cc:** Jim Geddes <[REDACTED]>  
**Subject:** [EXTERNAL] RE: Te Au Nui/ Mataura Falls - Skink

---

Kia ora Jo, great to hear from you.

Yes those mokomoko are the ones we know of around our hills, I think I sent you this list a while back which confirms. Mokomoko are very significant for Hokonui Rūnanga due to the pūrākau associated with the area, i.e. Matamata, and Tamatea's dream of mokomoko, unfortunately, we don't know what exact mokomoko it was.

As for what was around pre-european at the falls I am unsure, but it sounds like Samuel is onto it. I can also connect you to Phil Melgren from DOC who is a bit of gecko guru if you would like.

Looking forward to the final result!

Ngā mihi

Riki

---

**From:** Jo Ogier <[REDACTED]>  
**Sent:** Sunday, June 30, 2024 9:32 PM  
**To:** Riki Parata <[REDACTED]>; Terry Nicholas (Rep) <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** Te Au Nui/ Mataura Falls - Skink

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora

I hope everything is going well.

I was just wanting your feedback as to what skink you think I should include in the Te Au Nui/ Matura Falls Artwork. I was wondering if you had noticed or knew of any skinks that are currently present? or if any of the recommendations below you feel could have been present in a pre European context?

These recommendations are the from Samuel Purdie, he is a seasoned herpetologist from Dunedin and an amazing wildlife photographer [www.samuelpurdielife.com](http://www.samuelpurdielife.com)

### **Te Au Nui/ Matura Falls – Broadleaved-podocarp forest**

"These are all very speculative, but occur nearby and could conceivably occupy the habitat featured in your image. Matura skinks are primarily a high-elevation species that primarily occupies sub-alpine grassy/shrubby habitats (and also occur further north-west around Mid Dome/Matura Range).

- Southland green skink (*Oligosoma chloronoton*).
- Cryptic skink (*Oligosoma inconspicuum*). Note: herbfield skinks (*Oligosoma murihiku*) may have also occupied this area or replaced cryptic skinks here. It is difficult to know.
- Tussock skink (*Oligosoma chionochoescens*; formerly comprised by 'southern grass skink').
- Kōrero gecko (*Woodworthia* "Otago/Southland large").

I have included the Southland green skink (*Oligosoma chloronoton*), and the Kōrero gecko (*Woodworthia* "Otago/Southland large") in other works, so it is down to the herbfield skinks - Cryptic skink - *Oligosoma inconspicuum* or *Oligosoma murihiku* or the Tussock skink (*Oligosoma chionochoescens*; formerly comprised by 'southern grass skink').

Any suggestions?

### **Here are his other recommendations for 3 of the other works I thought you might find interesting.**

"I have compiled some options for you to consider below. Some of these are speculative, but reasonably informed by historic records and habitats they are known to occur in.

#### **Kowhaka-ruru/ Pyramid down to Te whare korokio**

- Kōrero gecko (*Woodworthia* "Otago/Southland large"). Still inhabits forests, shrublands, and rocky areas not too far from that area (e.g., Hokonui Hills)
- Tussock skink (*Oligosoma chionochoescens*; formerly comprised by 'southern grass skink'). Might still occur in this general area. Loves grassy, relatively damp habitats.

#### **Hokonui Hills - East Peak**

- Southland green skink (*Oligosoma chloronoton*). Still inhabits this general area (perhaps what you are referring to as 'Hokonui giant skink?'). Loves complex shrublands, grasslands, wetlands, and rocky habitats.
- Cryptic skink (*Oligosoma inconspicuum*). Still inhabits this general area. Has similar habitat preferences to green skink, but possibly more tolerant of aridity/predators.

- McCann's skink (*Oligosoma maccanni*). Still inhabits this general area. Has flexible habitat tolerances, but often found in rocky, grassy, shrubby areas (can probably tolerate much dryer habitats than many other native skinks).
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#### **Lower canopy and forest floor**

- Kōrero gecko (*Woodworthia* "Otago/Southland large").
- Tautuku gecko (*Mokopirirakau* "southern forest"). We don't precisely know what their former distribution was, and it may have been complex in western Southland (because Tākitimu geckos occupy similar habitats), but I think you are at liberty to include one of these if you wish! There are museum specimens thought to be this species from Riverton, and they are widespread in the Catlins, so they probably occurred throughout many of the indigenous forests in Southland.

**Other taxa to consider** • Native frog (*Leiopelma* spp.). We do not know what species occurred in this area (it could be an unknown extinct lineage), but *Leiopelma* remains have been found at Forest Hill. Therefore, *Leiopelma* frogs likely once occurred in the forests of southern Aotearoa.

- Foveaux Strait giant wētā (*Deinacrida carinata*). We do not understand the pre-human distribution of anostostomatid wētā, but I suspect there must have been at least one species occupying southern New Zealand. It is possible that *D. carinata* occurred on the mainland (given that many of the terrestrial animals they coexist with do) and these might have occupied Southland's forests, river margins, and/or shrublands.
- Helm's stag beetle (*Geodorcus helmsi*). An amazing stag beetle that still occurs in forests of the Catlins and near Invercargill.
- Ngāokeoke (*Peripatoides taitonga*). As you have indicated, velvetworms might make a good addition. *P. taitonga* occurs in the Catlins and has been recorded in Croydon Bush and the Hokonui Hills".

Your feedback would be really appreciated. The exhibition is due to open on the 5th of October. :)

Kind Regards

Jo

[www.JoOgier.co.nz](http://www.JoOgier.co.nz)

#joogierartist

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**Subject:** RE: Te Au Nui/ Mataura Falls - Skink

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Riki

Hope all is well. We are just working through the logistics of Jo's exhibition and it looks as though – given the beautiful works produced to date – that we will put together a catalogue. The paintings produced to date have inspired a short essay by Brian Rance (Field Botanist with DoC), about the featured flora. So we're wondering if you would be interested in writing a brief overview of the fresh water species featured in Jo's work? This would be a fee-based piece of work. I could imagine you producing some amazing text about kanakana, tuna, kōura and other species from within our part of the Mataura River Valley. It doesn't have to be extensive and detailed, rather an overview.

Let me know what you think.

Very best  
Jim



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**From:** Riki Parata <[REDACTED]>  
**Sent:** Tuesday, 2 July 2024 6:59 PM  
**To:** Jo Ogier <[REDACTED]> Terry Nicholas (Rep) <[REDACTED]>  
**Cc:** Jim Geddes <[REDACTED]>  
**Subject:** [EXTERNAL] RE: Te Au Nui/ Mataura Falls - Skink

---

Kia ora Jo, great to hear from you.

Yes those mokomoko are the ones we know of around our hills, I think I sent you this list a while back which confirms. Mokomoko are very significant for Hokonui Rūnanga due to the pūrākau associated with the area, i.e. Matamata, and Tamatea's dream of mokomoko, unfortunately, we don't know what exact mokomoko it was.

As for what was around pre-euroean at the falls I am unsure, but it sounds like Samuel is onto it. I can also connect you to Phil Melgren from DOC who is a bit of gecko guru if you would like.



Looking forward to the final result!

Ngā mihi

Riki

---

**From:** Jo Ogier [REDACTED]  
**Sent:** Sunday, June 30, 2024 9:32 PM  
**To:** Riki Parata [REDACTED] Terry Nicholas (Rep)  
[REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Te Au Nui/ Mataura Falls - Skink

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora

I hope everything is going well.

I was just wanting your feedback as to what skink you think I should include in the Te Au Nui/ Mataura Falls Artwork. I was wondering if you had noticed or knew of any skinks that are currently present? or if any of the recommendations below you feel could have been present in a pre European context?

These recommendations are the from Samuel Purdie, he is a seasoned herpetologist from Dunedin and an amazing wildlife photographer [www.samuelpurdielife.com](http://www.samuelpurdielife.com)

#### **Te Au Nui/ Mataura Falls – Broadleaved-podocarp forest**

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## **Kowhaka-ruru/ Pyramid Hill down to Te whare korokio**

**Original Vegetation = silver beech forest**

**Semi-braded river**

**Shrubland/ tussock (pre European) possibly silver beech forest remnants**

### **1**

#### **Fauna**

ruru/ Morepork/ *Ninox novaeseelandiae*

kiwi pukupuku/ Little spotted kiwi/ *Apteryx owenii*

pekapeka/ Long tailed Bat/ *Chalinolobus spp.*

pekapeka/ Short tailed Bat/ *Chalinolobus spp.*

*Declana griseata* – On Scarlet Mistletoe

Ghost Moth/ *Aoraia dinodes*

#### **Flora**

tawai/ Silver beech/ *Northofagus menziesii*

pirita/ Scarlet mistletoe/ *Peraxilla colensoi*

orihou/ Three finger/ *Pseudopanax colensoi*

puawānanga/ White clematis/ *Clematis paniculata*

*Coprosma rhamnoides*

tāniwhaniha/ Crown fern/ *Blechnum discolour*

Hard fern/ *Blechnum procerum*

### **2**

#### **Fauna**

kakī/ Black stilt/ *Himantopus novaezealandiae*

pohowera/ Banded dotterel/ *Charadrius bicinctus*

pepe para riki/ Boulder copper (butterfly)/ *Lycaena boldenarum*

mōwhitiwhiti/ New Zealand grasshopper/ *Phaulacridium marginale*

pokopoko/ Green Stonefly/ *Stenoperla prasina*

#### **River**

Southern flathead galaxias/ *Galaxias "southern"*

pūngāwerewere/ Water spider/ *Dolomedes aquaticus*

kanakana/ Baby kanakana (Macrophthaimia)/ *Geotria australis*

#### **Flora - Riverbed**

Mat Daisy/ *Raoulia tenuicaulis*

pātōtara/ Dwarf mingimingi/ *Leucopogon fraseri*

*Muhlenbeckia axillaris*

pūniu/ Prickly shield fern/ *Polystichum vestitum*

### **3**

#### **River Fauna**

tuna/ Long fin eels/ *Anguilla dieffenbachii*

piriwai, pokopoko/ Yellow Sulphur Dunn Mayfly and Nymphs/ *Ameletopsis perscitus*

pokopoko/ Green Stonefly Nymphs/ *Stenoperla prasina*

### **4**

#### **Fauna**

kōtare/ Sacred kingfisher/ *Todiramphus sanctus*

piwakawaka/ Fantail/ *Rhipidura fuliginosa*

mokomoko/ Kōrero gecko/ *Woodworthia "Otago/Southland large"*

rō, whē/ Giant stick insect/ *Argosarchus horridus*

## **Flora**

korokio/ Wire-netting Bush/ *Corokia cotoneaster*  
Weeping matipo, Weeping mapou/ *Myrsine divaricata*  
Desert Broom/ *Carmichaelia petriei*  
*Coprosma virescens*

## **5**

### **Fauna**

karearea/ NZ falcon/ *Falco novaeseelandiae*  
Speargrass moth / *Ichneutica nullifera*  
Speargrass weevil/ *Lyperobius spedenii*  
*Declana junctilinea*  
Pūngāwere, pūngāwerewere, pūwerewere/ Nurseryweb spider/ *Dolomedes minor*

### **Flora**

taramea, karamea/ Golden Spaniard or Golden Speargrass/ *Aciphylla aurea*  
inanga, Īnanga / Grass tree/ *Dracophyllum longifolium*  
tauhinu/ Cottonwood/ *Ozothamnus leptophyllus*  
tūmatakuru/ Matagouri/ *Discaria toumatou*

## **Hokonui Hills**

**Plants (near the waimumu stream and through Dolomore Park) – Riparian kowhai-ribbonwood forest with rimu, matai, totara rata forest on hill slope**

### **Hoka-nui/ East Peak**

## **6**

### **Fauna**

takahē/Takahe/ *Porphyrio hochstetteri*  
moko/ Southland green skink/ *Oligosoma chloronoton*

### **Flora – sub-alpine (above forest)**

wharariki/ Mountain flax/ *Phormium cookianum*  
Narrow-leaved snow tussock/ *Chionochloa rigida*  
Mountain wineberry/ *Aristotelia fruticosa*  
hakeke/ Mountain holly/ *Olearia ilicifolia*  
Snow Berries (Pink)/ *Gaultheria macrostigma*  
Hard fern/ *Blechnum procerum*

### **Insect**

For Mountain flax or Mountain Holly

## **7**

### **Fauna**

koekoeā/ Long-tailed cuckoo/ *Eudynamys taitensis*  
pīpipi/ Brown creeper/ *Mohoua novaeseelandiae*  
mohua/ Yellowhead/ *Mohoua ochrocephala*  
Dart Moth/ *Meterana levis*

### **Flora**

houhi puruhi/ Narrow leaved lacebark/ *Hoheria angustifolia*  
tarata/ Lemonwood/ *Pittosporum eugenioides*  
horopito Pepper tree/ *Pseudowintera colorata*  
raukawa/ Raukawa/ *Raukawa edgerleyi*  
akātārāmoa/ Bush lawyer/ *Rubus cissoides*

## **8**

## **High in the canopy**

### **Fauna**

kākā/ Kaka/ *Nestor meridionalis*

kākāriki/ Red-crowned parakeet/ *Cyanoramphus novaezelandiae*

kākāriki/ Yellow-crowned parakeet/ *Cyanoramphus auriceps*

tarakihi, kikihi, kihikihi/ Pink Murihikui cicada/ nymph - matua kihikihi/ *Kikihia rosea*

### **Flora**

kareao, piritā/ Supple Jack/ *Ripogonum scandens*

pāpāūma/ Broadleaf/ *Griselinia litoralis*

*Coprosma rotundifolia*

rātā/ Southern rata/ *Metrosideros umbellata*

## **9**

### **Lower canopy and forest floor**

#### **Fauna**

tīeke/ S.I. Saddleback/ *Philesturnus carunculatus*

kakariwai/ South Island robin/ *Petroica australis*

mokomoko/ Southern Forest gecko, Tautuku gecko, Blue-eyed gecko/

*Mokopirirakau "southern forest"*

ngāokeoke/ Peripatus/ *Peripatoides taitonga*

wētā/ Foveaux Strait giant wētā/ *Deinacrida carinata*

Helm's stag beetle/ *Geodorcus helmsi*

Springtails

#### **Mid canopy**

miromiro/ Tomtit/ *Petroica macrocephala*

tītī pounamu/ Rifleman/ *Acanthisitta chloris*

#### **Flora**

horoeaka/ Lancewood/ *Pseudopanax crassifolius*

Fierce Lancewood/ *Pseudopanax ferox*

putaputawētā/ Marbleleaf/ *Carpodetus serratus*

Hectors tree daisy/ *Olearia hectorii*

Thin-leaved Coprosma/ *Coprosma aerolata*

Fungi – Check which one

Umbrella moss/ *Hypopterygium sp.*

waewaekoukou/ Climbing clubb moss/ *Pseudodiphasium volubile*

## **Onuku/ East Gore Terrace**

vegetation probably red tussock and shrubland pre European

## **10**

#### **Fauna**

kōtuku/ White heron/ *Ardea modesta*

kōura/ Fresh water crayfish/ *Paranephrops zealandicus*

tīpokopoko, toitoi/ Upland bully/ *Gobio morphus breviceps*

tuna, nīoreore/ Longfin eel – elver/ *Anguilla dieffenbachii*

Tussock ringlet butterfly/ *Argyrophenax antipodum*

kihitarā/ Red damselfly nymph/ *Xanthocnemis zealandica*

kēkēwai, tīemiemi/ Blue damselfly nymph/ *Austrolestes colenisonis*

Ghost moth or sphagnum porina moth/ *Heloxycanus patricki*

#### **Flora**

haumata/ Red tussock/ *Chionochloa rubra*

## **11**

## **Fauna**

Mātātā/ Fernbird/ *Bowdleria punctata*

Kihitara/ Red damselfly/ *Xanthocnemis zealandica*

kēkēwai, tīemiemi/ Blue damselfly/ *Austrolestes colenisonis*

Grass moth/ *Orocrambus apicellus*

## **Flora**

wiwi/ Edgars rush/ *Juncus edgariae*

## **12**

### **Fauna**

weka/ Western weka/ *Gallirallus australis*

Orange Speargrass Looper/ *Dasyuris partheniata*

### **Flora**

Speargrass/ *Aciphylla subflabellata*

wī, pātītī Silver tussock/ *Poa cita*

Everlasting or Creeping daisy/ *helichrysum filicaule*

Hebe/ *Hebe odora*

pekepeka/ Common mountain daisy/ *Celmisia gracilenta*

Little hard fern/ *Blechnum penna-marina*

*Bulbinella angustifolia*

rarauhe/ Bracken/ *Pteridium esculentum*

## **13**

### **Fauna**

riroriro/ Grey warbler/ *Gerygone igata*

pīpīwharau/ Shinning Cuckoo/ *Chrysococcyx lucidus*

kēkerewai, repowai/ Mānuka beetle/ *Pyrronta festiva*

pepe para riki/ Common Copper Butterfly/ *Lycaena salustius*

Coprosma carpet moth/ *Austrocidaria gobiata*

### **Flora**

rarauhe/ Bracken/ *Pteridium esculentum*

Hells Bells/ *Anaphaliodes bellidioides*

mānuka Tea tree/ *Leptospermum scoparium*

mingimingi/ Mingimingi/ *Coprosma propinqua*

## **Kahuika/ Junction of the Waikakahi/ Waikaka and Mataura rivers**

**The vegetation may have been wetland on valley floor with areas of riparian forest**

## **14**

### **Fauna**

matuku hūrepo/ Australasian Bittern/ *Botaurus poiciloptilus*

nahonaho/ Non-biting midges/ *Chironomus* spp.

kapokapowai/ Giant darning needle dragonfly, NZ giant mountain dragonfly/ *Uropetala chiltoni*

### **Flora**

raupō/ Bullrush/ *Typha orientalis*

pukio, toitoi, toetoe/ Swamp sedge/ *Carex virgata*

## **15**

### **Fauna**

pūkeko/ Swamp hen/ *Porphyrio melanotus*

pāteke/ Brown teal/ *Anas chlorotis*

Gollum galaxias/ *Galaxias gollumoides*  
kākahi/ Fresh water mussels/ *Hyridella menziesi*  
Common dotted waistcoat/ *Ichneutica semivittata*  
Black stonefly and nymph/ *Austroperla cyrene*

**Flora**

pūkio/ *Carex secta*

**16**

**Fauna**

pūtakitaki, pūtangitangi/ Paradise duck/ *Tadorna variegata*  
ngaro huruhuru/ Tawny nesocolletes/ *Leioproctus fulvescens*  
uruururoroa, kapokapowai, kapowai/ Ranger dragonfly, Smith's dragonfly/ *Procordulia smithii*

**Flora**

Spike rush/ *Eleocharis acuta*  
*Gunnera procumbens (prorepens?)*  
Swamp musk/ *Mazus radicans*

**17**

**Fauna**

korimako, makomako, kōmako/ Bellbird/ *Athornis melanura*  
tūi/ Tui/ *Prothemadera novaeseelandiae*  
Flax notcher moth/ *Ichneutica steropastis*

**Flora**

harakeke/ Flax/ *Phormium tenax*  
manatu/ Lowland Ribbonwood/ *Plagianthus regius*  
kaikōmako/ Kaikomako/ *Pennantia corymbosa*  
*Coprosma wallii*

**Te Au Nui/ Mataura Falls**

**Broadleaved-podocarp forest**

**18**

**Fauna**

kāhu/ Swamp harrier/ *Circus approximans*  
Cabbage tree moth/ *Epiphryne verriculata*  
ngaro, ngarongaro, rango/ NZ Blue Blow Fly/ *Calliphora quadrimaculata*  
For Fragrantissima - *Meterana exquisita* or *M. grandiosa*

**Flora**

tī kōuka/ Cabbage tree/ *Cordyline australis*  
toetoe/ Toetoe/ *Cortaderia richardi*  
kōhūhū/ Black Mapou/ *Pittosporum tenuifolium*  
Fragrant tree daisy/ *Olearia fragrantissima*

**19**

**Fauna**

tara piroe/ Black-fronted Tern/ *Sterna albostrata*  
kāhu/ Swamp harrier/ *Circus approximans*  
inaka, inanga/ Inanga/ *Galaxias maculatus*

**Flora**

Background bush

**Landscape**

Falls - Left hand side



## 20

### **Fauna**

kawau/ Black shag/ *Phalacrocorax carbo novaehollandiae*

tarāpuka/ Black-billed gull/ *Chroicocephalus bulleri*

kanakana, piharau/ Lamprey/ *Geotria australis*

kahukōwhai/ Yellow admiral butterfly/ *Vanessa itea*

mokomoko, moko/ Cryptic skink/ *Oligosoma inconspicuum*

### **Flora**

kōkōmuka/ Koromiko/ *Veronica salicifolia*

naupiro/ Mountain aniseed, New Zealand aniseed/ *Gingidia montana*

### **Landscape**

Falls - Right hand side

## 21

### **Fauna**

kanakana, piharau/ Lamprey/ *Geotria australis*

inaka, inanga/ Inanga/ *Galaxias maculatus*

tīpokopoko, toitoi/ Common bully/ *Gobiomorphus cotidianus*

panoko/ Torrent Fish/ *Cheimarrichthys fosteri*

piriwai/ Mayfly nymph/ *Austroclima sepia*

Horn-cased caddis and adult caddisfly/ *Olinga feredayi*

## Waimumu Mouth

### **Riparium forest**

## 22

### **Fauna**

tuna/ Short fin eels/ *Anguilla australis*

kōkopu/ Giant Kōkopu/ *Galaxias argenteus*

paraki/ Common smelt/ *Retropinna retropinna*

toitoi/ Redfin bully/ *Gobiomorphus huttoni*

Mayflies – nymphs adults and Spent spinners

### **Flora**

kōtukutuku/ Tree fuchsia/ *Fuchsia excorticata*

## 23

### **Fauna**

whio/ Blue duck/ *Hymenolaimus malacorhynchos*

ngaro parirau, puene/ Toebiter (larva)/ *Archichauliodes diversus*

NZ Dobson fly, Creeper (adult)/ *Archichauliodes diversus*

### **Flora**

kiokio, horokio/ Palm leaf fern/ *Parablechnum novae-zelandiae*

## Tuturau – Podocarp forest, Riparian Beech Forest

## 24

### **Fauna**

tokoeka, tokoweka/ Southern brown kiwi/ *Apteryx australis*

tuatarā/ *Sphenodon punctatus*

### **Flora**

tutu, tāweku, pūhou/ Tutu/ *Coriaria arborea* var. *arborea*

waekura, tapuwae kōtuku/ Umbrella Fern/ *Sticherus cunninghami*

kōwaowao, pāraharaha/ Hound's Tongue Fern/ *Microsorium pustulatum*

## **25**

### **Fauna**

kererū/ Wood pigeon/ *Hemiphaga novaeseelandiae*

kahukura/ Red Admiral Butterfly/ *Vanessa gonerilla*

tunga rere, pepe te muimui/ Huhu beetle/ *Prionoplus reticularis*

tunga haere, tunga rākau/ Huhu grub/ *Prionoplus reticularis*

Tutu Green Spindle Moth & Caterpillar/ *Tatasoma lestevata*

pāpapa/ Bubbled ground beetle/ *Megadromus bullatus*

### **Flora**

makomako/ Wineberry/ *Aristotelia serrata*

kōwhai/ Kowhai/ *Sophora microphylla*

ongaonga/ Tree nettle/ *Urtica ferox*

matipou, māpou, māpau/ Red Matipo or Red Mapou/ *Myrsine australis*

## **26**

### **Fauna**

kākāpo/ Kakapo/ *Strigops habroptilus*

South Island Lichen moth, Zebra moth/ *Declana egregia*

### **Flora**

patē/ Seven finger/ *Schefflera digitata*

kahikatea, kahika/ White pine/ *Dacrycarpus dacrydioides*

rimu/ Red pine/ *Dacrydium cupressinum*

tōtara/ Lowland totora/ *Podocarpus totara*

matai/ Black pine/ *Prumnopitys taxifolia*

## **The Maitara River story – The Rivers Lament**

When Jo first asked me to help her with selecting the plants to illustrate the flora of the **Maitara River Project**, I thought at the time, this was a “big” project. I didn’t quite appreciate how big it would be for Jo! I used my 30+ years of botanical experience to look at the very fragmented natural landscapes that remain along the Maitara River and its environs. I also used my many resources built up over years of exploring the flora of Southland to help build lists of plants and provide specimens to help Jo compile her works for the project. It was important to both of us to be as accurate as possible, for Jo with her detailed botanical drawings and myself with the information she draws from.

The Maitara River project (**what is the name of the projects?**) is the illustrated biodiversity story of the Maitara River. The Maitara River is more than just a river, it is a special place to many people both past and present, and undoubtedly in the future also. It is one of the four major rivers of Southland. It has a diverse nature that changes along its path from its headwaters and upper reaches, through its mid reaches to its lower reaches with the flood plains and the Toetoes Estuary where it finally flows to the sea. The project is the story of its mid reaches from Pyramid down to Tuturau and includes the Hokonui Hills at Dolomore Park.

Now, in the landscape, it is hard to imagine those early natural landscapes and species existed there, but fragments of various sizes do still occur, as does the opportunity to re-create some of the features, particularly flora, that used to be celebrated at these places along the Maitara River. I hope that Jo’s magnificent artwork, done in conjunction with Hokonui Runanga and the Eastern Southland Gallery, inspires people to think about the richness we have lost and to work towards re-creating some of these special places with their distinctive flora and fauna.

I worked with Jo to tell the distinctive character of each of seven special areas within the mid reaches of the river. These places were chosen by iwi primarily for their mahinga kai value. Each place is special and has its own natural character and associated biodiversity. I purposely chose species for Jo to illustrate that would enhance the distinctive features of each of these areas. The artwork for each place includes some taonga species and also some of the now rare plants, as well as the characteristic species that would have originally occurred in these places. This is the story of the river and its plants and animals as it was in the past. The river still flows and it still strongly exerts its will on the people that live along the river. However, in many ways the river has changed, and especially its biota - the vegetation and the associated fish, birds and other animals associated with it. At the time of this story the forest was still widespread often extending to the banks of the river and the river and its forests still supported some species that are no longer present or have become rare. However, there was change happening, some areas of forest in drier inland areas had been burnt and were progressively replaced with shrubland and tussockland. The special places of the project are described below:

### **Kowhaka/Pyramid down to Te whare korokio**

Ecosystems primarily semi braided river with adjacent silver beech forest and shrublands

The upper most area covered is at Kowhaka/Pyramid down to Te whare korokio, where the river is changing from its headwaters to the mid reaches. In this area the river is semi-braided in nature with extensive gravelly areas - its vegetation would include mat daisy/*Roaulia tenericaulis*, prostrate pouhuhue/*Muehlenbeckia axillaris*, patotara/*Leucopogon fraseri* and willow herbs/*Epilobium* spp. The original forest of the hills was dominated by towai/silver beech/*Lophozonia menziesii*. Scarlet mistletoe/*Peraxilla colensoi* and orahou/three finger/*Psuedopanax colensoi* var. *ternatus* would then have been common but both have been impacted by introduced animals especially possum and deer. The forest understory included *Coprosma rhamnoides*, with its abundance of red fruit and petipeti/crown fern/*Blechnum discolor*, (now *Lomara discolor*). However, the forest had been fragmented with areas of riparian shrubland with korokia/*Corokia cotoneaster*, weeping mapou/*Myrsine divaricata* and desert broom/*Carmichaelia petriei* and grey shrubland containing mataouri/*Discaria toumatou*, inaka/grass tree/*Dracophyllum longifolium*, mountain touhinu/cottonwood/*Ozothamnus vauvilliersii* and taramea/golden Spaniard/*Aciphylla aurea*.

### **Onuku/East Gore terrace**

Ecosystems primarily red tussockland and shrubland following the loss of forest.

The area was dominated by a combination of copper tussock/*Chionochloa rubra* ssp. *cuprea*, with silver tussock/*Poa cita* and rarauhe/bracken/*Pteridium esculentum*. Associated plants include taramea/speargrass/*Aciphylla subflabellata*, boxwood/*Veronica (Hebe) odora*, Maori onion/*Bulbinella angustifolia*, common mountain daisy/*Celmisia gracilentia*, everlasting daisy/*Helichrysum filicaule* and little hard fern/*Blechnum penna-marina*.

### **Kahuika/mouth of the Waikaka Stream**

Ecosystems primarily wetlands, with shrublands and remnant riparian forest

The swamp wetland would have included pukio/ballerina sedge/*Carex secta*. *Carex virgata*, spike rush/*Eleocharis acuta* and harakeke/lowland flax/*Phormium tenax*, potentially with areas of raupo/bullrush/*Typha orientalis*, associated herbs from wetland margins are *Gunnera procumbens* and *Mazus radicans*.

### **Te Au Nui/Mataura Falls**

Ecosystems primarily broadleaved-podocarp forest, with waterfall and associated riparian rock outcropping.

The riparian forest along this rocky area associated with the waterfall includes te kouka/cabbage tree/*Coryline australis*, kohuhu/black mapou/*Pittosporum tenuifolium*, koromiko.willow-leaved hebe/*Veronica (Hebe) salicifolia*, mingimingi/*Coprosma propinqua*, manuka/tea tree/*Leptospermum scoparium* and toetoe/*Austrodiera richardii*. The beautiful fragrant tree daisy/*Olearia fragrantissima* was likely once found in this area. The everlasting daisy *Anaphalioides bellidioides* and rarauhe/bracken/*Pteridium esculentum* would also be present.

### **Hokonui Hills/Waimumu Stream at Dolomore Park and East Peak**

Ecosystems primarily riparian kowhai-manatu forest, mixed podocarp forest on hill slopes and subalpine tussock/shrubland at east Peak

The Hokonui Hills is a diverse area. Its biological diversity is associated with the diversity of physical diversity of the land, including the distinctive parallel ridge system landforms of Southland syncline. The riparian forest includes characteristic narrow-leaved houhere/lacebark/*Hoheria angustifolia* and

the rare Hector's tree daisy/*Olearia hectorii*. The mixed hardwood forest includes tarata/lemonwood/*Pittosporum eugenoides*, putaputaweta/marbleleaf/*Crapodetus serratus*, kapuka/broadleaf/*Griselinia littoralis*, raukaua/*Raukaua edgerleyii*, horopito/pepper tree/*Pseudowintera colorata*, and both horoeka/lancewood/*Pseudopanax crassifolius* and fierce lancewood/*P. ferox*. Vines including akataramoa/bush lawyer/*Rubus cissoides* and piritā/supplejack/*Ripogonum scandens* are common. Southern rata/*Metrosideros umbellata*, with its beautiful scarlet flowers is a feature of the rocky ridges. East Peak has diverse subalpine vegetation characterised by narrow-leaved snow tussock/*Chionochloa rigida*, with wharariki/mountain flax/*Phormium cookianum*, mountain holly/*Olearia ilicifolia* and red snowberry/*Gaultheria macrostigma*.

### **Waimumu Stream mouth (riparian forest)**

Ecosystems primarily podocarp forest and riparian forest

The lower reaches of the Waimumu River would likely originally have been dominated by tall dense podocarp forest with much kahikatea and matai on the fertile flats and along the Maitāura Valley. The Waimumu Stream is a smaller tributary than the Waikawa River. The riparian forest zone is narrow. The major plant species being South Island kowhai *Sophora microphylla*, manatu/lowland ribbonwood *Plagianthus regius* along with kotukutuku/tree fuchsia/*Fuchsia excorticata*.

### **Tuturau**

Ecosystems primarily podocarp forest with riparian beech forest

The Tuturau area would have been largely tall podocarp forest, with areas of silver beech and riparian forest along the river bank. The riparian forest includes kowhai/*Sophora microphylla*, makomako/wineberry/*Arisotelia serrata*, ongaonga/tree nettle/*Urtica ferox* and taweku?/tree tutu/*Coriaria arborea*. The fern undergrowth likely included kiokio/*Parablechnum (Blechnum) novae-zelandae*, waekura/umbrella fern/*Sticherus cunninghamii* and kowaowao/hounds tongue fern/*Zealandia (Microsorium) pustulata*. The podocarp forest would have been dominated by a mix of kahikatea/white pine/*Dacrycarpus dacrydioides*, matai/black pine/*Prumnopitys taxifolia*, lowland totara/*Podocarpus totara* and rimu/red pine/*Dacrydium cupressinum*. Pate/seven finger/*Schefflera digitata* and associated species would be common in the moist understory. The beech forest would have been tawai/silver beech/*Lophozonia (Nothofagus) menziesii*, with matipo/red mapou/*Myrsine australis* and other species in the understory.

**Brian Rance QSM**

**Ecologist**

# Gore and Mataura Water Demand Management Strategy

Version No.	Description	Author	Reviewed	Revision Date
V1.0	Harrison Grierson Document	Gabriela Balzat – Graduate Engineer	Daniel Stevenson – Process Engineer	May 2019
V2.0	Review by Gore District Council	Ame McSporrán – 3 Waters Compliance Officer	Matt Bayliss – 3 Waters Project Manager	_ 2023

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## 1.0 INTRODUCTION

Using natural resources wisely is a fundamental principle of sustainable resources management. Regional and central government are focused on the efficient use of water resources. It is the local authorities' responsibility to demonstrate prudent management of their water supplies. The purpose of this Water Demand Management Strategy (WDMS) is to investigate Gore District Council's (GDC's) water use and demand patterns to improve the management of this precious resource. This is an important step to preserve GDC's water resources and guarantee enough water supply for Gore District into the future. Importantly, the WDMS identifies areas where savings can be made, highlights key measures to enable water wastage reduction and investigates how to deliver maximum benefits to the community.

Water demand trends and system management strategies for Gore and Mataura are included in this WDMS. This is a living document and will be modified when new information is available, including more data, new technologies, updates to the water supply scheme and changes in water usage or future demand predictions.

## 2.0 GORE WATER SUPPLY DESCRIPTION

The Gore drinking water supply is an urban supply which provides water to approximately 7,480 people in the town of Gore. The water for the supply is sourced from two bore fields, Coopers Wells and Jacobstown Wells. Table 1 summarises Gore water sources and treatment processes.

TABLE 1 SUMMARY OF GORE DRINKING WATER SUPPLY

Source 1 – Jacobstown Wells	
<b>Type of Source</b>	Shallow groundwater
<b>Depth of Bores</b>	Bore 1 - 7m / Bore 3 - 24m
<b>Consent Number</b>	99197
<b>Consent Expires</b>	7 March 2025
<b>Maximum Consented Water Take</b>	3,000 m <sup>3</sup> /day
<b>Treatment Plant Location</b>	Hilbre Avenue
<b>Treatment Processes</b>	Pressure sand filtration, chlorine dosing, caustic soda dosing and aeration
<b>Average Daily Volume</b>	1,200 m <sup>3</sup> /day
Source 2 – Coopers Wells	
<b>Type of Source</b>	Shallow groundwater
<b>Depth of Bores</b>	Bore 1 - 7 m / Bore 2 - 7m/ Bore 3 – 7 m/ Bore 4 – 11 m
<b>Consent Number</b>	204330
<b>Consent Expires</b>	27 August 2033
<b>Maximum Consented Water Take</b>	5,000 m <sup>3</sup> /day
<b>Treatment Plant Location</b>	Wentworth Street
<b>Treatment Processes</b>	Aeration, oxidation, chlorine dosing, caustic soda dosing and membrane filtration
<b>Average Daily Volume</b>	2,450 m <sup>3</sup> /day
Source 3 - Emergency Source: Mataura River Water to complement Coopers Wells	
<b>Type of Source</b>	River water inserted in Coopers Wells
<b>Consent Number</b>	205720
<b>Consent Expires</b>	15 March 2020 – Consent renewal on hold due to Mataura River over allocation
<b>Maximum Consented Water Take</b>	2,851 m <sup>3</sup> /day
Source 4 - Emergency Source: Mataura River Water to complement Jacobstown Wells	
<b>Type of Source</b>	River water inserted in Jacobstown Wells
<b>Consent Number</b>	202555
<b>Consent Expires</b>	9 August 2039
<b>Maximum Consented Water Take</b>	900 m <sup>3</sup> /day

## 2.1 Jacobstown Wells

The Jacobstown Wells are located in a gravel stockpile area adjacent to SH94, approximately 200 m from the Mataura River. There are six bore wells at this site, but just two are productive bores:

Bore 1 – A shallow well of 7 m depth

Bore 3 – 24 m depth

An additional bore (7<sup>th</sup> bore) was drilled as a test bore and includes well level monitoring equipment.

The water sourced from Jacobstown Wells comes from an unconfined aquifer. This water is slightly acidic, has slightly elevated nutrient concentrations, has moderate levels of manganese and iron and is generally low turbidity.

The average abstraction rate from the two operational bores is 1,200 m<sup>3</sup>/day with a peak abstraction of 1970 m<sup>3</sup>/day. All water extracted from the Jacobstown Wells field is treated at Hilbre Avenue Water Treatment Plant (WTP) before entering the distribution network. Water usage is measured by a flow meter at the well field and water treatment plant inlet.

There is no permanent generator installed at the Jacobstown Wells field. However, approximately 20 hours of treated water can be stored at Hilbre Ave reservoir to ensure a continuous supply during short duration power outages. In addition to this, there is a generator plug at Jacobstown Wells field which enables the connection of a transportable generator during a prolonged power outage. The Council plans to centralise its water treatment (refer section 2.4 for further details) will mean that it can operate with one water source at a time (i.e. Coopers Well Field if there is a power outage at Jacobstown), this will further reduce the need for a back-up generator at the Jacobstown Bore Field.

The area immediately surrounding the wells is used as a gravel stockpile area. GDC is currently engaging with the nearby quarry regarding the option to acquire the land surrounding the well field and to limit activities near the well heads.

## 2.2 Coopers Wells

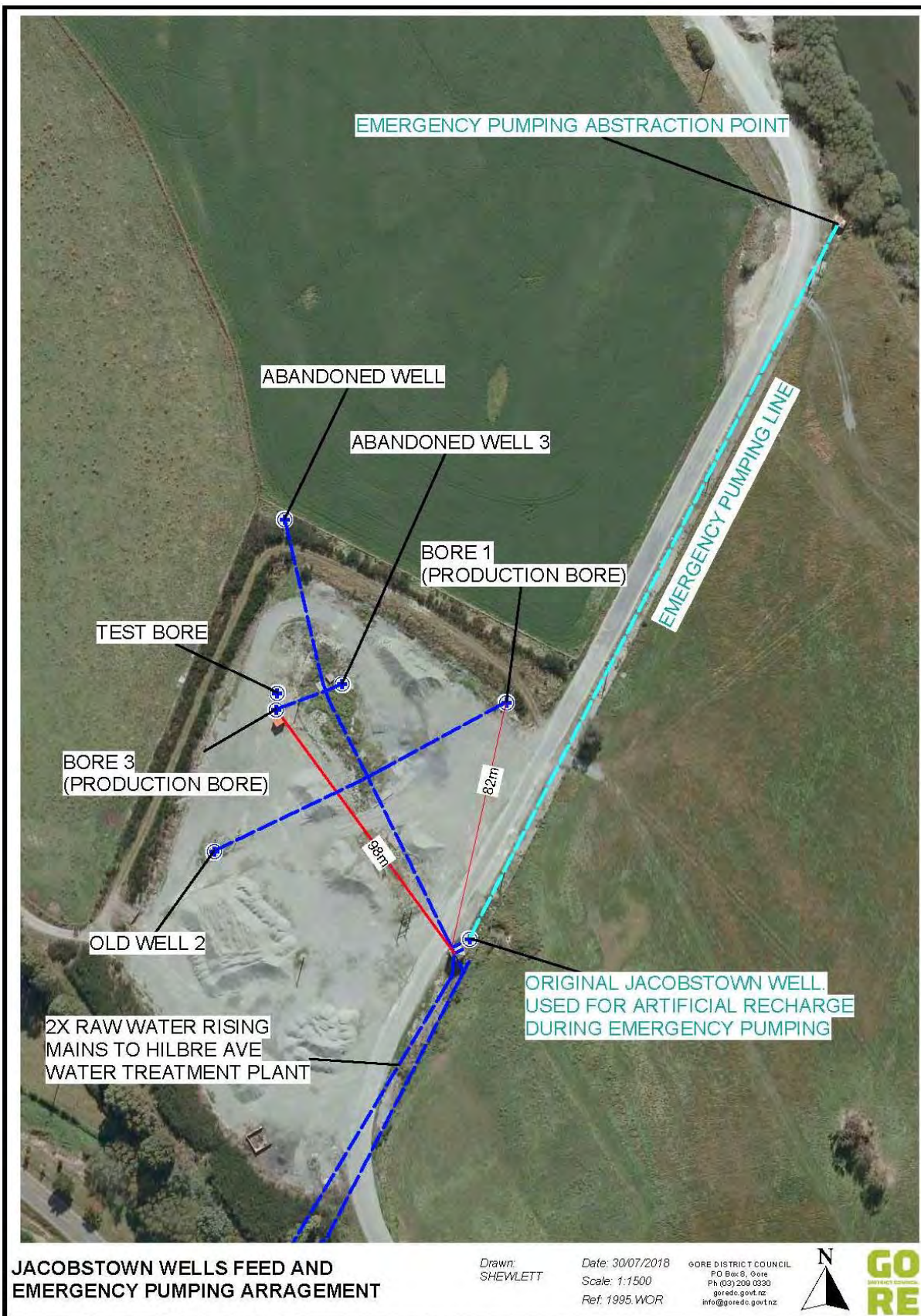
The Coopers Wells are located on the floodplain of the Mataura River, approximately 5km north of Gore and beside Knapdale Rd. The area surrounding the Coopers Wells site is relatively flat and is used for dairy farming. To ensure the protection of its raw water source, in 2016 GDC obtained a designation for a 14 ha area surrounding the Coopers Wells. The objective of this designation is to control and limit farming activities, minimising the risk of adverse effects on the raw water quality.

There are five wells at the Coopers Wells site. Three of these wells are operational, two are no longer used. The operational wells have depths of approximately 7 m to 11 m with continuous slots from 3 m to 9 m. The water abstracted from these wells normally has low turbidity. Refer to Figure 2 for further details about Coopers Wells site.

A permanent generator is installed at the Coopers Wells field to ensure an uninterrupted power supply.

The Coopers Wells have a relatively constant rate of abstraction with an average rate of 2,450 m<sup>3</sup>/day. Water usage is measured by a flow meter at the well field and the water treatment plant inlet.

The Coopers Wells supply water to the East Gore water treatment plant.



All care has been taken in creating this information but Gore District Council accepts no responsibility for its accuracy or content.

FIGURE 1 JACOBSTOWN WELLS FIELD – PRODUCTIVE BORES AND EMERGENCY WATER SCHEME.



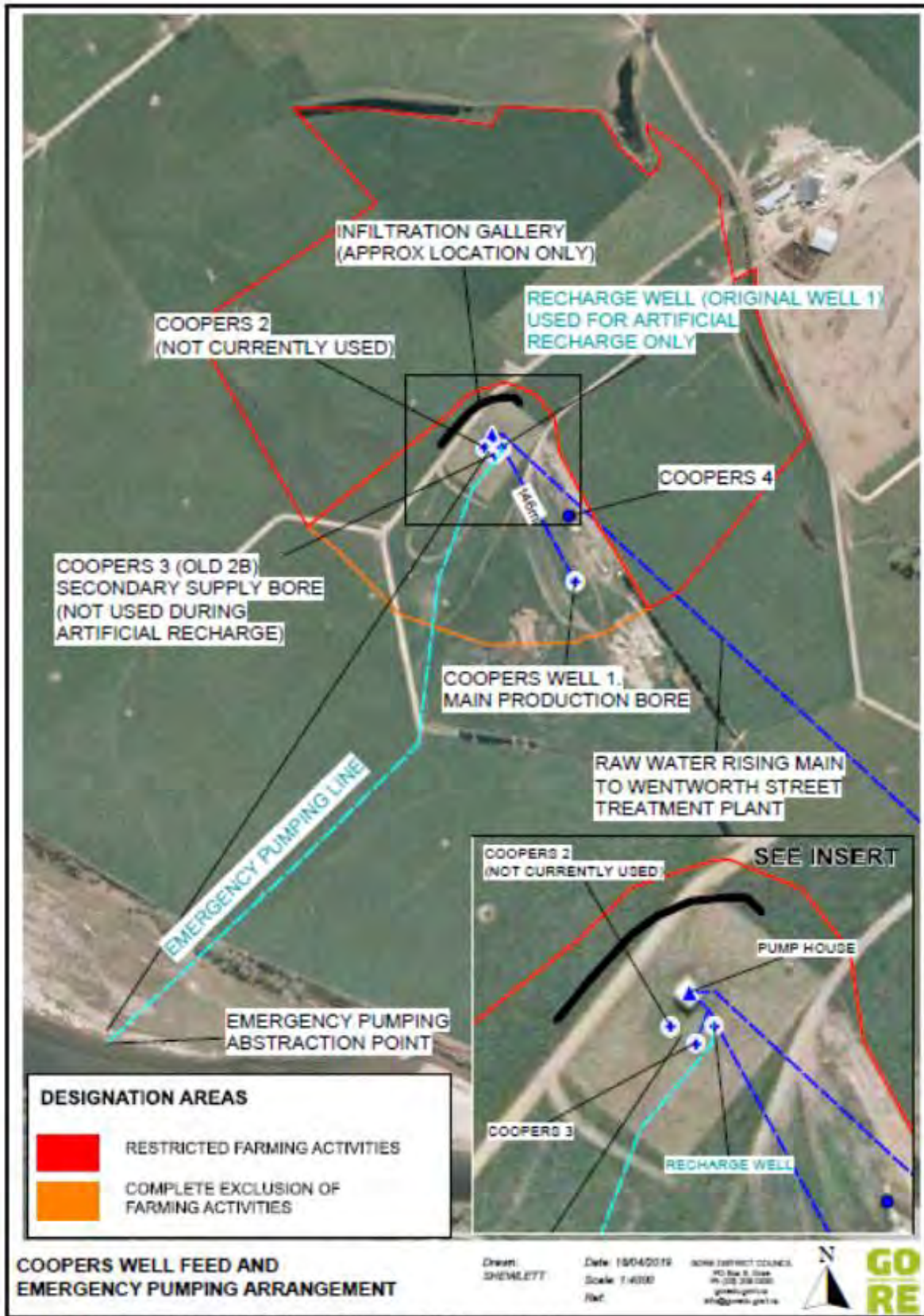


FIGURE 2 COOPERS WELLS - PRODUCTIVE BORES AND EMERGENCY WATER SCHEME

## 2.3 Mataura River

During dry periods in the Gore District, water can be pumped from Mataura River to artificially recharge Coopers Wells and Jacobstown Wells. More information about these emergency systems can be found in Section 12.0 (Drought Management Plan).

## 2.4 Water Treatment

Gore District Council is currently in the process of centralising its water treatment plants in Gore. This work is expected to be completed in 2025, and its objectives are:

- Upgrading the East Gore Water Treatment Plant to achieving full compliance with the Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and Drinking Water Quality Assurance Rules 2022 (Completed May 2022)
- Decommissioning of Hilbre WTP to centralise treatment to the East Gore WTP.
- Adding the ability to remove manganese and iron from both water sources
- Blending of the two raw water sources will reduce the Nitrate concentration from Coopers Wells which on average has had a Nitrate concentration of 4.8 mg/L over the past 10 years
- Upgrading plant monitoring and controls.
- Allowing greater flexibility and control in the way the Council uses its raw water sources i.e. if one water source is struggling to keep up with demand or needs to be shut down for a period – more water can be abstracted from the other water source and vice versa.

## 2.5 Additional Water Sources

The Council also holds a consent to take 700 m<sup>3</sup>/day of water from a third source at Oldham Street in Gore. While the Oldham street well was previously used to provide emergency water during dry summers due to insufficient treatment, this practice no longer occurs.

The well is not currently connected to the network and would require a significant upgrade to the Council's infrastructure before it could be put into service again.

In addition to this the Council also holds a consent to take 1080 m<sup>3</sup>/day of water from a bore at the A&P showgrounds in south Gore. The Council currently has an agreement to supply up to 1050 m<sup>3</sup>/day of untreated water from this bore to Mataura Valley Milk. Additionally the Council currently has a project to install an irrigation system at the A&P Showgrounds which will utilise the remaining 30 m<sup>3</sup>/day of water consented to be taken from this bore. Note as with the Oldham Street well, significant upgrades to the Council's network would be required before water from this source could be utilised in the Council's reticulated drinking water supply.

### 2.5.1 Hilbre Ave Water Treatment Plant.

Hilbre Ave WTP processes raw water coming from Jacobstown Wells. The treatment includes pressure sand filtration, aeration, pH correction and chlorine gas disinfection. Water is then stored in a reservoir before being distributed to the reticulation system. Flow rate through the plant is typically 26 L/s, however a maximum flow of 40 L/s has been recorded.

There is a back-up generator at the Hilbre Ave site, that is set-up to run the high-level reticulation pumps. Therefore, if there is a power outage, this results in all treatment and monitoring equipment failing. For this reason, the raw water pumps at Jacobstown Wells have been arranged to automatically shut off in the event of a power outage at the Hilbre Ave WTP.

The poor condition and non-compliance of the Hilbre Ave WTP has led GDC to create plans of centralising Gore's water treatment at the Eat Gore WTP site. This will make Hilbre Ave WTP redundant. Detailed design of this work is underway with an expected completion date for the physical works of 2025.

### 2.5.2 East Gore Water Treatment Plant

The East Gore WTP currently treats raw water coming from Coopers Wells. However, once the Council's project to centralise its water treatment is completed, water from the Jacobstown Wells will also be treated at the East Gore WTP.

The treatment process includes aeration, Oxidation pH correction, chlorine gas disinfection and membrane filtration. The upgrade of the East Gore WTP was completed in May 2022 and now meets protozoal compliance.

A backup generator at the East Gore plant provides electricity in the event of a mains power supply failure. Treated water coming from the WTP is stored in a reservoir, which feeds Gore's low-level reticulation by gravity. A small proportion is pumped directly to East Gore's high-level reticulation network.

## 2.6 Water Storage

### 2.6.1 Hilbre Ave Reservoir

Hilbre Ave Reservoir stores treated water coming from Hilbre Ave WTP. However, as part of the Council's plans to centralise its water treatment plants, in future the Hilbre Avenue Reservoir will be supplied from the East Gore Water Treatment Plant. This first requires two pipeline to be installed between the Jacobstown Wells and the East Gore Water Treatment Plant. At this stage it is anticipated that this pipe will be installed by mid 2025.

A structural assessment completed by Opus International Consultants in 2016 found that the existing Hilbre Avenue reservoir conditions in day to day use does not present any concerns and is not considered a risk to GDC staff or to the public. However, the reservoir is expected to perform very poorly in a seismic event. Due to this, Hilbre reservoir is planned for replacement in the 2025/26 financial year. Note the pipeline connecting the Jacobstown Wells and the East Gore Treatment Plant must be installed and the existing Hilbre Avenue Water Treatment Plant decommissioned prior to the reservoir being replaced.

The existing reservoir has a capacity of 1000 m<sup>3</sup>. Based on the average daily demand for treated water coming from Hilbre Ave WTP, this reservoir can provide a maximum storage of 20h. However, the new reservoir will have a capacity of 1500 m<sup>3</sup>. As part of the replacement project provision will also be to allow a second 1500 m<sup>3</sup> reservoir to be installed at the site in the future if it is deemed necessary.

### 2.6.2 East Gore Reservoir

The East Gore Reservoir stores treated water coming from the East Gore WTP. It has a maximum capacity of 4,500 m<sup>3</sup>. Based on the average daily demand for treated water coming from the East Gore WTP, this reservoir can supply treated water for up to 44 hrs.

A structural assessment completed by Opus International Consultants in 2016 found the reservoir to be a Class C structure based on an IL4 classification. This means that the reservoir should retain its contents following a serviceability limit state event with an average reoccurrence interval of 500 years or less.



## 2.7 Extent of Distribution

Most water treated at the Hilbre Ave WTP is pumped to service the high areas of the reticulation network in West Gore. The rest of the water is fed by gravity into the low-level of the reticulation, on the west side of the Mataura River.

Most water treated at the East Gore WTP is fed by gravity into the low level reticulation areas of Gore, on both sides of the Mataura River. A minor component is pumped up to the high areas of the reticulation network in East Gore.

The water supply scheme is managed by the Council's 3 Waters Department, located at GDC offices on Bowler Ave, Gore.

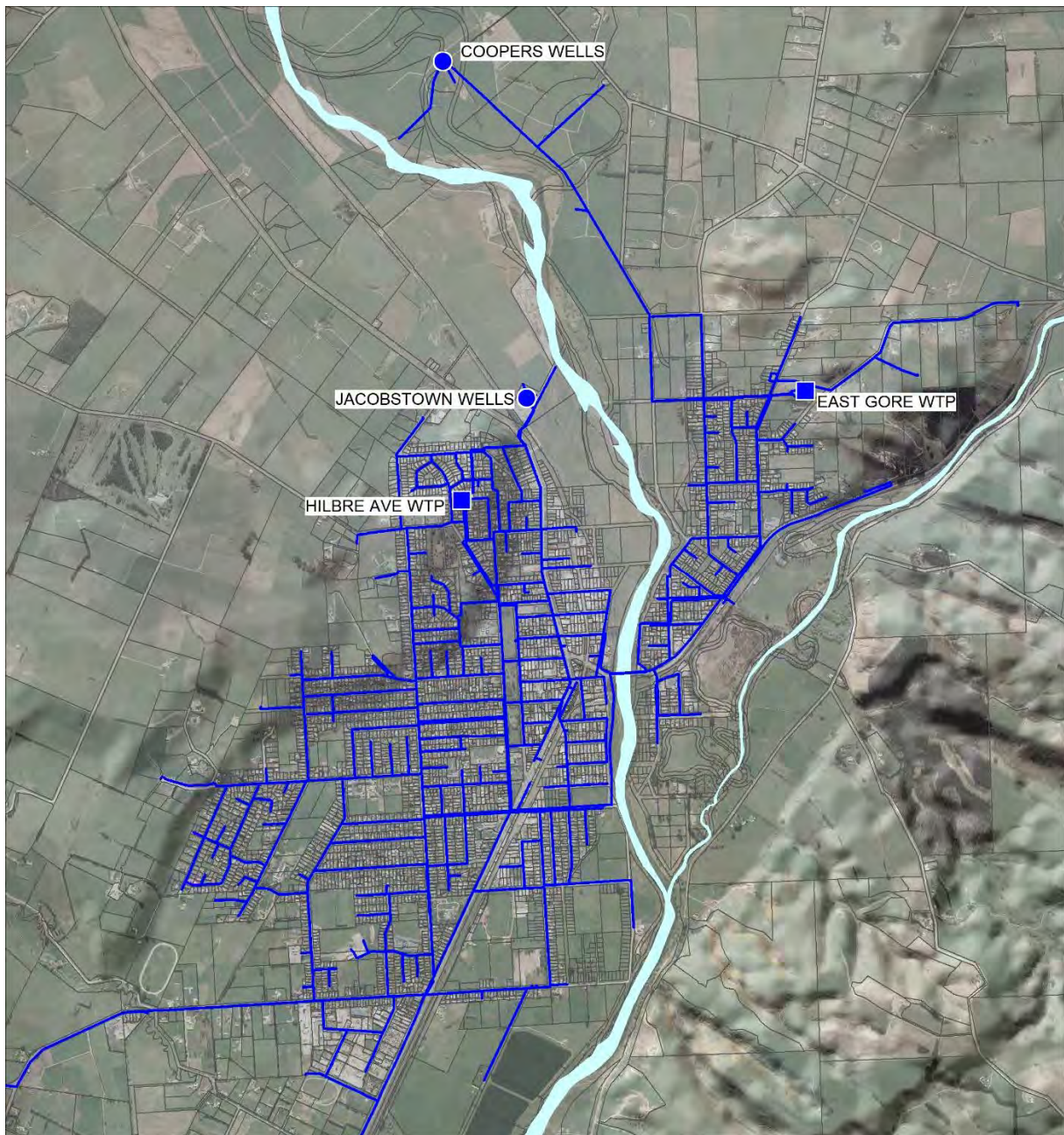


FIGURE 3 GORE WATER SUPPLY SCHEME



## 2.8 Distribution System Operation

Both the East Gore and Hilbre WTP's are controlled by the water level in the respected treated water reservoirs. Gore's reticulation network is interlinked such that large parts of the network can be fed from both, the Hilbre or the East Gore Reservoirs. However, due to capacity issues and head losses in the network, both reservoirs are required to operate full time to ensure an adequate water supply to all parts of the network. Historically Gore was considered as two separate distribution zones but is now included in the drinking-water register as a single distribution zone.

Gore's reticulation system consists of 86.9 km of mains, 34.4 km of service lines and 4,284 individual connections. The reticulation network has been gradually developed since the early 1900's, and therefore its pipes have different ages and materials. The Council's asset database shows that the greatest proportion of mains were installed between 1955 and 1970, being made of cast iron and asbestos cement. Polyvinyl chloride (PVC) and polyethylene (PE) are now the preferred materials of use.

All reported issues within the reticulation network are recorded in the Council's Customer Relationship Management (CRM) system. All repairs and or renewals completed on the network are recorded in the Council's Asset Management Database system (Asset Finda).

Gore's reticulation network contains the Charlton Rd pump station which pumps water to 11 properties including the Plant and Food Research (formerly the Department of Scientific and Industrial Research). The rising main from this pumping station runs for 1.87 km.

There are 16 water quality sampling sites throughout the Gore reticulation network. Tests for *E. coli*, total coliforms, and pH is carried out at least once per week with a maximum of nine days between samples. FAC is sampled three times per week within the network with a maximum of 4 days between samples.

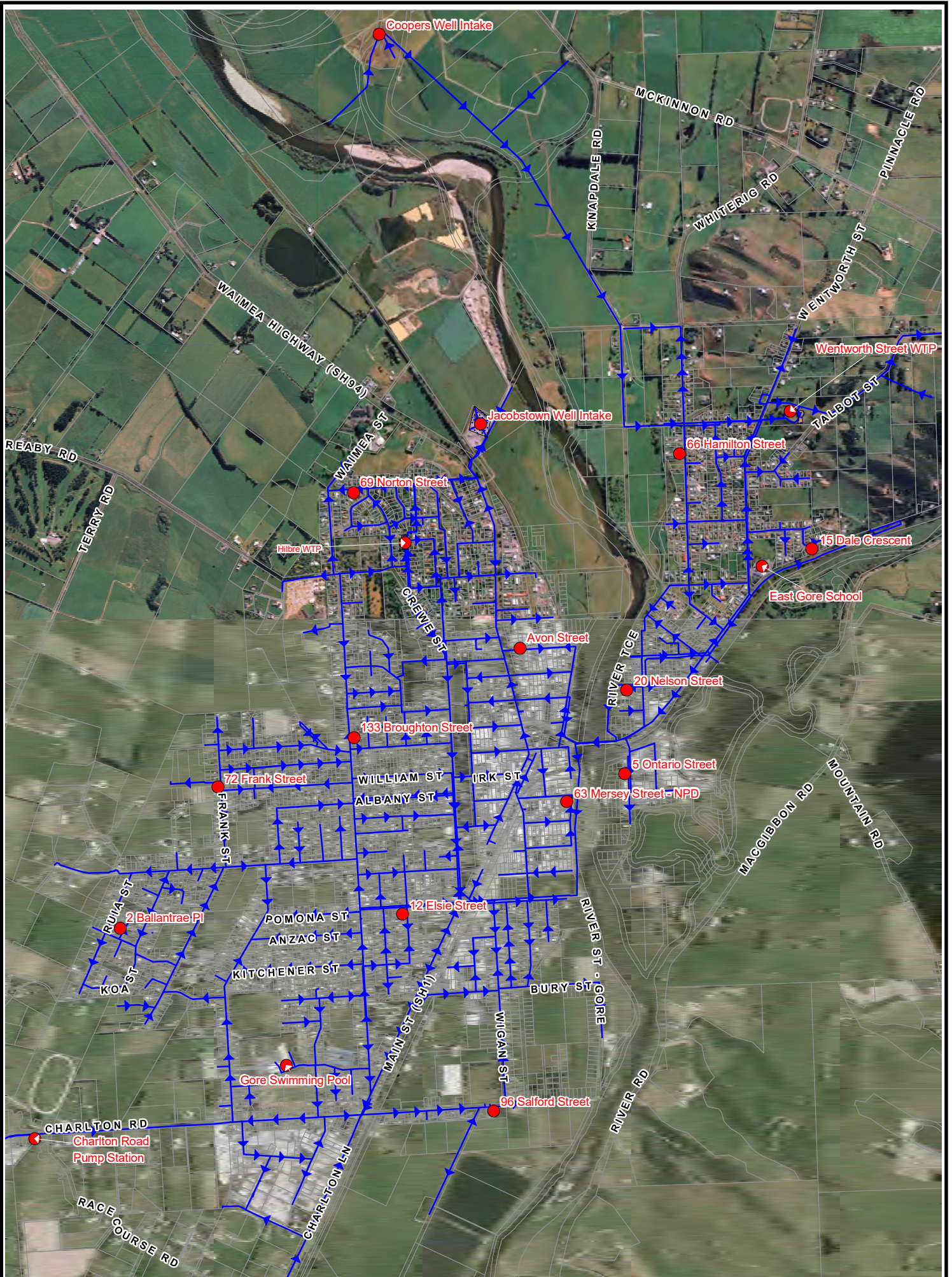
*E. coli* results from the reticulation are generally zero, with no *E. coli* transgressions recorded in Gore's network since April 2019. Following the exceedance in April 2019 an extensive investigation as a result of these transgressions identified errors in sampling procedure as the most likely cause. The Council's sampling procedure has since been amended and no further transgressions have since been recorded. If there is any evidence that the water supplied to Gore might be contaminated, a new investigation will be carried out and if deemed necessary a "Boil Water Notice" will be raised.

The average FAC value obtained from network sampling between October 2021 and March 2023 was 0.68 mg/L.

Sporadic "dirty water" events are reported by residents in Gore. This is associated with elevated manganese and iron levels in the raw water sources as well as the large proportion of cast iron pipes in the network. Water quality analysis have found that there are no health concerns associated with this "dirty water". Flushing of the network appears to have little impact in reducing the frequency of these events. The new East Gore WTP is designed to reduce the levels of iron and manganese in the treated water.

It is Council policy to install an Acuflo CM2000 composite manifold, which includes an approved gate valve and dual check backflow preventer, as a minimum standard on all connections. Where there is an increased hazard associated with backflow, additional backflow protection is required in accordance with clause G12 of the Building Code. In March 2019 the Council adopted a Backflow Protection Policy to ensure risk associated with backflow is appropriately managed.





**GDC: GORE BACTO  
SAMPLE SITES**

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## 3.0 MATAURA WATER SUPPLY DESCRIPTION

The Mataura drinking water supply is a small urban supply providing water to approximately 1,560 people in the town of Mataura. The primary water source for Mataura is a dam on the Pleura Stream. Water from the dam gravity feeds the Mataura water treatment plant. In peak demand and low flow conditions, the raw water supply is supplemented by pumping water from the Waikana Stream and/or the Mataura River. Table 2 summarizes Mataura water sources and treatment processes.

TABLE 2 SUMMARY OF MATAURA WATER SUPPLY DETAILS

<b>Source 1 – Pleura Stream</b>	
<b>Type of Source</b>	Surface water
<b>Consent Number</b>	AUTH-20191736-01
<b>Consent Expires</b>	16 April 2045
<b>Maximum Consented Water Take:</b>	1,500 m <sup>3</sup> /day
<b>Source 2 – Waikana Stream</b>	
<b>Type of Source</b>	Surface water
<b>Consent Number</b>	AUTH-20191588
<b>Consent Expires</b>	30 April 2027
<b>Maximum Consented Water Take:</b>	600 m <sup>3</sup> /day
<b>Source 3 - Mataura River Emergency Source</b>	
<b>Type of Source</b>	Surface water
<b>Consent Number</b>	99223
<b>Consent Expires</b>	13 June 2025
<b>Maximum Consented Water Take:</b>	2,000 m <sup>3</sup> /day
<b>Mataura Water Treatment</b>	
<b>Treatment Processes</b>	Flocculation, sedimentation, sand filtration, pH correction and chlorine disinfection
<b>Average Daily Volume</b>	1,250 m <sup>3</sup> /day
<b>Peak Daily Volume</b>	1,600 m <sup>3</sup> /day

### 3.1 Pleura Stream

The Pleura Stream is located on the east side of Mataura on Cameron Road. The average abstraction from this source is 1,080 m<sup>3</sup>/day with a maximum abstraction limit (consent limit) of 1,500 m<sup>3</sup>/day.

Pleura Stream receives water from Pleura Stream Catchment, which is mostly composed of rural pasture. This catchment provides average to low quality water – it is common to find E.coli concentrations above 2000 cfu/100 mL in the raw water reservoirs after rainfall.

The Pleura Stream intake is the main water source to Mataura town. The water abstraction point is approximately 6 km from the treatment plant. It is an in-stream dam which gravity feeds raw water to the Mataura WTP. There is no control system or alarms in place at the abstraction point. However, water usage is measured by a flow meter at the intake.

### 3.2 Waikana Stream

Historically water has been abstracted from the Waikana Stream during dry periods, however due to limitations in reliability and infrastructure this source is no longer used.

### 3.3 The Mataura River

The Mataura River is used as a supplementary water source for the Mataura Water Supply when the Pleura Stream cannot meet consumer demand. It is a surface water take on the edge of the Mataura River in a slow flowing pool with a soft substrate bed. Water is abstracted using a small pump on the true left bank of the Mataura River north of the Mataura township. Due to limitations in the existing pumping and piped infrastructure, when the Mataura River take is active, water cannot be taken from the Pleura Stream at the same time. Water Treatment

### 3.4 The Mataura Water Treatment Plant

The Mataura WTP is located on Doctors Rd, Mataura. The land on which the plant is located is owned by Gore District Council. Mataura WTP was constructed in 1966 and consists of raw water storage, coagulant dosing, sedimentation, rapid sand filtration, pH correction, and chlorine disinfection. There is a flow meter installed on the downstream side of the treatment plant. The treatment plant currently has a peak capacity of 1600 m<sup>3</sup>/day.

The Pleura Stream and Mataura River require a 4-log protozoal removal under the Drinking Water Quality Assurance Rules 2022 to meet protozoal compliance. This level of treatment is not consistently provided by Mataura WTP and as a result, Mataura's water treatment does not comply with the DWQAR. Due to this the Council are currently completing a \$3.5 million refurbishment of the Mataura WTP. The refurbishment will be completed by the end of 2023, with major components including the improvement of the current filters, addition of ultraviolet disinfection, replacement of all electrical controls and instruments and improvements to chemical storage and access.

### 3.5 Water Storage

Information about the water reservoirs for Mataura water supply scheme is summarized in Table 3.

TABLE 3 MATAURA WATER SUPPLY RESERVOIR SUMMARY

Reservoir (Capacity)	Information
Raw water reservoir (325 m <sup>3</sup> )	Collects water from the raw water sources.
Main Treated water reservoirs (1000 m <sup>3</sup> and 800 m <sup>3</sup> )	Feed the town reticulation system by gravity. These reservoirs can provide more than 24h of storage, based on Mataura's peak demand.
McKelvie Heights Treated water storage tanks (two tanks of 22 m <sup>3</sup> )	A pump station fills these tanks to supply Mataura's high-level reticulation located on McKelvie Heights.

### 3.6 Extent of Distribution

All the water abstracted from Mataura's raw water sources is directed to Mataura water treatment plant. After the WTP, the majority of water is gravity feed into the two main reservoirs and then distributed by gravity to the reticulation system. A small amount of water is pumped to two tanks on McKelvie Heights to supply Mataura's high-level reticulation.

More details about the position of the water sources and the WTP can be found in Figure 5 below.



FIGURE 4 MATAURA WATER SUPPLY SCHEME

### 3.7 Distribution System Operation

Matura's reticulation system is fed by Matura WTP. The Pleura Stream can supply enough water to meet Matura's demand on most days with the Matura River being used as supplementary source during sustained dry periods.

Matura treatment plant is set to run at a constant flow rate with the reservoir storage used to buffer any variances in demand. A control system to control the WTP based on the reservoir level is in place, but it is currently turned off as a constant flowrate allows a more efficient operation of this plant.

Matura water reticulation network consists of approximately 37.9 km of mains 3.4 km of service lines and 578 individual connections. It has been developed since 1930, being mostly composed of cast iron and asbestos cement pipes. Polyvinyl chloride (PVC) and Polyethylene (PE) are now the preferred materials of use.

All the issues related to this reticulation network are recorded in the Council's Customer Relationship Management (CRM) system, the same way as Gore town issues are. All repairs and or renewals completed on the network are also recorded in the Council's Asset Management Database system (AssetFinda).

There are seven water quality sampling sites throughout the Matura reticulation network. Tests for *E. coli*, total coliforms, and pH is carried out at least once per week with a maximum of nine days between samples. FAC is sampled three times per week within the network with a maximum of 4 days between samples.

*E. coli* results from the reticulation are generally zero, with no *E.coli* transgressions recorded in Matura's network over the past four years. If there is any evidence that the water supplied to Matura

might be contaminated, an investigation is carried out and if deemed necessary a “Boil Water Notice” will be implemented.

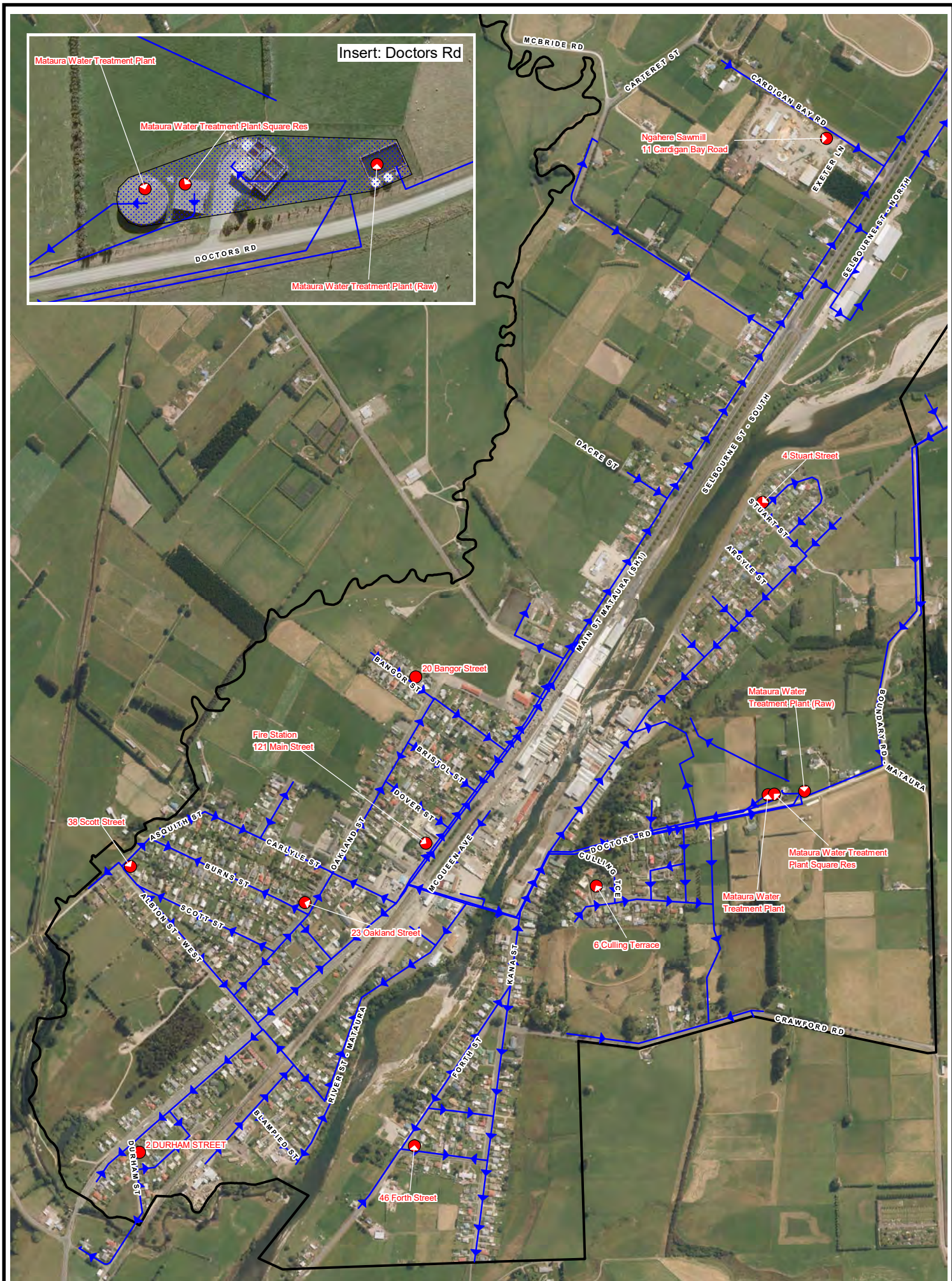
A chlorine residual is maintained in the reticulation. An average FAC of 0.63 mg/L was recorded in Mataura’s reticulation network between October 2021 and March 2023.

It is Council policy to install an Acuflo CM2000 composite manifold, which includes an approved gate valve and dual check backflow preventer, as a minimum standard on all connections. Where there is an increased hazard associated with backflow, additional backflow protection is required in accordance with clause G12 of the Building Code. In March 2019 the Council adopted a Backflow Protection Policy to ensure risk associated with backflow is appropriately managed.

Sporadic “dirty water” events are reported by residents in Mataura. It is believed this is associated with the large proportion of cast iron pipes in the network; however, it is also possible that it is a result of high manganese and/or iron levels in the water. Further investigation to confirm this is required.

Water quality analysis have found that there are no health concerns associated with this “dirty water”. In addition, recent flushing of the entire network appears to have little impact in reducing the frequency of these events.





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All care has been taken in creating this information but Gore District Council accepts no responsibility for its accuracy or content.



## 4.0 MAINTENANCE AND ASSET MANAGEMENT

The management and maintenance of Gore and Mataura water supplies are the responsibility of Gore District Council's 3 Waters Department. The urban scheme is administered at the main council offices in Bowler Ave, Gore.

The maintenance of GDC WTP's is performed by trained staff, who follow standard operating procedures. Operation results are continuously monitored, and faults are documented and investigated.

In addition to staff employed directly by the Council, several maintenance functions are performed by contractors, such as electrical works and major renewals.

Details about GDC's infrastructure assets management and long-term goals can be found in "Gore DC Water Activity Management Plan - 2021".



## 5.0 LEVELS OF SERVICE

The primary aim of the Gore District Council's water supply schemes are to:

- Provide the urban residents of Gore District with adequate water to meet everyday requirements.
- Provide urban commercial and industrial users with enough water to meet the needs of their operations.
- Provide adequate water supply for firefighting purposes for urban residential, commercial and industrial properties

Continuous treated water will be supplied to meet the needs identified above, unless there is a scheduled maintenance shutdown or an emergency such as a drought, a natural disaster or an infrastructure failure. During these times water restrictions might be temporarily imposed on the community as a contingency measure.

### 5.1 Service Requests

Gore District Council provides a call system for water consumers service requests. This is managed by the Customer Relationship Management (CRM) system. This system records details of the phone calls, as well as the problems resolution and the time that resolution was achieved. Operators from the 3 Water Team are sent to restore the network functionality in Gore and Mataura after the service has been requested.

The CRM system allows the Council to perform analysis and determine trends on customers' requests. In 2021 and 2022 642 service requests associated to the water supply activity were lodged. The Council is committed to resolve issues reported by call quickly and efficiently.

### 5.2 Other Commitments

In order to maintain and improve its Levels of Service, Gore District Council is committed to:

- Consult the community frequently to better understand its expectations and serve its needs;
- Make optimum use of existing infrastructure and set out the location and investment required for new infrastructure to accommodate anticipated demand;
- Investigate new sources of water to ensure that a reliable water supply is available to a growing community;
- Measure and monitor its performance to ensure that delivery of the service is meeting operational objectives and legislative requirements;
- Investigate and implement improvements in the Level of Service offered to the community.

## 6.0 GORE CURRENT WATER DEMAND

The average daily water consumption for Gore in 2022 was 4017 m<sup>3</sup>/day (0.97 m<sup>3</sup>/connection/day). During the summer, the peak daily demand can reach over 4600 m<sup>3</sup>/day (1.1 m<sup>3</sup>/connection/day).

The graph below (Figure 6) shows Gore's water demand in the past eight years with the daily average and peak consumption presented in Table 4. The data in this graph has been averaged for each two-year period. The water consumption in Gore in 2017/2018 was significantly lower than other years. The reason for this is not exactly clear however it may be attributed to the following:

- Water restrictions being in place for large periods of 2017 and 2018 (see Section 10.3),
- Temporary reductions in leakage as a result of work of the GDC Leak Detection and Resolution Programme (see Section 10.55).

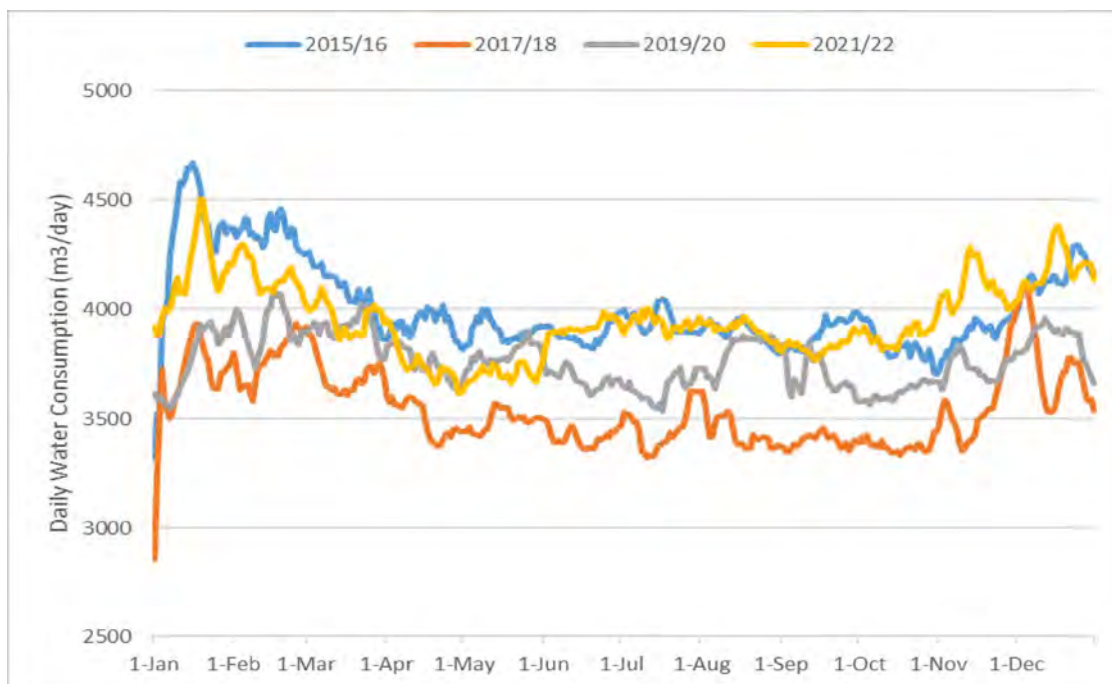


FIGURE 5 TWO YEARLY AVERAGE WATER DEMAND IN GORE

TABLE 4. GORE'S AVERAGE AND PEAK DAILY DEMAND SINCE 2015

	2015	2016	2017	2018	2019	2020	2021	2022
Average demand (m <sup>3</sup> /Day)	4114	3897	3504	3586	3518	4012	3897	4017
Peak Demand (m <sup>3</sup> /Day)	4927	4647	4400	4053	4179	4405	4420	4623

### 6.1 Calculation of the Water Demand per Sector

Raw data from metered properties was analysed in order to estimate the current water demand per sector in Gore. Although very few residential properties are metered in this town, most of the industrial and non-rateable connections are metered. The amount of leakage in the network has been recently estimated by the 'Leak Detection and Resolution Programme'. Having access to this information, the current water demand per sector in Gore was estimated with the following assumptions:

The industrial and commercial sectors were grouped together, as many industrial connections in Gore are currently labelled as commercial connections

The domestic water demand was calculated as the difference between the total water demand in Gore and the water demand from the other sectors (industrial & commercial, rural, non-rateable and leakage)

The water demand distribution per sector in Gore is represented in Figure 7.

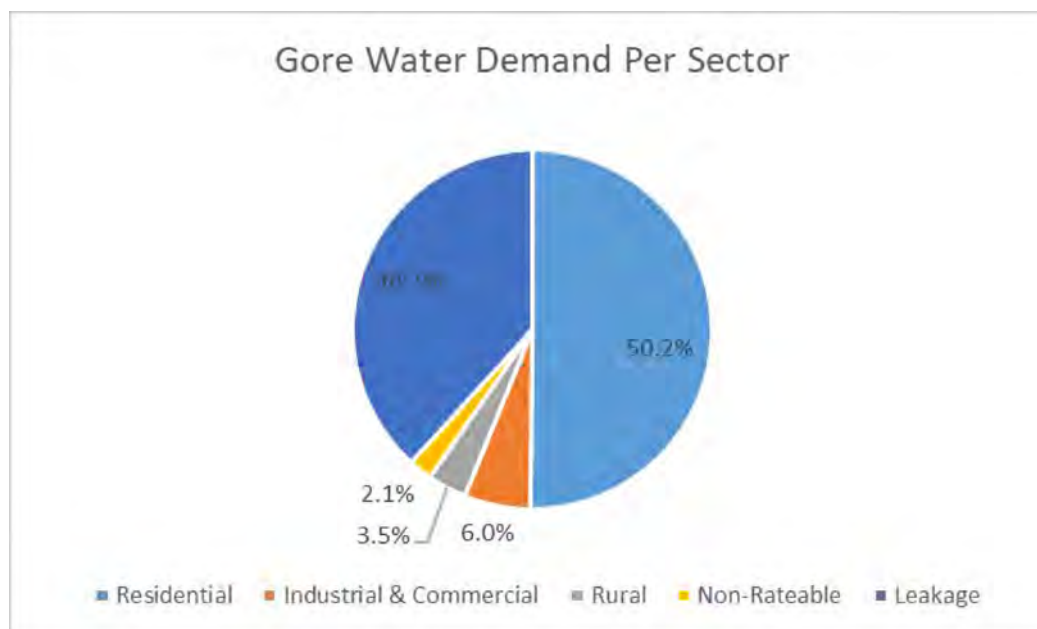


FIGURE 6 GORE WATER DEMAND PER SECTOR (2022)

## 6.2 Domestic Demand

The estimated domestic demand in Gore is 1,977 m<sup>3</sup>/day. Dividing this value by the number of residential connections in Gore (estimated to be 3865 in 2021) gives an indication of the water usage per person: 512 L/connection/day. This calculation assumes that:

- The entire population that lives in the Gore urban area is supplied by Gore water distribution scheme.
- All the industrial, commercial and rural properties are metered.

Since the effects of these two assumptions tend to cancel each other, a domestic demand of 512 L/connection/day can be considered a reasonable estimation.

Comparing the water demand per residential connection in Gore to the national median average, 673 L/connection/day<sup>1</sup>, it is noted that Gore's domestic water usage is below the national average.

## 6.3 Industrial and Commercial Demand

There are 175 industrial and commercial connections to the Gore water scheme using an average of 1.37 m<sup>3</sup>/day. This equates to a total industrial and commercial water demand in Gore of 235.6 m<sup>3</sup>/day in 2022. The industrial and commercial water connections in Gore which have an average use of more than 15 m<sup>3</sup> of water per day are identified in Table 4. Identifying high water users is important to better

<sup>1</sup> 2021/2022 National Performance Review (2022). Water NZ. Available at: <https://www.waternz.org.nz/resourceuseefficiency>

understand the current water demand in the town, as well as the impacts of high water users in future water demand projections.

TABLE 5 GORE HIGH WATER USERS

Ratepayer	Historic Average Daily Usage (m <sup>3</sup> /day)
Gore Multisports Complex	42.67
Black Origin	60.37
Alliance Concrete Gore	28.83
Gore High School	21.55
Gore DSIR	16.30
St Peters College	16.78
Lifestyle Block (12 Grasslands Rd)	7.99

## 6.4 Rural Demand

As the Gore water distribution system is an urban water supply scheme, there are 69 rural properties currently connected. On average each connection uses 2.02 m<sup>3</sup>/day, equating to a total rural demand of 139 m<sup>3</sup>/day.

## 6.5 Non-Rateable Demand

Non-rateable water usage can be described as the water used on land which is owned by an Incorporated Society, not used for private profit and accessible to the public. This includes land used by GDC for public gardens, reserves, playgrounds, public halls, schools and other public properties. It also includes land used by an association or society for activities related to the arts. There are 19 non-rateable connections in Gore using an average of 4.40 m<sup>3</sup>/day. This equates to a total of 83.7 m<sup>3</sup>/day for non-rateable properties.

## 6.6 Network Losses

GDC Leak Detection and Resolution Programme estimated that approximately 40% of the water supplied to Gore (or 1510 m<sup>3</sup>/day) is being lost through excessive leakage. Since 2016 the Council has been completing ongoing leak detection work, refer to section 10.5 for further details regarding this.

## 6.7 Firefighting

Gore District Council is guided by SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice for all Urban Fire Districts. Adoption of the Code of Practice is not mandatory, but GDC uses this code as a best practice guide and identifies and promotes improvements to comply with it.

Gore water supply is the only gazetted (published) Urban Fire District within the Gore District.

Some areas of Gore's network are not currently compliant with the Code of Practice. These non-compliant areas will be included in capital upgrade programmes as appropriate. There is no specific water volume allocated to firefighting in Gore, and there is no historical data available to estimate the firefighting water demand in recent years.

It is possible that the requirements for firefighting may reduce over time as changes in firefighting technology occur, for example, development of foam and non-water products for extinguishing fires. This may alter the Firefighting Code of Practice and hence the design requirements. These changes will be monitored, and the appropriate actions taken as they occur.

## 7.0 MATAURA CURRENT WATER DEMAND

The average daily water consumption for Mataura in 2022 was 1062 m<sup>3</sup>/day (1.36 m<sup>3</sup>/connection/day). During the summer, the peak daily demand can reach 1300 m<sup>3</sup>/day (2.25 m<sup>3</sup>/connection/day).

Figure 8 shows Mataura's water demand from 2015 to 2022 with the average and peak daily demand presented in Table 6. The data in this graph has been averaged for each two-year period. The graph shows that the water demand in Mataura has remained relatively constant over the past few years. This indicates that leaking is not increasing in Mataura's reticulation system.

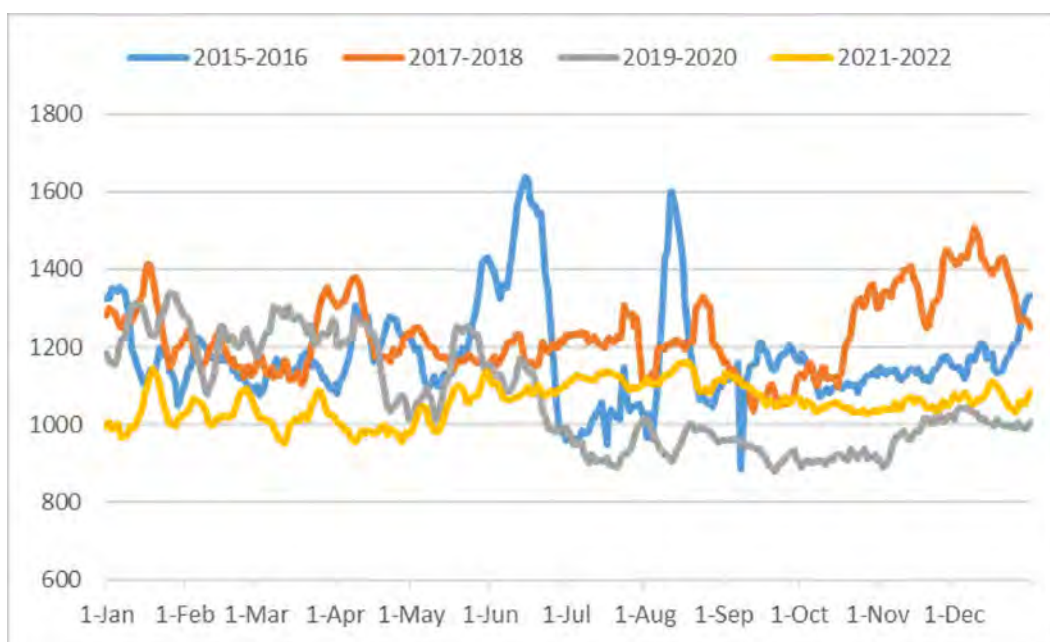


FIGURE 7 TWO YEARLY AVERAGE WATER DEMAND IN MATAURA

TABLE 6. MATAURA'S AVERAGE AND PEAK DAILY DEMAND OVER SINCE 2015

	2015	2016	2017	2018	2019	2020	2021	2022
Average demand (m <sup>3</sup> /Day)	1175	1167	1227	1232	1195	944	1054	1062
Peak Demand (m <sup>3</sup> /Day)	1369	1638	1519	1618	1681	1090	1206	1189

### 7.1 Calculation of the water Demand per Sector

Raw data from metered properties was analysed in order to estimate the current water demand per sector in Mataura. Although very few residential properties are metered in this town, most of the industrial and non-rateable connections are metered. The amount of leakage in the network has also been recently estimated by the 'Leak Detection and Resolution Programme' (see Section 10.5). The current water demand per sector in Mataura was estimated with the same assumptions used for Gore (Section 6.1).

The water demand distribution per sector in Mataura is represented in Figure 9.

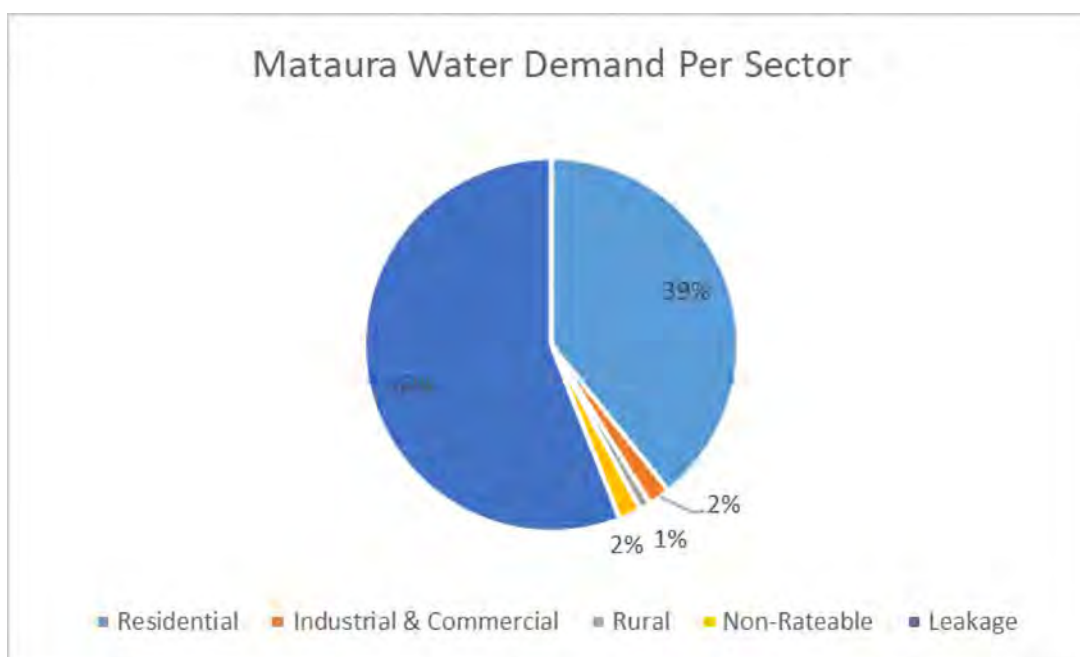


FIGURE 8 MATAURA WATER DEMAND PER SECTOR (2022)

## 7.2 Domestic Demand

The estimated domestic demand in Matura is 407 m<sup>3</sup>/day in 2022. Dividing this value by the number of residential connections in Matura (estimated to be 755 in 2021) gives an indication of the water usage per person: 539 L/connection/day. This calculation assumes that:

- The entire population that lives in the Matura urban area is supplied by Matura water supply.
- All the industrial, commercial and rural properties are metered.

Since the effects of these two assumptions tend to cancel each other, a domestic demand of 539 L/connection/day can be considered a reasonable estimation.

Comparing the water demand per residential connection in Matura to the national median average, 673 L/connection/day<sup>2</sup>, it is noted that Matura's domestic water usage is below the national average.

## 7.3 Industrial and Commercial Demand

There are 7 industrial and commercial water users in Matura using an average of 0.4 m<sup>3</sup>/day. This equates to a total of 3.22 m<sup>3</sup>/day. There have been no industrial and commercial water connections in Matura which have used more than 15 m<sup>3</sup> of water per day since 2018.

## 7.4 Rural Demand

There are 14 rural connections to the Matura water supply, with an average water usage of 1.25 m<sup>3</sup>/day. This equates to a total of 17 m<sup>3</sup>/day.

## 7.5 Non-Rateable Demand

There are four non-rateable connections in the Matura waters supply using an average of 4 m<sup>3</sup>/day. This equates to a total of 16 m<sup>3</sup>/day.

<sup>2</sup> 2021/2022 National Performance Review (2022). Water NZ. Available at: <https://www.waternz.org.nz/resourceefficiency>

## 7.6 Network Losses

GDC Leak Detection and Resolution Programme estimates that approximately 56% of the water supplied to Maitua (or 580 m<sup>3</sup>/day) is being lost through leakage. Since 2016 the Council has implemented an ongoing leak detection and resolution programme – refer to section 10.5 for further details regarding this.

## 7.7 Fire Fighting

Gore District Council is guided by SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice for all Urban Fire Districts. Adoption of the Code of Practice is not mandatory, but GDC uses this code as a best practice guide and identifies and promotes improvements to comply with it.

Some areas of Maitua's network are not currently compliant with the Code of Practice. These non-compliant areas will be included in capital upgrade programmes as appropriate. There is no specific water volume allocated to firefighting in Maitua, and there is no historical data available to estimate the firefighting water demand in recent years.

It is possible that the requirements for firefighting may reduce over time as changes in firefighting technology occur, for example, development of foam and non-water products for extinguishing fires. This may alter the Firefighting Code of Practice and hence the design requirements. These changes will be monitored, and the appropriate actions taken as they occur.



## 8.0 GROWTH ASSESSMENT

The future water demand in Gore District will be influenced by several factors, including:

- GDC investment on development and growth;
- Growth in the district, including population, commercial, industrial and agricultural growth;
- Changes in water usage efficiency;
- Changes in the population profile (e.g. aging of the population);
- Extensions to the water system to service currently un-reticulated areas;
- Technology changes;
- Tourism and events.

The sections below contain growth predictions for Gore’s population and each one of the following sectors: industrial & commercial, rural, leisure (non-rateable) and network leakage.

### 8.1 Population Growth

The population growth predictions for Gore and Mataura are based on the Southland Regional Growth Action Plan. This plan targets a population increase of 10,000 people across the Southland Region from 2015 to 2025. This corresponds to a population growth of around 10% in the Southland Region in this period.

Between 2013 and 2018 there was a 4.4% and 4.3 % increase in population for Gore and Mataura respectively. Based on this it is estimated that Gore and Mataura will grow by a further 10 % by 2030 and 20% from 2030 to 2050. Once released information from the 2023 Census will be used to further refine these growth predictions. Details about the population growth estimations for Gore and Mataura can be found in Table 5 below.

TABLE 7 POPULATION GROWTH ESTIMATIONS FOR GORE AND MATAURA

Town	2013	2018	2030	2050
<b>Gore</b>	7,350	7,674	8,453	10,143
<b>Mataura</b>	1,509	1,575	1,735	2,082

### 8.2 Growth Per Sector

It was assumed that the growth in the industrial & commercial, rural and leisure (non-rateable) sectors will be proportional to the population growth in Gore and Mataura from 2018 to 2050. Consequently, the water demand growth for all these sectors, as well as the growth of the domestic water demand, is estimated to be proportional to the population growth.

The Council has had a proactive ‘Leak Detection and Resolution Programme’ since 2016. Refer to section 10.5 for further details regarding this. Through ongoing proactive leak detection work and renewals of older water supply pipes leakage rates are expected to continue to reduce over time. It has been assumed that the network leakage in both Gore and Mataura will reduce by 5 % between 2022 and 2030 with a further 12.5 % reduction from 2030 to 2050.

Table 6 presents a summary of the growth predictions per sector for Gore and Mataura from 2018 to 2050.



TABLE 8 GROWTH PREDICTIONS PER SECTOR IN GORE AND MATAURA (2018 TO 2050)

Sector	growth prediction - Gore	growth prediction - Mataura
<b>Residential, Industrial &amp; Commercial, Rural and Non-Rateable</b>	10% growth from 2018 to 2030 20% growth from 2030 to 2050	10% growth from 2018 to 2030 20% growth from 2030 to 2050
<b>Leakage</b>	A 2.5% reduction in leakage was achieved between 2018 and 2022 in Gore. Forecasted leakage reductions are 5% from 2022 to 2030 and a further 12.5% from 2023 to 2050	Forecast 5% reduction from 2022 to 2030 12.5% reduction from 2023 to 2050
<b>Non-Consumptive demand</b>	Maintained the same from 2022 to 2050	Maintained the same from 2022 to 2050

## 9.0 FUTURE DEMAND

Gore District Council understands its responsibilities as a municipal water supply authority under the Local Government Act 2002. The Council is committed to continuously assess its water supply services, infrastructure and water demand trends and create strategies to maintain a continuous and safe water supply to the community. This section contains water demand trends for Gore and Mataura and investigates if the water treatment plants capacities and current water consents will be able to match the future demands.

Gore and Mataura future water demands were calculated based on the growth predictions presented in Section 8.0 (Growth Assessment). Table 7 and Table 8 below show the water demand growth per sector from 2018 to 2050 for both towns. While demand predictions are calculated based on 2018 data, consumption volumes from 2022 have been included to show how trends are proceeding.

TABLE 9 CURRENT AND FUTURE WATER DEMAND BY SECTOR - GORE

Sector		Water demand (2018) (m <sup>3</sup> /day)	Water demand (2022) (m <sup>3</sup> /day)	Future Water Demand (2030) (m <sup>3</sup> /day)	Future Water Demand (2050) (m <sup>3</sup> /day)
Residential	Average	1,771	1,977	1,948	2,338
	Peak	2,409	3,262	3,214	3,857
Industrial & Commercial	Average	256	236	282	338
	Peak	348	389	465	558
Rural	Average	122	139	134	161
	Peak	166	229	221	266
Non-Rateable	Average	121	84	133	160
	Peak	165	139	220	264
Leakage	Average	1,510	1,472	1,398	1,222
	Peak	1,510	1,472	1,398	1,222
Total Consumptive Demand	Average	3,780	3,908	3,738	3,838
	Peak	4,600	5,500	5,518	6,167
Non-Consumptive	Average		455	455	455
	Peak		455	455	455
Total Take Demand	Average	3,463	4,363	4,193	4,293
	Peak	4,506	5,858	5,973	6,622

TABLE 10 CURRENT AND FUTURE WATER DEMAND BY SECTOR - MATAURA

Sector		Current Water demand (2018) (m <sup>3</sup> /day)	Current water demand (2022) (m <sup>3</sup> /day)	Future Water Demand (2030) (m <sup>3</sup> /day)	Future Water Demand (2050) (m <sup>3</sup> /day)
Residential <sup>1</sup>	Average	867	407	448	537
	Peak	1001	615	676	811
Industrial & Commercial	Average	4	20	22	24
	Peak	5	30	33	36
Rural	Average	10	10	11	13
	Peak	12	15	17	20
Non-Rateable	Average	20	20	22	26
	Peak	23	30	33	40
Leakage <sup>1</sup>	Average	159	581	552	508
	Peak	159	581	552	508
Total Consumptive Demand	Average	1,060	1,038	1,054	1,109
	Peak	1,200	1,271	1,311	1,415
Non-Consumptive	Average		214	214	214
	Peak		214	214	214
Total Take Demand	Average	1,060	1,252	1,268	1,323
	Peak	1,200	1,445	1,525	1,629

Note: 1 – It has been assumed the leakage calculations from Mataura in 2018 were calculated incorrectly – this has also resulted in a notable change in residential water demand between 2018 and 2022.

The peak water demand per sector (2018) was calculated based on the ratio between the current peak total demand and average total demand for both, Gore and Mataura. This resulted in a total demand peaking factor of 21.7 % for Gore and 13.2 % for Mataura in 2018. Note the leakage was considered constant for both towns resulting in an average demand peaking factor for all other sectors of 37 % for Gore and 15.5 % for Mataura. In 2022 total consumptive demand increased by 40.7% in Gore and 22.4% in Mataura.

Also included in Tables 7 and 8 is the non-consumptive volumes. Non-consumptive volumes includes wastewater produced by water treatment plants and raw water connections that take water before it reaches the water treatment plants. Gores non-consumptive volume was calculated by subtracting the average and peak total consumptive demand from the total water takes. Gore's non-consumptive volume equates to 10.4% of Gore's water take and 17% of Mataura's water take.

It is important to evaluate if the current water treatment plants in Gore and Mataura will be able to supply enough water to match the future water demands in these towns. It is also important to compare the future demands with the current water abstraction consents to evaluate if additional or increased water abstraction consents may be required. Information about the WTP's capacities and water consents for Gore and Mataura are detailed in Table 10.

With regard to Table 9 it should be noted that:

- While the new Gore Water Treatment Plant currently only has a peak capacity of 6000 m<sup>3</sup>/day, it has been designed so that it can be expanded to a capacity of 8,000 m<sup>3</sup>/day if/when required.
- Due to over allocation issues in the upper Mataura River catchment the Council is expecting its consented limit for Gore to be reduced to 7,000 m<sup>3</sup>/day.
- While the Council is consented to take up to 4100 m<sup>3</sup>/day for the Mataura water supply – in reality it only uses one consent at a time – the consented limit for its primary water source (the Pleura Dam) is 1500 m<sup>3</sup>/day.

TABLE 11 WATER TREATMENT PLANTS CAPACITIES AND WATER CONSENTS

Factor	Gore (m <sup>3</sup> /day)	Mataura (m <sup>3</sup> /day)
<b>Treatment Plant Capacity</b>		
<b>Sum of the Current WTP's capacities</b>	4,008 +5,600 = 9,608	2,222
<b>Future WTP capacity (new WTP)</b>	6,000 (expandable to 8,000)	2222
<b>Current Peak Consumptive Demand</b>	5,500	1270
<b>Forecast 2030 Consumptive Demand</b>	5,518	1284
<b>Forecast 2050 Consumptive Demand</b>	6,167	1387
<b>Water Consent Capacity</b>		
<b>Sum of the water consents limits</b>	8,000 (potential for this to be reduced to 7000)	4,100 (consent for primary source is 1500)
<b>Current Peak Total Take Demand</b>	5,858	1,445
<b>Forecast 2030 Total Take Demand</b>	5,973	1,525
<b>Forecast 2050 Total Take Demand</b>	6,622	1,629

The tables above show that the average water demand for both Gore and Mataura are expected to increase over the next 30 years. The Council will have sufficient capacity in Gore treatment plants and resource consents to meet future demand. However Mataura's forecasted increase in demand does exceed the councils resource consent of 1,500m<sup>3</sup>. Mataura's ability to maintain a sufficient water supply whilst not exceeding resource consents due to forecasted growth is dependent on ongoing reductions in leakage rates in the networks. There is also an unknown water saving expected as the Mataura WTP upgrade will lower the frequency of backwashing, reducing the non-consumptive volume. However it should also be recognised that the forecasted peak demand is calculated based on the assumption that peak demand from each sector occurs at the same time which is expected to be unlikely.

It is the Council's role to ensure that its water supply capacity matches the current and future water demand in order to keep providing enough water for personal and domestic needs. This includes water for drinking, cooking, personal hygiene, sanitation, house hygiene and washing clothes. According to the World Health Organization (WHO), a person needs at least 50 to 100 litres of water a day to meet his basic needs. GDC water treatment plants are prepared to supply much more water than WHO minimum requirements from 2018 to 2050. The Council will keep upgrading and expanding its infrastructure to provide enough treated water to the Gore District population.

## 10.0 DEMAND CONSERVATION AND MANAGEMENT MEASURES

GDC understands that water is a precious resource and must be conserved. The Council also understands that its responsibilities as a municipal water supply authority under the Local Government Act 2002 must be fulfilled in the present and in the future. In order to do that, a variety of different demand conservation and management measures have been put in place.

### 10.1 Water Metering and Pricing

Most residential properties in Gore District are not metered and are charged a fixed annual rate for their water connection (\$476.00). Alternatively, commercial, industrial and some residential connections are metered and charged based on a combination of fixed charge and consumption basis. These metered properties are charged \$1.10 per cubic meter of water which exceeds 18 m<sup>3</sup>/month. It is important to charge high water users by volume used in order to make them aware about the amount of water they are consuming and encourage water savings for financial gains.

GDC monitors high industrial and commercial water users. This is important not only to understand the water demand profile of the region, but also to be able to negotiate with these users in a situation of severe water restrictions.

The installation of zone metering in Gore District has been identified as a fundamental point of improvement in order to increase water usage control. Installing more meters can assist with both, leak detection and water demand management. Ongoing funding has been included in the Council's Long-Term Plan to allow the installation of zone flow meters.

### 10.2 Education

Educational measures are developed and implemented as required. Generally, GDC launches an education campaign about managing water usage every year in late spring or early summer.

Education is a very powerful tool to get population support when extended dry weather periods take place, leading to the enforcement of water restrictions. Details about GDC education strategies during water restrictions can be found in Section 12.3.

### 10.3 Water Restrictions

Water restrictions are an important strategy to manage water supply during dry periods. GDC water restrictions were revised in 2019 to optimize water management while also considering the population's needs. The new water restrictions are part of the Water Supply Bylaw 2015 Amendment No 1, 2018.

The main changes included in the water restrictions review were:

- A three stages and five levels water restrictions regime replacing a four levels regime.
- The inclusion of commercial and industrial water restrictions, rather than only residential restrictions.

The revised restrictions focus on keeping a functional society by limiting cleaning, leisure and gardening activities according to their level of importance. Non-essential outdoor water use is targeted first (e.g. washing cars and watering lawns). Essential water use, such as for drinking, sanitation, medical, health and safety, and firefighting will always be permitted. The new water restrictions are also more lenient when it comes to watering vegetable gardens and filling small paddling pools. GDC acknowledges the importance of these activities to residents for a range of health, social and economic reasons.

In an extended period of water shortage, it might be necessary to escalate to stricter measures in order to further reduce the water demand in the district. The later phases of restrictions would require significant cuts to water use by everyone, including residents, businesses and industry.

The inclusion of industrial and commercial water restrictions acknowledges that the whole community is responsible for saving water in long dry weather periods. The restrictions on commercial and industrial activities are limited and are not intended to impact on the day to day operations that may affect the economic viability of businesses. In the Bylaws Consultation Document, GDC invited local business to examine themselves and think about how they can create a more resilient water supply system. Businesses were asked to consider options such as the installation of water storage and water recycling systems.

Tables 10 and 11 provide a summary on the number of days Gore and Maitua have spent in respective water restrictions. The full GDC water restrictions table (2019 review) can be found in Appendix 1.

TABLE 12 NUMBER OF DAYS SPENT IN WATER RESTRICTIONS - GORE

Summer period	Level 1	Level 2	Level 3	Level 4
2013-14		141		
2014-15		10	12	
2015-16		26	111	
2016-17		15		
2017-18		28	40	22
2018-19	12	66		
2019-20				
2020-21				
2021-22		28		

TABLE 13 NUMBER OF DAYS SPENT IN WATER RESTRICTIONS - MATAURA

Summer period	Level 1	Level 2	Level 3	Level 4
2017-18		22		22
2018-19		27		
2019-20				
2020-21				
2021-22		28		

#### 10.4 Mandatory Rainwater Storage

In 2018, GDC Subdivision and Land Development Bylaw was updated. This was an opportunity to review the previous bylaw (Subdivision and Land Development Bylaw 2011) and replace it with an updated version that reflects current best practices for new developments.

The new bylaw (Subdivision and Land Development Bylaw 2018) proposes that all new houses in Gore and Maitua are required to install a minimum of 3,000 L of rainwater storage for non-potable water use. Commercial and industrial developments will also be required to dispose of stormwater on-site and/or capture rainwater for re-use. This is part of GDC's proactive approach to create a more resilient water supply system.

The water collected can be used for activities such as washing vehicles and windows, and watering lawns and gardens. Reviewing rainfall data for Gore shows the optimum tank size for dwellings,

regardless of their size, is 3,000 litres. When full, a tank that size would provide a volume of water equivalent to nearly four hours use of a garden hose. While this measure will not significantly impact in the short term on the volume of water the Council needs to supply, it will provide a distinct advantage to property owners with tanks. In the long term, it will also remove some pressure on GDC's water supply system and reduce the water demand growth.

The Subdivision and Land Development Bylaw 2018 came to effect in April 2019. Going forward GDC will be considering options to encourage the installation of rainwater storage for existing dwellings.

### 10.5 Leak Detection and Resolution Programme

The "Leak Detection and Resolution Programme" was created with the goal of better understanding and eliminating water leaks in Gore and Mataura reticulation systems.

Since 2016 GDC has engaged an expert contractor to conduct regular leak detection surveys. This work involves using specialist listening equipment to pinpoint the location and size of specific leaks.

A summary of the leaks identified in the Gore network, and estimated water savings are provided in Table 12 and Mataura's network in Table 13.

TABLE 14 NUMBER OF LEAKS IDENTIFIED AND ESTIMATED WATER BEING LOST IN GORE NETWORK

Year	Number of leaks identified in Council pipes	Estimated volume of water being lost (m <sup>3</sup> /day)	Number of leaks in private properties	Estimated volume of water being lost (m <sup>3</sup> /day)
2016/2017	61	650	52	175
2017/2018	25	155	17	85
2018/2019	38	304	21	117
2021-2022	9	115	7	69

TABLE 15 NUMBER OF LEAKS IDENTIFIED AND ESTIMATED WATER BEING LOST IN MATAURA NETWORK

Year	Number of leaks identified in Council pipes	Estimated volume of water being lost (m <sup>3</sup> /day)	Number of leaks in private properties	Estimated volume of water being lost (m <sup>3</sup> /day)
2017/2018			2	50-80
2021-2022	16	94	21	94
2022-2023	8	130	26	96

It is important to note that the leaks identified using listening equipment are "hidden" as there is no evidence of the leak on the surface. In addition to this, there are approximately 400 - 500 water faults and leaks reported to the Council by the general public every year.

A total of 8% of leaks identified were large, losing an average of 30 m<sup>3</sup>/day. The majority were moderate with 53% losing 1-30 m<sup>3</sup>/day. The remaining 39% of leaks identified were losing less than 1 m<sup>3</sup>/day.

Given a significantly higher proportion of leakage is occurring in the Council's network (when compared to within private property), the focus has been on resolving leaks in the Council's network. Where large private property leaks are identified, Council staff have worked with the landowners to resolve these.

Interestingly while the number of and volume of water being lost has steadily decreased over time this has not corresponded to a reduction in total water consumption (refer graph 1 & 3 above for further details). One potential reason for this is that any savings from leak detection works are being off-set by increases in demand. It is recommended that consideration be given to a study of minimum night time flow monitoring and/or the installation of permanent zone flow meters be considered to better understand ongoing leakage rates.

### 10.5.1 Current Leakage Situation

#### **Gore**

Minimum flow testing was performed in 2016, and the results indicate that approximately 50% of Gore's water (or 1890 m<sup>3</sup>/day) was being lost through excessive leakage.

Recent increase in leak detection and resolution work over the past two years has resulted in a decrease in Gore's water demand. It is estimated that approximately 418m<sup>3</sup>/day of excessive leakage has been avoided.

Based on this it is estimated that approximately 1473 m<sup>3</sup>/day or 38 % of Gore's water is currently being lost through leakage.

#### **Mataura**

Minimum night time flow testing (MNF) completed on a large portion of Mataura's network indicated that approximately only 15 % of Mataura's water supply (160 m<sup>3</sup>/day) is being lost through excessive leakage. Further work is required to understand the accuracy of this historical minimum night time flow testing. Graph 3 on Section 7.0 (Mataura Current Water Demand) shows that the average water consumption in Mataura has been relatively constant over the past six years. This indicates that leakage is not increasing in the network.

More recent estimations based on average daily usage per person per day estimates that leakage in the Mataura network is likely 56%.

### 10.5.2 Programme Difficulties

The "Leak Detection and Resolution Programme" faces the following challenges:

- Considering the length (146,000 m of pipeline), age (approximately 75% of the pipes in the networks are more than 50 years old) and number of connections (4,629 connections) in the existing network, leaks will continue to occur.
- It is estimated that the average cost to repair a leak in the network is \$2,000 - \$4,000. In some cases, the cost can be significantly more than this.
- The majority of leakage currently occurring is possibly the result of thousands of tiny pinhole leaks and leaky pipe joints that are very difficult to detect and not cost effective to repair.
- A leak repair is a weak point in the network where there is a higher chance of future leaks occurring.
- Repairing a leak is essentially "lost" money as it does not extend the remaining life of the asset.
- The most cost-effective long-term solution is to renew entire lengths of pipeline rather than patch repairs.
- Based on recent discussions with other local authorities, high leakage rates, similar to Gore and Mataura, are not uncommon.



### 10.5.3 Long-term Goals – Options Assessment and Conclusions

In order to identify the most suitable long-term targets for the leak detection programme, the following options have been evaluated:

TABLE 16 LEAKAGE DETECTION PROGRAMME – LONG-TERM GOALS OPTIONS

Option	Advantages	Disadvantages
<b>Status quo</b> - survey 20 % of the network per year, repairing all leaks with GDC's in-house resources	<ul style="list-style-type: none"> <li>• Low cost – \$15,000 per year for leak detection surveys</li> <li>• All leaks repairs expected to be completed using the Council's in-house field team</li> </ul>	<ul style="list-style-type: none"> <li>• Some leaks might not be identified for up to five years</li> <li>• No guarantee that water consumption will continue to reduce, any reduction is likely to be gradual</li> </ul>
<b>Increased leak detection and resolution work</b> – survey the entire network every year and fix all leaks identified	<ul style="list-style-type: none"> <li>• Likely to result in the most significant and immediate reduction in leakage</li> </ul>	<ul style="list-style-type: none"> <li>• Estimated increase in annual operating cost of \$215,000 (\$65,000 per year for leak detection work surveys and \$150,000 per year to repair identified leaks). This is a high-level cost estimate only</li> <li>• No guarantee that this would significantly reduce the leakage rates</li> <li>• Will result in a high number of patch repairs in the network which could cause future leakage issues</li> <li>• May require increasing renewal budgets</li> </ul>
<b>Increased leak detection and Targeted resolution work</b> – survey 50 % of the network every year, repairing the largest leaks	<ul style="list-style-type: none"> <li>• Moderate cost – \$40,000 per year required for leak detection surveys (an increase of \$25,000), with targeted repairs expected to be completed by the inhouse field team</li> <li>• Most cost-effective use of resources by resolving the largest leaks where significant gains can be made</li> </ul>	<ul style="list-style-type: none"> <li>• Does not resolve the large number of small leaks in the network</li> <li>• May not result in significant reductions in leakage</li> <li>• May require increasing renewal budgets</li> </ul>

It is recommended that improving leak detection by increasing the proportion of networks surveyed annually is considered by the new Entity that will be created under the Governments proposed reform of 3 Waters Service delivery.

## 11.0 ASSESSMENT OF ALTERNATIVE WATER SOURCES

Over the past 15 years the Gore District Council has been investigating options for developing new water sources or rationalising the existing sources so that a more robust supply system is achieved. Gore and Mataura water supplies currently struggle to meet demand during prolonged dry periods.

Further investigations in 2018 looked for new groundwater sources on Council owned land, nearby its water treatment plants. A location in Coopers Wells field which can provide another productive bore was found and the installation of the new bore has been approved by Environment Southland. This bore will be slightly deeper and will help to improve the yield of Coopers Wells field. Currently Coopers Wells field average production is less than 50% of the consented water volume.

In addition to a new bore in Coopers Wells, GDC intends to increase Gore's water supply capacity with water treatment plants upgrades. Gore's water treatment will be centralised at the East Gore WTP, which was upgraded May 2022 to handle the additional capacity of Jacobstown Wells field.

In 2021 drilling investigation work was completed to determine the potential to expand the Jacobstown water supply – this unfortunately indicated limited potential for another bore in this area. Given the Council's upgrade water treatment plant has the ability to treat water taken directly from the Mataura River, the Council's plans to rely in its existing consents to abstract water directly from the Mataura River when the Coopers and Jacobstown Bore cannot meet demand. .

Ongoing investigation work completed to date has not identified any potential alternative water supplies for Mataura. Due to the minimum flow requirements for the Pleura Stream increasing in 2026, the need to extract water from the Mataura River is expected to increase. The Council is currently completing a major upgrade of the Mataura Water Treatment Plant that will include improved taste and odour treatment for when the Pleura Dam can not meet demand and the Council needs to take water directly from the Mataura River. Further consideration of alternate water supplies will be considered in the medium term, one of the major benefits to finding an alternative water supply for Mataura would be avoiding the need to renew the approximately 6 km long pipeline between the Pleura Dam and the Mataura Water Treatment Plant. Note due to a number of issues the Council has resolved to abandon its take from the Waikana Stream that has historically been utilised.

## 12.0 DROUGHT MANAGEMENT PLAN

A Drought Management Plan is required to manage water use during a critical reduction of freshwater availability in Gore District Council region. The aim of this Drought Management Plan is to effectively manage the water resources in Gore and Mataura during a drought or anticipated drought while:

- Safeguarding the health and safety of the public;
- Minimising social and economic impacts; and
- Achieving water savings by giving ownership of the crisis to the community.

It is important to note that water demand can only be reduced with the full participation and support of the public. This is especially important for Gore District Council region, which has been facing exceptionally long dry periods in the last couple of years. Environmental Southland reported that 2017 was the year with the lowest annual rainfall since mid-1970s, when rain started being monitored in the region.

Summer combines peak water demands with frequent dry weather conditions, which together can lead to a drought period in the Gore District.

The first contingency measure for Gore and Mataura towns when the water supplied by the well fields and streams is not meeting demand, is to implement water restrictions. If water restrictions do not reduce demand enough, the Council can then pump water from the Mataura River. Both Gore and Mataura have water consents in place which allow them to pump water from the Mataura River in emergency situations.

### 12.1 Water Restrictions

The most frequent situation which requires water restrictions to be enforced are long dry weather periods, with no rain forecast.

Water restrictions are also required in emergency situations such as:

- Declaration of drought;
- Infrastructure failure (e.g. pump failure);
- Loss of supply by a natural disaster;
- There is likelihood that one or more resource consents will be breached;
- System supply capacity not meeting demand.

GDC consent for Coopers wells (consent number 204330) requires water conservation measures to be implemented and communicated to consumers when the flow in Mataura River, as determined at the Southland Regional Council's monitoring site, falls to 17 m<sup>3</sup>/s or below. In the last two years Mataura River has reached levels as low as 10.8 m<sup>3</sup>/s.

Apart from that, water restriction measures are normally enforced when wells and streams levels are critical, when the reservoirs levels are low and when water supply cannot meet demand even with emergency water being pumped from the Mataura River.

Restrictions may also be required on an on-going basis in order to:

- Reduce peak demands – e.g. restrictions may be imposed in set areas at set frequencies to reduce summer peaks.
- Reduce total capacity – e.g. when infrastructure capacity is fully committed, resource conditions are likely to be exceeded, or a high demand places an abnormal load on the system for short periods.

The water restrictions for GDC have been recently updated. More details about it can be found in Section 10.3 (Water Restrictions). The new version of the water restrictions contains a 5 stages alert system, with the main information summarised in the Table15.

TABLE 17 GDC WATER RESTRICTIONS

Level	Residential User	Commercial and Industrial Users	Schools and Private Sports Clubs	Gore District Council
<b>Level 1</b>	<ul style="list-style-type: none"> <li>• Hand grass watering</li> <li>• Filling pools limited to 1,000 L a day</li> <li>• Running water for recreation: 2h a day</li> </ul>	<ul style="list-style-type: none"> <li>• Hand grass watering</li> <li>• Filling pools limited to 1,000 L a day</li> </ul>	<ul style="list-style-type: none"> <li>• Hand grass watering</li> </ul>	
<b>Level 2</b>	<ul style="list-style-type: none"> <li>• No grass watering and hand plants watering</li> <li>• Vegetable gardens watering limited to 2 h a day</li> <li>• Filling pools limited to 1,000 L a day</li> <li>• Running water for recreation: 2h a day</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning by use of a bucket</li> <li>• Cleaning of paths and driveways: safety or emergency only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass watering</li> <li>• Hand plants watering</li> <li>• Filling pools limited to 1,000 L a day</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning limited to 2h a day</li> </ul>	<ul style="list-style-type: none"> <li>• No grass watering</li> <li>• Hand plants watering</li> </ul>	<ul style="list-style-type: none"> <li>• Lawn watering allowed on turf renovation areas only</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>
<b>Level 3</b>	<ul style="list-style-type: none"> <li>• No grass watering and hand plants watering limited to 2 h a day</li> <li>• Vegetable gardens hand watering limited to 2 h a day</li> <li>• Filling pools limited to 350 L pools</li> <li>• No running water for recreation</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning by use of a bucket: limited to windows, mirrors, lights and registration plate</li> <li>• Cleaning of paths and driveways: safety or emergency only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass watering</li> <li>• Hand plants watering limited to 2 h a day</li> <li>• Filling pools limited to 350 L pools</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass watering</li> <li>• Hand plants watering limited to 2 h a day</li> </ul>	<ul style="list-style-type: none"> <li>• Lawn hand watering on turf renovation areas only</li> <li>• Plants watering limited to 2 h a day</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>
<b>Level 4</b>	<ul style="list-style-type: none"> <li>• No grass and plants watering</li> <li>• Vegetable gardens hand watering limited to 2 h a day on alternative days</li> <li>• Filling pools limited to 350 L pools</li> <li>• No running water for recreation</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning by use of a bucket: limited to windows, mirrors, lights and registration plate</li> </ul>	<ul style="list-style-type: none"> <li>• No grass or plants watering</li> <li>• Filling pools limited to 350 L pools</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass or plants watering</li> </ul>	<ul style="list-style-type: none"> <li>• No lawn watering</li> <li>• Plants watering by subterranean methods only</li> <li>• Vehicles cleaning for regulatory, health and safety and</li> </ul>

Level	Residential User	Commercial and Industrial Users	Schools and Private Sports Clubs	Gore District Council
	<ul style="list-style-type: none"> <li>• Cleaning of paths and driveways: safety or emergency only</li> </ul>			emergency reasons only
<b>Level 5</b>	<ul style="list-style-type: none"> <li>• No grass and plants watering</li> <li>• No vegetable gardens watering</li> <li>• No pools filling or topping allowed</li> <li>• No running water for recreation</li> <li>• No surfaces cleaning</li> <li>• Vehicles cleaning by use of a bucket: limited to windows, mirrors, lights and registration plate</li> <li>• Cleaning of paths and driveways: safety or emergency only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass or plants watering</li> <li>• No pools filling or topping</li> <li>• No surfaces cleaning</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass or plants watering</li> </ul>	<ul style="list-style-type: none"> <li>• No grass or plants watering</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>

Gore District Council complete water restrictions can be found in 17.1.

## 12.2 Supplementary water Sources from the Mataura River

### 12.2.1 Use of Mataura River Water in Gore

When the water level drops significantly in Jacobstown wells and Coopers wells, resulting in the supply not keeping up with demand, water is pumped from Mataura River to recharge the aquifer. GDC water consents allow up to 2,851 m<sup>3</sup>/day to be pumped from the Mataura River to artificially recharge Coopers wells and up to 900 m<sup>3</sup>/day to recharge Jacobstown wells.

At Jacobstown the river water is discharged into the original well. At Coopers well the river water is discharged into an infiltration gallery. These recharge locations are located far from the production bores, allowing the water to receive natural filtration from the underlying gravels before being extracted. In Jacobstown wells field the original well is located 82 m away from Production Bore 1 and 92 m away from Production Bore 3 (see Figure 1). In Coopers wells field, the infiltration gallery is located 146 m away from production well 1. Since production well 2 is very close to the infiltration gallery, well 2 is not used when the aquifer is being artificially recharged (See Figure 2). The pump in well 2 is configured to not run when emergency pumping is occurring.

Water extracted from the recharged aquifers is treated at GDC treatment plants (Hilbre Ave WTP and East Gore WTP) before entering the reticulation network.

### 12.2.2 Use of Mataura River Water in Mataura

When the level of Pleura Stream drops significantly, leading to the supply not keeping up with demand, water is abstracted from the Mataura River. One of GDC water consents allows up to 2,000 m<sup>3</sup>/day to be pumped from Mataura River to complement Mataura's water supply scheme.

Water from the Mataura River is pumped directly to Mataura's WTP. Pumping from this river can cause issues with the taste and odour of the water, however the Council is currently completing a major upgrade of the Mataura Water Treatment Plant which includes improved taste and odour treatment.

### 12.3 Communication and Education

The success of a drought management campaign centres on communication with the community. The aim of such communication is to educate consumers and share with them the ownership of the water savings.

It is important to explain to public the reasons behind the water scarcity and provide information about the Council's actions to solve the problems at short and long-term. This information transparency leads to a higher community support.

Education programmes are an important means of communicating with public to encourage efficient water use. The community must be informed of the issues around inefficient water use and ways that they can make their household, business or industrial water use more efficient. Communication becomes even more important during a period of water restrictions, when it is necessary that everyone contributes to water saving according to the previously planned levels of restriction.

GDC will communicate with the community and educate residents by means of:

- Delivery of pamphlets to households;
- Radio advertising;
- Social media
- Antenna Notifications
- Newspaper advertising; and
- Information in the Council's website.

When water restrictions have been imposed, the Council will continuously monitor its wells and streams levels and keep continuous communication with the population to inform on changes or lift of the water restrictions. If the restrictions were applied for any other reasons besides a drought (e.g. pump failure), the problem will be repaired immediately to ensure the security of the supply and the population will be informed.

### 12.4 Restrictions Enforcement

When restrictions are in place, neighbours tend to police each other and report non-compliances such as watering grass and plants, use of water for recreation activities, cleaning and washing vehicles. Industrial and business non-compliances might also be reported by clients and employees, but in a smaller scale. These reports may be followed up by a visit from Gore District Council's representative.

For residential indoor water use, the only enforcement technique is through the inspection of individual water meters or water bills. High use households may be visited by GDC's representative to advise occupants of water saving techniques or the water restrictions imposed by the current restriction level.

Agricultural, commercial and industrial users may be asked to scale down their operations during an extremely severe drought. In these cases, water meters will show non-compliance.

Gore District Council can apply penalties to water consumers who are not compliant with its water restrictions under Section 3.6.4 (c) of the Council's Water Supply Bylaw 2015.

### 12.5 Further Contingency Measures

Other contingency measures will be adopted by Gore District Council if they are necessary to safeguard the health and safety of the public and minimise social and economic impacts. Under extreme conditions, it is possible to implement water rationing and distribute water from select supply points.

It is also possible to bring water tankers, with water provided by other districts, to Gore and Mataura towns.

## 13.0 CLIMATE CHANGE

Modelling by NIWA indicates that climate change will cause more intense rainfall events in winter and spring and extended dry spells throughout the year in Gore District. This district is already experiencing abnormal weather conditions, with extended warm dry weather followed by deluges and floods.

GDC has also been looking for new water sources to provide more resilience to its water supply system. This will be increasingly important as the effects of climate change become more often and severe. Details about GDC new water sources investigations can be found in Section 11.0 (Assessment of Alternative Water Sources).

Other initial responses to climate change include the development of mitigation actions from the Risk Management assessments undertaken across Gore District. At this stage GDC is operating under a “watching brief” and will actively monitor weather and climatic changes to determine if there are likely impacts on water supply and other utilities infrastructure. The Council takes climate change into account for all capital infrastructure design. It is also working closely with other local authorities and the Southland Regional Council to ensure that a co-ordinated approach is taken to assess climate change and develop an appropriate response.

## 14.0 COMMUNITY CONSULTATION

Gore District Council undertakes frequent community consultations to involve the community in its decisions and get regular feedback. Maintaining continuous communication with all the different groups in Gore district is a fundamental measure to better understand and serve the community.

Some of the recent community consultations related to the Council's water demand management and water supply strategy are detailed in the sections below.

### 14.1 Annual Residents' Survey 2022

The research for GDC Annual Residents' Survey 2022 was conducted by phone and online. An online channel where people could complete the survey was available. Additionally, randomly selected people were called and invited to take part in the survey by phone or online. This provided a more statistically robust sample and allowed residents without internet connections/familiarity to take part in the survey. Over half of respondents (65%) were in Gore, 11% in Mataura and 24% on a rural or private supply. Respondents on town supplies were asked a series of questions around water services, including water restrictions.

#### 14.1.1 Consultation Results - Quality and Reliability

The main results about the quality and reliability of Gore and Mataura water supply services are summarised below:

- 91% overall were satisfied (or neutral) with the reliability of their water supplies.
- 84% overall were satisfied (or neutral) with the quality of their water supplies.
- Trend analysis shows that perceptions of reliability and quality have remained similar to the previous year and was back to the higher levels last seen prior to the 2018 survey.
- Results analysed by location confirm significant differences depending on which area residents reside in. Residents in Mataura are significantly less likely to be satisfied with the water services.

More details about the level of satisfaction of Gore District population with the quality and reliability of the water supply system can be seen in the table and graph below (Figure 10 and 11).

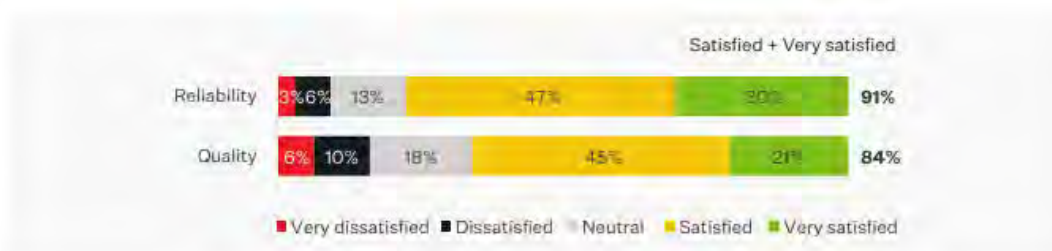


FIGURE 9 ANNUAL RESIDENTS SURVEY - RELIABILITY AND QUALITY OF GORE AND MATAURA WATER SUPPLY RESULTS



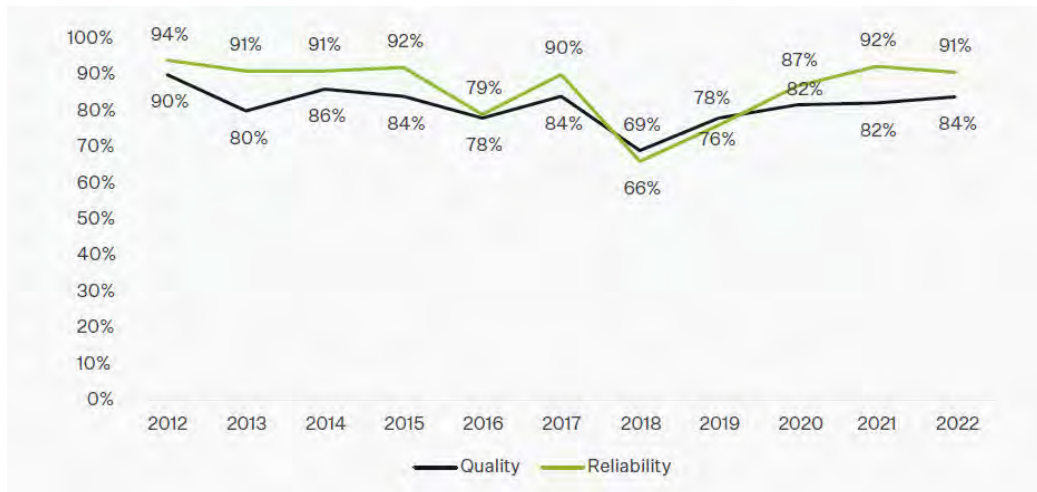


FIGURE 10 ANNUAL RESIDENTS SURVEY - SATISFACTION WITH WATER SERVICES – TREND ANALYSIS.

The main results on the population’s opinion on water restrictions are identified below:

- 75% of residents stated that they did support the Council’s approach of applying water restrictions to manage water use on town water supplies. Support is the highest recorded.

Table 16 identifies the reasons for opposing water restrictions to manage water use on town supplies.

TABLE 18 REASONS FOR OPPOSING GDC WATER SUPPLY RESTRICTIONS.

	Percent of respondents	Number of respondents
Need/deserve to use water without restriction	21%	26
Restrictions are only temporary solution/not fixing problem of new source	19%	23
Water usage is part of rates/no proposed rates reduction	18%	22
Council wastes water/spends money on other things	17%	21
Council should have resolved issues years ago/ planned ahead	13%	16
Restrictions apply even when sufficient water available	12%	15
Farmers/business using water without restriction	11%	14
Other	2%	3
Don’t know	9%	11
<b>Total number of respondents</b>		<b>122</b>

#### 14.1.2 Survey outcomes

In general, the water activity has been graded highly. Many of the comments provided by the community in the further comments section of the survey were providing positive feedback. Respondents highlighted the need to solve supply issues, raise quality and reliability while promoting fair usage across domestic residents, farmers and businesses.

From the results obtained in the survey, it appears that water services are performing fairly well in the eyes of the public. GDC will keep working on providing a better and more reliable water supply system to Gore District residents.

## 14.2 Changes on Bylaws

In 2018 Gore District Council has also consulted the population about changes on the following bylaws:

- Water restrictions (Water Supply Bylaw 2015)
- Subdivision and Land Development Bylaw 2011

More details about the changes made can be found in Sections 10.3 and 10.4.

### 14.2.1 Consultation Results – Changes on Water restrictions

A total of 53 submissions were received for this public consultation. From this total:

- 68% were in favour of the proposed amendments;
- 9% did not know or did not answer;
- 23% did not feel the amendments were necessary, or they considered that water restrictions should not be used at all.

About the severity of the restrictions:

- 13% believe that the restrictions are about right or too lenient;
- 54% did not know how to evaluate the restrictions levels or did not answer;
- 33% believe that the restrictions are too harsh.

Overall these results and other comments submitted by the community indicate that most of the population support the water restrictions changes. It is important to note that these changes added restrictions for industrial and commercial water use, rather than just domestic water use restrictions. This partially addressed the main reason for population opposition to the water restriction. This was identified in the Annual Residents' Survey 2018 (see Section 14.1).

The amendments to the Water Supply Bylaw 2015 were approved and are currently in force.

### 14.2.2 Consultation Results – Changes on the Subdivision and Land Development Bylaw 2011

The vast majority of the submissions received by the Council regarding the changes to the Subdivision and Land Development Bylaw did not relate to water demand. This is with the exception of the proposed provision of rainwater storage tanks. Feedback received regarding this was very supportive and resulted in the Council adoption of the proposal for all new residential houses to install a rainwater tank with a minimum size of 3000 L.

## 15.0 FUTURE IMPROVEMENTS

Future improvements to be considered in the next reviews of this WDMS are identified below:

- Updating the water supply description following proposed WTP upgrades.
- Review maintenance and assets management strategies
- Further investigations to confirm the water leakage estimations for both, Gore and Mataura.
- Investigations to find out if all the industrial & commercial, rural and non-rateable high water users are metered.
- Estimation of water demand for firefighting.
- Further studies to review the growth prediction per sector: population growth, industrial growth, rural growth and non-rateable growth.
- Reviewing water metering strategy, creating targets and timeframes.
- Reviewing education strategy.
- New water demand management strategies.
- Further investigations to evaluate how climate change is affecting and will affect the water supply in Gore District.
- Use of additional auditing and benchmarking procedures.

## 16.0 PROCESS REVIEW

A review of this Water Demand Management Strategy will be undertaken every three years by Gore District Council. This review will be in line with Gore District LTP (Long-Term Plan) and will include all Council's new plans and strategies to manage its current and future water demand.

## 17.0 APPENDICES

### 17.1 Appendix One - GDC Water Restrictions 2019

# RESIDENTIAL RESTRICTIONS

	LEVEL 1 AND 2 PERMITTED USE WITH CONSERVATION MEASURES	LEVEL 3 AND 4 RESTRICTED USE	LEVEL 5 EMERGENCY CIRCUMSTANCES
Grass areas	<p><b>Level 1</b> No unattended watering (eg sprinklers). Hand held watering only either by hose or bucket.</p> <p><b>Level 2</b> No watering allowed.</p>	<p><b>Levels 3 and 4</b> No watering allowed.</p>	<p><b>Level 5</b> No watering allowed</p>
Flower gardens, trees or shrubs	<p><b>Level 1</b> Watering allowed by any method and at any time.</p> <p><b>Level 2</b> No unattended watering (eg sprinklers) Hand held watering by hose or bucket allowed.</p>	<p><b>Level 3</b> Watering by hand held hose or bucket allowed, limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm.</p> <p><b>Level 4</b> No watering allowed</p>	<p><b>Level 5</b> No watering allowed</p>
Home produce gardens supplying food to the household (eg vegetables, salads herbs etc and fruit trees)	<p><b>Level 1</b> Watering allowed by any method and at any time.</p> <p><b>Level 2</b> Watering allowed using any method limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm.</p>	<p><b>Level 3</b> Hand held watering only limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm.</p> <p><b>Level 4</b> Hand held watering only on alternative days (odd and even house numbers on odd and even dates of the month) limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm.</p>	<p><b>Level 5</b> No watering allowed</p>
Pools, spas and water features	<p><b>Levels 1 and 2</b> Filling and/or topping up limited to 1,000 litres per day.</p>	<p><b>Levels 3 and 4</b> Only pools of up to 350 litres in size can be filled and topped up using a hand-held hose or bucket only.</p>	<p><b>Level 5</b> No filling or topping up allowed</p>
Running water for recreation (eg water slide)	<p><b>Levels 1 and 2</b> Use of running water permitted for a maximum of two hours per day.</p>	<p><b>Levels 3 and 4</b> No use of running water allowed.</p>	<p><b>Level 5</b> No use of running water allowed.</p>
Cleaning of external surfaces of buildings including roofs and windows	<p><b>Level 1</b> Cleaning allowed using any method at any time.</p> <p><b>Level 2</b> Only windows may be cleaned. Cleaning of other external surfaces not allowed, except where preparing for painting or repair work.</p>	<p><b>Levels 3 and 4</b> Windows only may be cleaned. Cleaning of other external surfaces not allowed, except where preparing for painting or repair work.</p>	<p><b>Level 5</b> No use of water allowed</p>
Cleaning of vehicles, boats, caravans and trailers	<p><b>Level 1</b> Cleaning using any method permitted at any time.</p> <p><b>Level 2</b> Cleaning by use of a bucket only, except where necessary for essential maintenance, safety or emergency reasons.</p>	<p><b>Levels 3 and 4</b> Cleaning by use of a bucket only of windows, mirrors, lights and registration plates, except where necessary for essential maintenance, safety or emergency reasons.</p>	<p><b>Level 5</b> Cleaning by use of a bucket only of windows, mirrors, lights and registration plates, except where necessary for essential maintenance, safety or emergency reasons.</p>
Cleaning of paths and driveways	<p><b>Level 1</b> Cleaning using any method permitted at any time.</p> <p><b>Level 2</b> Cleaning not allowed, except for safety or emergency reasons.</p>	<p><b>Levels 3 and 4</b> No cleaning of paths and driveways, except for safety or emergency reasons.</p>	<p><b>Level 5</b> No cleaning of paths and driveways, except for safety or emergency reasons.</p>

# COMMERCIAL AND INDUSTRIAL USERS

	LEVEL 1 AND 2 PERMITTED USE WITH CONSERVATION MEASURES	LEVEL 3 AND 4 RESTRICTED USE	LEVEL 5 EMERGENCY CIRCUMSTANCES
Grass areas	<b>Level 1</b> No unattended watering (eg sprinklers). Hand held watering only either by hose or bucket <b>Level 2</b> No watering allowed.	<b>Levels 3 and 4</b> No watering allowed.	<b>Level 5</b> No watering allowed
Flower gardens, trees or shrubs	<b>Level 1</b> Watering allowed by any method and at any time. <b>Level 2</b> No unattended watering (eg sprinklers) Hand held watering by hose or bucket allowed.	<b>Level 3</b> Watering by hand held hose or bucket allowed, limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm. <b>Level 4</b> No watering allowed	<b>Level 5</b> No watering allowed
Pools, spas and water features	<b>Levels 1 and 2</b> Filling and/or topping up limited to 1,000 litres per day.	<b>Levels 3 and 4</b> Only pools of up to 350 litres in size can be filled and topped up using a hand held hose or bucket only.	<b>Level 5</b> No filling or topping up allowed
Cleaning of external surfaces of buildings including roofs and windows	<b>Level 1</b> Cleaning allowed using any method at any time. <b>Level 2</b> Windows only may be cleaned. Cleaning of other external surfaces not allowed, except where preparing for painting or repair work.	<b>Levels 3 and 4</b> Windows only may be cleaned. Cleaning of other external surfaces not allowed, except where preparing for painting or repair work.	<b>Level 5</b> No use of water allowed
Cleaning of commercial vehicles and trailers	<b>Level 1</b> Cleaning using any method permitted at any time. <b>Level 2</b> Cleaning permitted for a maximum of 2 hours per day, except where necessary for regulatory, health, safety and emergency reasons.	<b>Levels 3 and 4</b> Cleaning only permitted for regulatory, health, safety and emergency reasons.	<b>Level 5</b> Cleaning only permitted for regulatory, health, safety and emergency reasons.
Cleaning of paths and driveways	<b>Level 1</b> Cleaning using any method permitted at any time. <b>Level 2</b> Cleaning not allowed, except for safety or emergency reasons.	<b>Levels 3 and 4</b> No cleaning of paths and driveways, except for safety or emergency reasons.	<b>Level 5</b> No cleaning of paths and driveways, except for safety or emergency reasons.

# SCHOOLS AND PRIVATE SPORTS CLUBS

	LEVEL 1 AND 2 PERMITTED USE WITH CONSERVATION MEASURES	LEVEL 3 AND 4 RESTRICTED USE	LEVEL 5 EMERGENCY CIRCUMSTANCES
Grass areas	<b>Level 1</b> No unattended watering (eg sprinklers). Hand held watering only either by hose or bucket <b>Level 2</b> No watering allowed.	<b>Levels 3 and 4</b> No watering allowed.	<b>Level 5</b> No watering allowed
Flower gardens, trees and shrubs	<b>Level 1</b> Watering allowed by any method and at any time. <b>Level 2</b> No unattended watering (eg sprinklers) Hand held watering by hose or bucket allowed.	<b>Level 3</b> Watering by hand held hose or bucket allowed, limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm. <b>Level 4</b> No watering allowed	<b>Level 5</b> No watering allowed

# GORE DISTRICT COUNCIL

	LEVEL 1 AND 2 PERMITTED USE WITH CONSERVATION MEASURES	LEVEL 3 AND 4 RESTRICTED USE	LEVEL 5 EMERGENCY CIRCUMSTANCES
Gore Aquatic Centre and sports fields	<b>Levels 1 and 2</b> Conserve water where practical	<b>Levels 3 and 4</b> Conserve water where practical	<b>Level 5</b> Conserve water where possible
Lawns, flower gardens, trees and shrubs	<b>Level 1</b> Watering allowed by any method and at any time. <b>Level 2</b> Watering of lawn areas allowed on reduced basis connected to turf renovation. Other watering allowed by any method at any time.	<b>Level 3</b> Hand watering of lawn areas allowed on reduced basis connected to turf renovation. Other watering allowed by any method between 9pm and 6am. <b>Level 4</b> No watering of lawn areas allowed. Other watering allowed only by subterranean methods.	<b>Level 5</b> No watering allowed
Cleaning of Council fleet vehicles	<b>Level 1</b> Cleaning using any method permitted at any time. <b>Level 2</b> Cleaning only allowed for regulatory, health, safety and emergency reasons.	<b>Levels 3 and 4</b> Cleaning only allowed for regulatory, health, safety and emergency reasons	<b>Level 5</b> Cleaning only allowed for regulatory, health, safety and emergency reasons.



# Gore and Mataura Water Demand Management Strategy

Version No.	Description	Author	Reviewed	Revision Date
V1.0	Harrison Grierson Document	Gabriela Balzat – Graduate Engineer	Daniel Stevenson – Process Engineer	May 2019
V2.0	Review by Gore District Council	Ame McSporrان – 3 Waters Compliance Officer	Matt Bayliss – 3 Waters Project Manager	_ 2023

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## 1.0 INTRODUCTION

Using natural resources wisely is a fundamental principle of sustainable resources management. Regional and central government are focused on the efficient use of water resources. It is the local authorities' responsibility to demonstrate prudent management of their water supplies. The purpose of this Water Demand Management Strategy (WDMS) is to investigate Gore District Council's (GDC's) water use and demand patterns to improve the management of this precious resource. This is an important step to preserve GDC's water resources and guarantee enough water supply for Gore District into the future. Importantly, the WDMS identifies areas where savings can be made, highlights key measures to enable water wastage reduction and investigates how to deliver maximum benefits to the community.

Water demand trends and system management strategies for Gore and Mataura are included in this WDMS. This is a living document and will be modified when new information is available, including more data, new technologies, updates to the water supply scheme and changes in water usage or future demand predictions.

## 2.0 GORE WATER SUPPLY DESCRIPTION

The Gore drinking water supply is an urban supply which provides water to approximately 7,480 people in the town of Gore. The water for the supply is sourced from two bore fields, Coopers Wells and Jacobstown Wells. Table 1 summarises Gore water sources and treatment processes.

TABLE 1 SUMMARY OF GORE DRINKING WATER SUPPLY

Source 1 – Jacobstown Wells	
<b>Type of Source</b>	Shallow groundwater
<b>Depth of Bores</b>	Bore 1 - 7m / Bore 3 - 24m
<b>Consent Number</b>	99197
<b>Consent Expires</b>	7 March 2025
<b>Maximum Consented Water Take</b>	3,000 m <sup>3</sup> /day
<b>Treatment Plant Location</b>	Hilbre Avenue
<b>Treatment Processes</b>	Pressure sand filtration, chlorine dosing, caustic soda dosing and aeration
<b>Average Daily Volume</b>	1,200 m <sup>3</sup> /day
Source 2 – Coopers Wells	
<b>Type of Source</b>	Shallow groundwater
<b>Depth of Bores</b>	Bore 1 - 7 m / Bore 2 - 7m/ Bore 3 – 7 m/ Bore 4 – 11 m
<b>Consent Number</b>	204330
<b>Consent Expires</b>	27 August 2033
<b>Maximum Consented Water Take</b>	5,000 m <sup>3</sup> /day
<b>Treatment Plant Location</b>	Wentworth Street
<b>Treatment Processes</b>	Aeration, oxidation, chlorine dosing, caustic soda dosing and membrane filtration
<b>Average Daily Volume</b>	2,450 m <sup>3</sup> /day
Source 3 - Emergency Source: Mataura River Water to complement Coopers Wells	
<b>Type of Source</b>	River water inserted in Coopers Wells
<b>Consent Number</b>	205720
<b>Consent Expires</b>	15 March 2020 – Consent renewal on hold due to Mataura River over allocation
<b>Maximum Consented Water Take</b>	2,851 m <sup>3</sup> /day
Source 4 - Emergency Source: Mataura River Water to complement Jacobstown Wells	
<b>Type of Source</b>	River water inserted in Jacobstown Wells
<b>Consent Number</b>	202555
<b>Consent Expires</b>	9 August 2039
<b>Maximum Consented Water Take</b>	900 m <sup>3</sup> /day

## 2.1 Jacobstown Wells

The Jacobstown Wells are located in a gravel stockpile area adjacent to SH94, approximately 200 m from the Mataura River. There are six bore wells at this site, but just two are productive bores:

Bore 1 – A shallow well of 7 m depth

Bore 3 – 24 m depth

An additional bore (7<sup>th</sup> bore) was drilled as a test bore and includes well level monitoring equipment.

The water sourced from Jacobstown Wells comes from an unconfined aquifer. This water is slightly acidic, has slightly elevated nutrient concentrations, has moderate levels of manganese and iron and is generally low turbidity.

The average abstraction rate from the two operational bores is 1,200 m<sup>3</sup>/day with a peak abstraction of 1970 m<sup>3</sup>/day. All water extracted from the Jacobstown Wells field is treated at Hilbre Avenue Water Treatment Plant (WTP) before entering the distribution network. Water usage is measured by a flow meter at the well field and water treatment plant inlet.

There is no permanent generator installed at the Jacobstown Wells field. However, approximately 20 hours of treated water can be stored at Hilbre Ave reservoir to ensure a continuous supply during short duration power outages. In addition to this, there is a generator plug at Jacobstown Wells field which enables the connection of a transportable generator during a prolonged power outage. The Council plans to centralise its water treatment (refer section 2.4 for further details) will mean that it can operate with one water source at a time (i.e. Coopers Well Field if there is a power outage at Jacobstown), this will further reduce the need for a back-up generator at the Jacobstown Bore Field.

The area immediately surrounding the wells is used as a gravel stockpile area. GDC is currently engaging with the nearby quarry regarding the option to acquire the land surrounding the well field and to limit activities near the well heads.

## 2.2 Coopers Wells

The Coopers Wells are located on the floodplain of the Mataura River, approximately 5km north of Gore and beside Knapdale Rd. The area surrounding the Coopers Wells site is relatively flat and is used for dairy farming. To ensure the protection of its raw water source, in 2016 GDC obtained a designation for a 14 ha area surrounding the Coopers Wells. The objective of this designation is to control and limit farming activities, minimising the risk of adverse effects on the raw water quality.

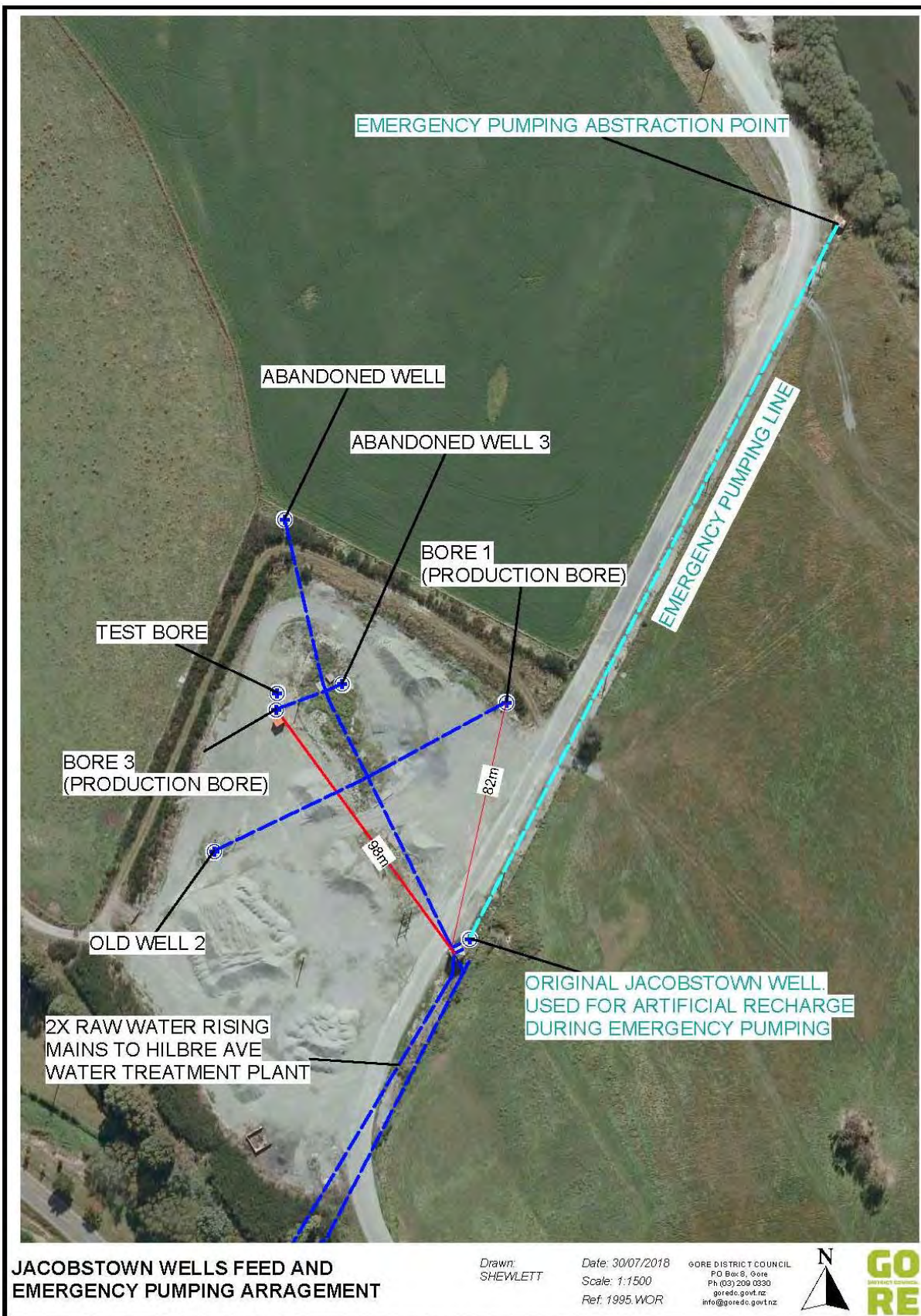
There are five wells at the Coopers Wells site. Three of these wells are operational, two are no longer used. The operational wells have depths of approximately 7 m to 11 m with continuous slots from 3 m to 9 m. The water abstracted from these wells normally has low turbidity. Refer to Figure 2 for further details about Coopers Wells site.

A permanent generator is installed at the Coopers Wells field to ensure an uninterrupted power supply.

The Coopers Wells have a relatively constant rate of abstraction with an average rate of 2,450 m<sup>3</sup>/day. Water usage is measured by a flow meter at the well field and the water treatment plant inlet.

The Coopers Wells supply water to the East Gore water treatment plant.





All care has been taken in creating this information but Gore District Council accepts no responsibility for its accuracy or content.

FIGURE 1 JACOBSTOWN WELLS FIELD – PRODUCTIVE BORES AND EMERGENCY WATER SCHEME.



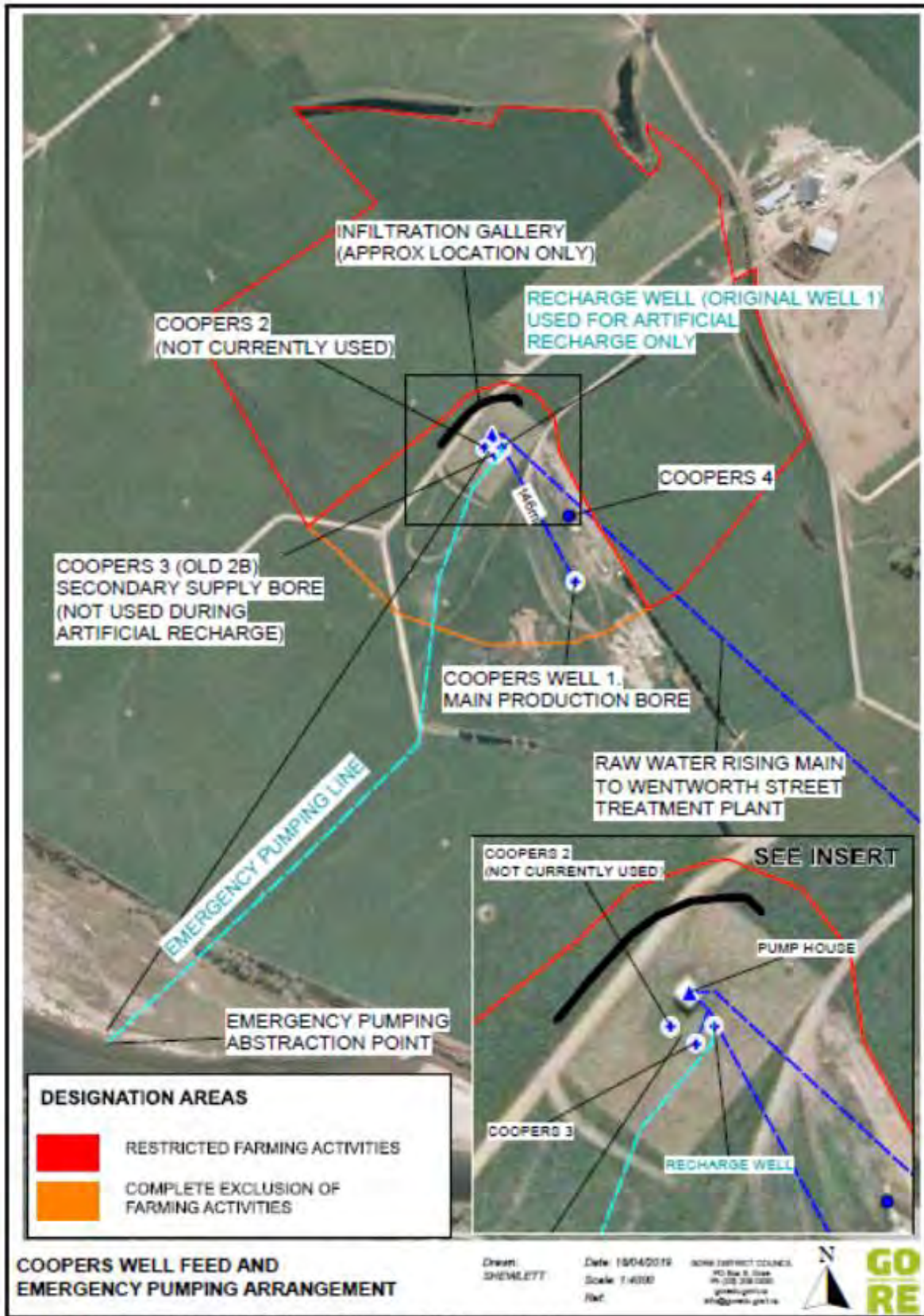


FIGURE 2 COOPERS WELLS - PRODUCTIVE BORES AND EMERGENCY WATER SCHEME



## 2.3 Mataura River

During dry periods in the Gore District, water can be pumped from Mataura River to artificially recharge Coopers Wells and Jacobstown Wells. More information about these emergency systems can be found in Section 12.0 (Drought Management Plan).

## 2.4 Water Treatment

Gore District Council is currently in the process of centralising its water treatment plants in Gore. This work is expected to be completed in 2025, and its objectives are:

- Upgrading the East Gore Water Treatment Plant to achieving full compliance with the Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and Drinking Water Quality Assurance Rules 2022 (Completed May 2022)
- Decommissioning of Hilbre WTP to centralise treatment to the East Gore WTP.
- Adding the ability to remove manganese and iron from both water sources
- Blending of the two raw water sources will reduce the Nitrate concentration from Coopers Wells which on average has had a Nitrate concentration of 4.8 mg/L over the past 10 years
- Upgrading plant monitoring and controls.
- Allowing greater flexibility and control in the way the Council uses its raw water sources i.e. if one water source is struggling to keep up with demand or needs to be shut down for a period – more water can be abstracted from the other water source and vice versa.

## 2.5 Additional Water Sources

The Council also holds a consent to take 700 m<sup>3</sup>/day of water from a third source at Oldham Street in Gore. While the Oldham street well was previously used to provide emergency water during dry summers due to insufficient treatment, this practice no longer occurs.

The well is not currently connected to the network and would require a significant upgrade to the Council's infrastructure before it could be put into service again.

In addition to this the Council also holds a consent to take 1080 m<sup>3</sup>/day of water from a bore at the A&P showgrounds in south Gore. The Council currently has an agreement to supply up to 1050 m<sup>3</sup>/day of untreated water from this bore to Mataura Valley Milk. Additionally the Council currently has a project to install an irrigation system at the A&P Showgrounds which will utilise the remaining 30 m<sup>3</sup>/day of water consented to be taken from this bore. Note as with the Oldham Street well, significant upgrades to the Council's network would be required before water from this source could be utilised in the Council's reticulated drinking water supply.

### 2.5.1 Hilbre Ave Water Treatment Plant.

Hilbre Ave WTP processes raw water coming from Jacobstown Wells. The treatment includes pressure sand filtration, aeration, pH correction and chlorine gas disinfection. Water is then stored in a reservoir before being distributed to the reticulation system. Flow rate through the plant is typically 26 L/s, however a maximum flow of 40 L/s has been recorded.

There is a back-up generator at the Hilbre Ave site, that is set-up to run the high-level reticulation pumps. Therefore, if there is a power outage, this results in all treatment and monitoring equipment failing. For this reason, the raw water pumps at Jacobstown Wells have been arranged to automatically shut off in the event of a power outage at the Hilbre Ave WTP.

The poor condition and non-compliance of the Hilbre Ave WTP has led GDC to create plans of centralising Gore's water treatment at the East Gore WTP site. This will make Hilbre Ave WTP redundant. Detailed design of this work is underway with an expected completion date for the physical works of 2025.

### 2.5.2 East Gore Water Treatment Plant

The East Gore WTP currently treats raw water coming from Coopers Wells. However, once the Council's project to centralise its water treatment is completed, water from the Jacobstown Wells will also be treated at the East Gore WTP.

The treatment process includes aeration, Oxidation pH correction, chlorine gas disinfection and membrane filtration. The upgrade of the East Gore WTP was completed in May 2022 and now meets protozoal compliance.

A backup generator at the East Gore plant provides electricity in the event of a mains power supply failure. Treated water coming from the WTP is stored in a reservoir, which feeds Gore's low-level reticulation by gravity. A small proportion is pumped directly to East Gore's high-level reticulation network.

## 2.6 Water Storage

### 2.6.1 Hilbre Ave Reservoir

Hilbre Ave Reservoir stores treated water coming from Hilbre Ave WTP. However, as part of the Council's plans to centralise its water treatment plants, in future the Hilbre Avenue Reservoir will be supplied from the East Gore Water Treatment Plant. This first requires two pipeline to be installed between the Jacobstown Wells and the East Gore Water Treatment Plant. At this stage it is anticipated that this pipe will be installed by mid 2025.

A structural assessment completed by Opus International Consultants in 2016 found that the existing Hilbre Avenue reservoir conditions in day to day use does not present any concerns and is not considered a risk to GDC staff or to the public. However, the reservoir is expected to perform very poorly in a seismic event. Due to this, Hilbre reservoir is planned for replacement in the 2025/26 financial year. Note the pipeline connecting the Jacobstown Wells and the East Gore Treatment Plant must be installed and the existing Hilbre Avenue Water Treatment Plant decommissioned prior to the reservoir being replaced.

The existing reservoir has a capacity of 1000 m<sup>3</sup>. Based on the average daily demand for treated water coming from Hilbre Ave WTP, this reservoir can provide a maximum storage of 20h. However, the new reservoir will have a capacity of 1500 m<sup>3</sup>. As part of the replacement project provision will also be to allow a second 1500 m<sup>3</sup> reservoir to be installed at the site in the future if it is deemed necessary.

### 2.6.2 East Gore Reservoir

The East Gore Reservoir stores treated water coming from the East Gore WTP. It has a maximum capacity of 4,500 m<sup>3</sup>. Based on the average daily demand for treated water coming from the East Gore WTP, this reservoir can supply treated water for up to 44 hrs.

A structural assessment completed by Opus International Consultants in 2016 found the reservoir to be a Class C structure based on an IL4 classification. This means that the reservoir should retain its contents following a serviceability limit state event with an average reoccurrence interval of 500 years or less.

## 2.7 Extent of Distribution

Most water treated at the Hilbre Ave WTP is pumped to service the high areas of the reticulation network in West Gore. The rest of the water is fed by gravity into the low-level of the reticulation, on the west side of the Mataura River.

Most water treated at the East Gore WTP is fed by gravity into the low level reticulation areas of Gore, on both sides of the Mataura River. A minor component is pumped up to the high areas of the reticulation network in East Gore.

The water supply scheme is managed by the Council's 3 Waters Department, located at GDC offices on Bowler Ave, Gore.

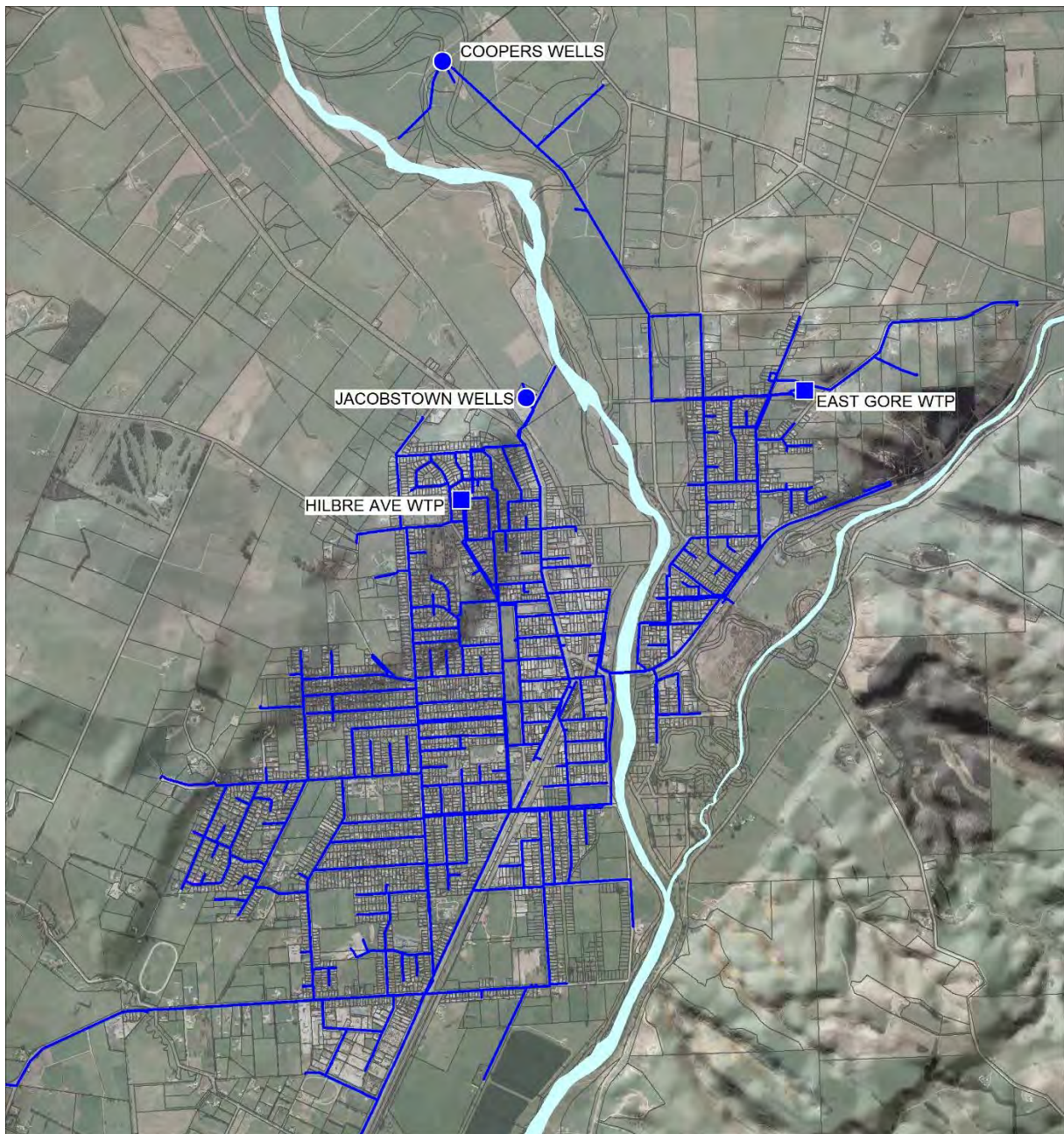


FIGURE 3 GORE WATER SUPPLY SCHEME



## 2.8 Distribution System Operation

Both the East Gore and Hilbre WTP's are controlled by the water level in the respected treated water reservoirs. Gore's reticulation network is interlinked such that large parts of the network can be fed from both, the Hilbre or the East Gore Reservoirs. However, due to capacity issues and head losses in the network, both reservoirs are required to operate full time to ensure an adequate water supply to all parts of the network. Historically Gore was considered as two separate distribution zones but is now included in the drinking-water register as a single distribution zone.

Gore's reticulation system consists of 86.9 km of mains, 34.4 km of service lines and 4,284 individual connections. The reticulation network has been gradually developed since the early 1900's, and therefore its pipes have different ages and materials. The Council's asset database shows that the greatest proportion of mains were installed between 1955 and 1970, being made of cast iron and asbestos cement. Polyvinyl chloride (PVC) and polyethylene (PE) are now the preferred materials of use.

All reported issues within the reticulation network are recorded in the Council's Customer Relationship Management (CRM) system. All repairs and or renewals completed on the network are recorded in the Council's Asset Management Database system (Asset Finda).

Gore's reticulation network contains the Charlton Rd pump station which pumps water to 11 properties including the Plant and Food Research (formerly the Department of Scientific and Industrial Research). The rising main from this pumping station runs for 1.87 km.

There are 16 water quality sampling sites throughout the Gore reticulation network. Tests for *E. coli*, total coliforms, and pH is carried out at least once per week with a maximum of nine days between samples. FAC is sampled three times per week within the network with a maximum of 4 days between samples.

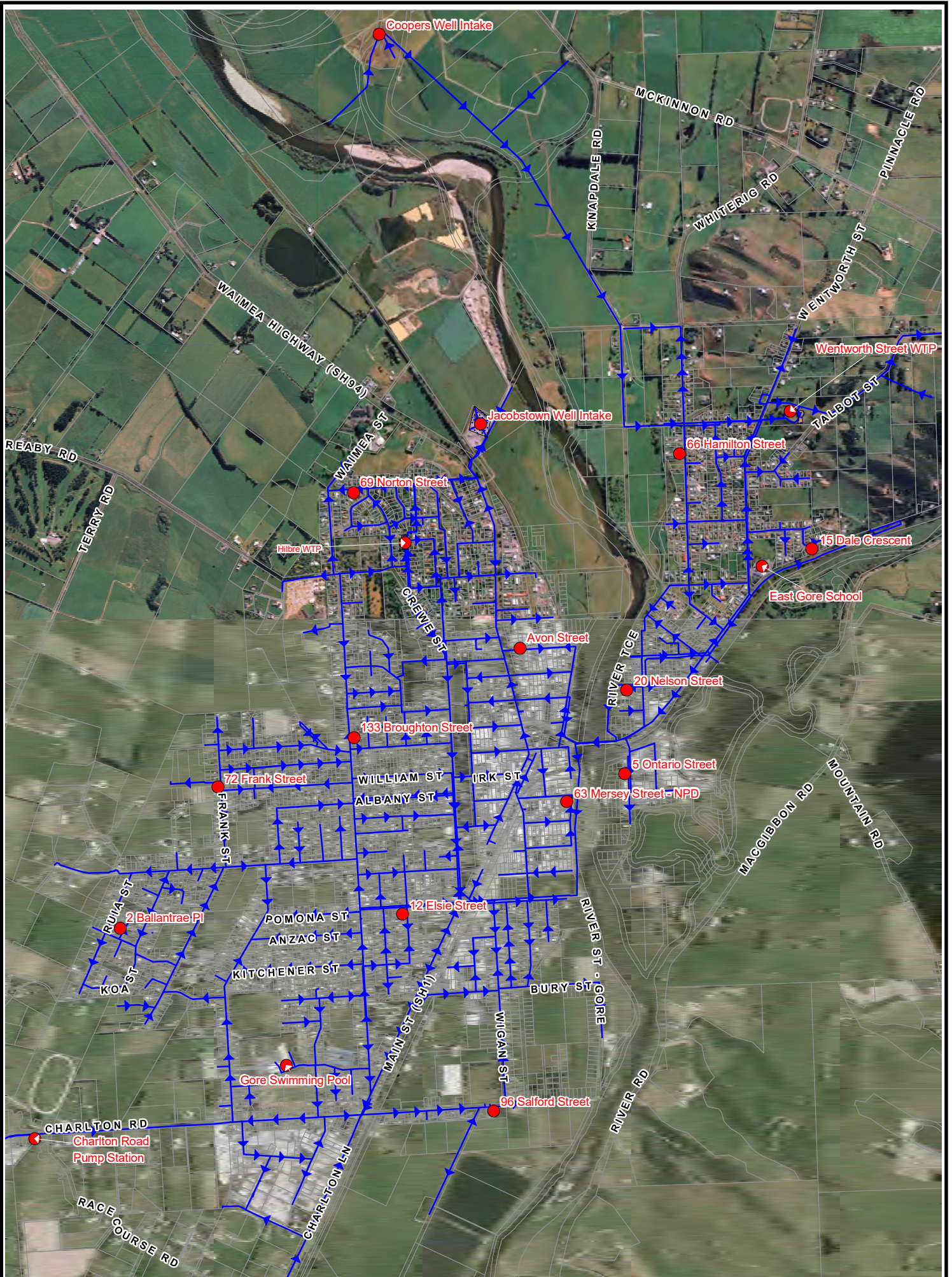
*E. coli* results from the reticulation are generally zero, with no *E. coli* transgressions recorded in Gore's network since April 2019. Following the exceedance in April 2019 an extensive investigation as a result of these transgressions identified errors in sampling procedure as the most likely cause. The Council's sampling procedure has since been amended and no further transgressions have since been recorded. If there is any evidence that the water supplied to Gore might be contaminated, a new investigation will be carried out and if deemed necessary a "Boil Water Notice" will be raised.

The average FAC value obtained from network sampling between October 2021 and March 2023 was 0.68 mg/L.

Sporadic "dirty water" events are reported by residents in Gore. This is associated with elevated manganese and iron levels in the raw water sources as well as the large proportion of cast iron pipes in the network. Water quality analysis have found that there are no health concerns associated with this "dirty water". Flushing of the network appears to have little impact in reducing the frequency of these events. The new East Gore WTP is designed to reduce the levels of iron and manganese in the treated water.

It is Council policy to install an Acuflo CM2000 composite manifold, which includes an approved gate valve and dual check backflow preventer, as a minimum standard on all connections. Where there is an increased hazard associated with backflow, additional backflow protection is required in accordance with clause G12 of the Building Code. In March 2019 the Council adopted a Backflow Protection Policy to ensure risk associated with backflow is appropriately managed.





**GDC: GORE BACTO  
SAMPLE SITES**

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## 3.0 MATAURA WATER SUPPLY DESCRIPTION

The Mataura drinking water supply is a small urban supply providing water to approximately 1,560 people in the town of Mataura. The primary water source for Mataura is a dam on the Pleura Stream. Water from the dam gravity feeds the Mataura water treatment plant. In peak demand and low flow conditions, the raw water supply is supplemented by pumping water from the Waikana Stream and/or the Mataura River. Table 2 summarizes Mataura water sources and treatment processes.

TABLE 2 SUMMARY OF MATAURA WATER SUPPLY DETAILS

<b>Source 1 – Pleura Stream</b>	
<b>Type of Source</b>	Surface water
<b>Consent Number</b>	AUTH-20191736-01
<b>Consent Expires</b>	16 April 2045
<b>Maximum Consented Water Take:</b>	1,500 m <sup>3</sup> /day
<b>Source 2 – Waikana Stream</b>	
<b>Type of Source</b>	Surface water
<b>Consent Number</b>	AUTH-20191588
<b>Consent Expires</b>	30 April 2027
<b>Maximum Consented Water Take:</b>	600 m <sup>3</sup> /day
<b>Source 3 - Mataura River Emergency Source</b>	
<b>Type of Source</b>	Surface water
<b>Consent Number</b>	99223
<b>Consent Expires</b>	13 June 2025
<b>Maximum Consented Water Take:</b>	2,000 m <sup>3</sup> /day
<b>Mataura Water Treatment</b>	
<b>Treatment Processes</b>	Flocculation, sedimentation, sand filtration, pH correction and chlorine disinfection
<b>Average Daily Volume</b>	1,250 m <sup>3</sup> /day
<b>Peak Daily Volume</b>	1,600 m <sup>3</sup> /day

### 3.1 Pleura Stream

The Pleura Stream is located on the east side of Mataura on Cameron Road. The average abstraction from this source is 1,080 m<sup>3</sup>/day with a maximum abstraction limit (consent limit) of 1,500 m<sup>3</sup>/day.

Pleura Stream receives water from Pleura Stream Catchment, which is mostly composed of rural pasture. This catchment provides average to low quality water – it is common to find E.coli concentrations above 2000 cfu/100 mL in the raw water reservoirs after rainfall.

The Pleura Stream intake is the main water source to Mataura town. The water abstraction point is approximately 6 km from the treatment plant. It is an in-stream dam which gravity feeds raw water to the Mataura WTP. There is no control system or alarms in place at the abstraction point. However, water usage is measured by a flow meter at the intake.

### 3.2 Waikana Stream

Historically water has been abstracted from the Waikana Stream during dry periods, however due to limitations in reliability and infrastructure this source is no longer used.

### 3.3 The Mataura River

The Mataura River is used as a supplementary water source for the Mataura Water Supply when the Pleura Stream cannot meet consumer demand. It is a surface water take on the edge of the Mataura River in a slow flowing pool with a soft substrate bed. Water is abstracted using a small pump on the true left bank of the Mataura River north of the Mataura township. Due to limitations in the existing pumping and piped infrastructure, when the Mataura River take is active, water cannot be taken from the Pleura Stream at the same time. Water Treatment

### 3.4 The Mataura Water Treatment Plant

The Mataura WTP is located on Doctors Rd, Mataura. The land on which the plant is located is owned by Gore District Council. Mataura WTP was constructed in 1966 and consists of raw water storage, coagulant dosing, sedimentation, rapid sand filtration, pH correction, and chlorine disinfection. There is a flow meter installed on the downstream side of the treatment plant. The treatment plant currently has a peak capacity of 1600 m<sup>3</sup>/day.

The Pleura Stream and Mataura River require a 4-log protozoal removal under the Drinking Water Quality Assurance Rules 2022 to meet protozoal compliance. This level of treatment is not consistently provided by Mataura WTP and as a result, Mataura's water treatment does not comply with the DWQAR. Due to this the Council are currently completing a \$3.5 million refurbishment of the Mataura WTP. The refurbishment will be completed by the end of 2023, with major components including the improvement of the current filters, addition of ultraviolet disinfection, replacement of all electrical controls and instruments and improvements to chemical storage and access.

### 3.5 Water Storage

Information about the water reservoirs for Mataura water supply scheme is summarized in Table 3.

TABLE 3 MATAURA WATER SUPPLY RESERVOIR SUMMARY

Reservoir (Capacity)	Information
Raw water reservoir (325 m <sup>3</sup> )	Collects water from the raw water sources.
Main Treated water reservoirs (1000 m <sup>3</sup> and 800 m <sup>3</sup> )	Feed the town reticulation system by gravity. These reservoirs can provide more than 24h of storage, based on Mataura's peak demand.
McKelvie Heights Treated water storage tanks (two tanks of 22 m <sup>3</sup> )	A pump station fills these tanks to supply Mataura's high-level reticulation located on McKelvie Heights.

### 3.6 Extent of Distribution

All the water abstracted from Mataura's raw water sources is directed to Mataura water treatment plant. After the WTP, the majority of water is gravity feed into the two main reservoirs and then distributed by gravity to the reticulation system. A small amount of water is pumped to two tanks on McKelvie Heights to supply Mataura's high-level reticulation.

More details about the position of the water sources and the WTP can be found in Figure 5 below.



FIGURE 4 MATAURA WATER SUPPLY SCHEME

### 3.7 Distribution System Operation

Matura's reticulation system is fed by Matura WTP. The Pleura Stream can supply enough water to meet Matura's demand on most days with the Matura River being used as supplementary source during sustained dry periods.

Matura treatment plant is set to run at a constant flow rate with the reservoir storage used to buffer any variances in demand. A control system to control the WTP based on the reservoir level is in place, but it is currently turned off as a constant flowrate allows a more efficient operation of this plant.

Matura water reticulation network consists of approximately 37.9 km of mains 3.4 km of service lines and 578 individual connections. It has been developed since 1930, being mostly composed of cast iron and asbestos cement pipes. Polyvinyl chloride (PVC) and Polyethylene (PE) are now the preferred materials of use.

All the issues related to this reticulation network are recorded in the Council's Customer Relationship Management (CRM) system, the same way as Gore town issues are. All repairs and or renewals completed on the network are also recorded in the Council's Asset Management Database system (AssetFinda).

There are seven water quality sampling sites throughout the Matura reticulation network. Tests for *E. coli*, total coliforms, and pH is carried out at least once per week with a maximum of nine days between samples. FAC is sampled three times per week within the network with a maximum of 4 days between samples.

*E. coli* results from the reticulation are generally zero, with no *E.coli* transgressions recorded in Matura's network over the past four years. If there is any evidence that the water supplied to Matura



might be contaminated, an investigation is carried out and if deemed necessary a “Boil Water Notice” will be implemented.

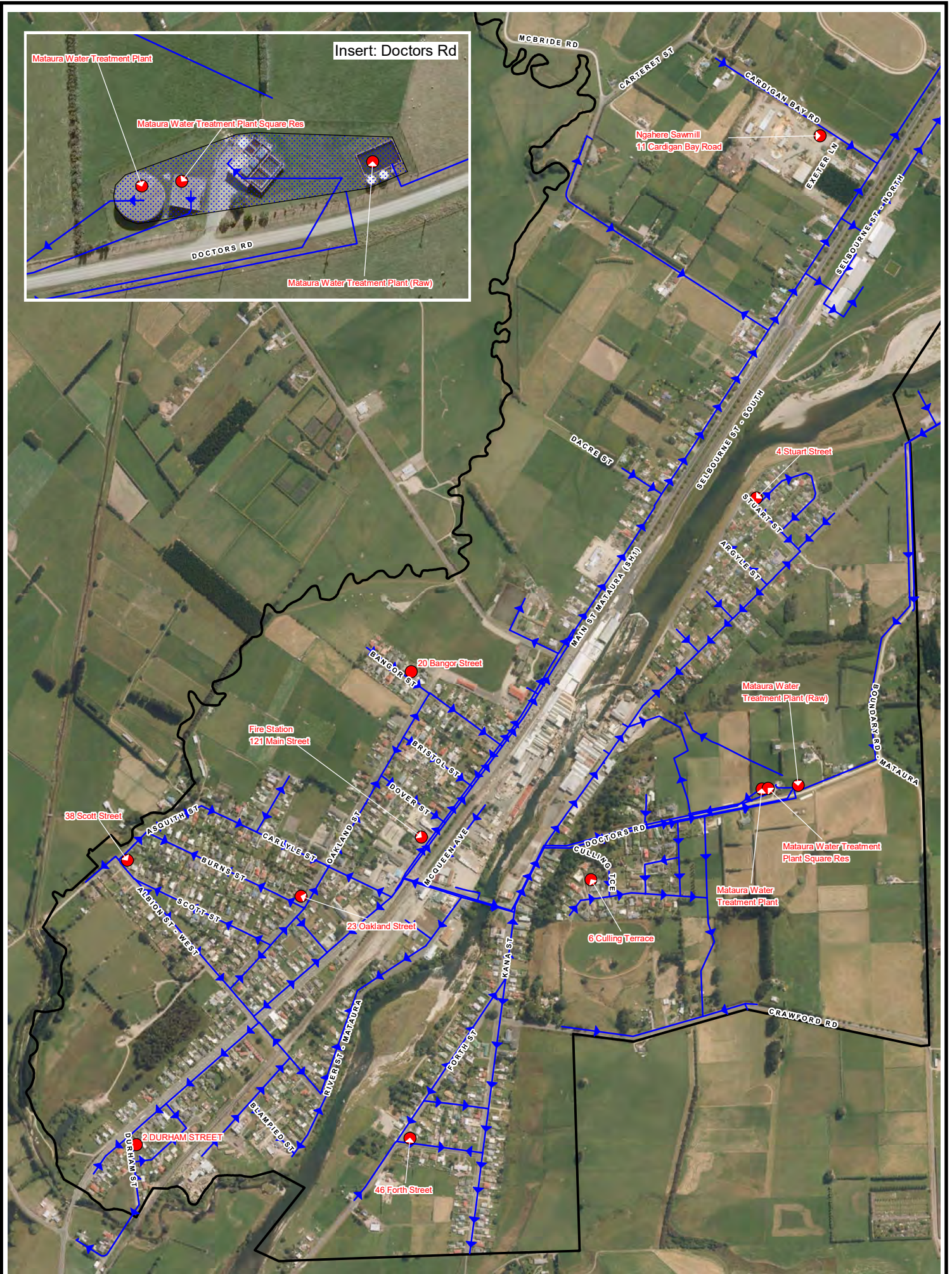
A chlorine residual is maintained in the reticulation. An average FAC of 0.63 mg/L was recorded in Mataura’s reticulation network between October 2021 and March 2023.

It is Council policy to install an Acuflo CM2000 composite manifold, which includes an approved gate valve and dual check backflow preventer, as a minimum standard on all connections. Where there is an increased hazard associated with backflow, additional backflow protection is required in accordance with clause G12 of the Building Code. In March 2019 the Council adopted a Backflow Protection Policy to ensure risk associated with backflow is appropriately managed.

Sporadic “dirty water” events are reported by residents in Mataura. It is believed this is associated with the large proportion of cast iron pipes in the network; however, it is also possible that it is a result of high manganese and/or iron levels in the water. Further investigation to confirm this is required.

Water quality analysis have found that there are no health concerns associated with this “dirty water”. In addition, recent flushing of the entire network appears to have little impact in reducing the frequency of these events.





**GDC: MATAURA BACTO  
SAMPLE SITES**

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## 4.0 MAINTENANCE AND ASSET MANAGEMENT

The management and maintenance of Gore and Mataura water supplies are the responsibility of Gore District Council's 3 Waters Department. The urban scheme is administered at the main council offices in Bowler Ave, Gore.

The maintenance of GDC WTP's is performed by trained staff, who follow standard operating procedures. Operation results are continuously monitored, and faults are documented and investigated.

In addition to staff employed directly by the Council, several maintenance functions are performed by contractors, such as electrical works and major renewals.

Details about GDC's infrastructure assets management and long-term goals can be found in "Gore DC Water Activity Management Plan - 2021".

## 5.0 LEVELS OF SERVICE

The primary aim of the Gore District Council's water supply schemes are to:

- Provide the urban residents of Gore District with adequate water to meet everyday requirements.
- Provide urban commercial and industrial users with enough water to meet the needs of their operations.
- Provide adequate water supply for firefighting purposes for urban residential, commercial and industrial properties

Continuous treated water will be supplied to meet the needs identified above, unless there is a scheduled maintenance shutdown or an emergency such as a drought, a natural disaster or an infrastructure failure. During these times water restrictions might be temporarily imposed on the community as a contingency measure.

### 5.1 Service Requests

Gore District Council provides a call system for water consumers service requests. This is managed by the Customer Relationship Management (CRM) system. This system records details of the phone calls, as well as the problems resolution and the time that resolution was achieved. Operators from the 3 Water Team are sent to restore the network functionality in Gore and Mataura after the service has been requested.

The CRM system allows the Council to perform analysis and determine trends on customers' requests. In 2021 and 2022 642 service requests associated to the water supply activity were lodged. The Council is committed to resolve issues reported by call quickly and efficiently.

### 5.2 Other Commitments

In order to maintain and improve its Levels of Service, Gore District Council is committed to:

- Consult the community frequently to better understand its expectations and serve its needs;
- Make optimum use of existing infrastructure and set out the location and investment required for new infrastructure to accommodate anticipated demand;
- Investigate new sources of water to ensure that a reliable water supply is available to a growing community;
- Measure and monitor its performance to ensure that delivery of the service is meeting operational objectives and legislative requirements;
- Investigate and implement improvements in the Level of Service offered to the community.

## 6.0 GORE CURRENT WATER DEMAND

The average daily water consumption for Gore in 2022 was 4017 m<sup>3</sup>/day (0.97 m<sup>3</sup>/connection/day). During the summer, the peak daily demand can reach over 4600 m<sup>3</sup>/day (1.1 m<sup>3</sup>/connection/day).

The graph below (Figure 6) shows Gore's water demand in the past eight years with the daily average and peak consumption presented in Table 4. The data in this graph has been averaged for each two-year period. The water consumption in Gore in 2017/2018 was significantly lower than other years. The reason for this is not exactly clear however it may be attributed to the following:

- Water restrictions being in place for large periods of 2017 and 2018 (see Section 10.3),
- Temporary reductions in leakage as a result of work of the GDC Leak Detection and Resolution Programme (see Section 10.55).

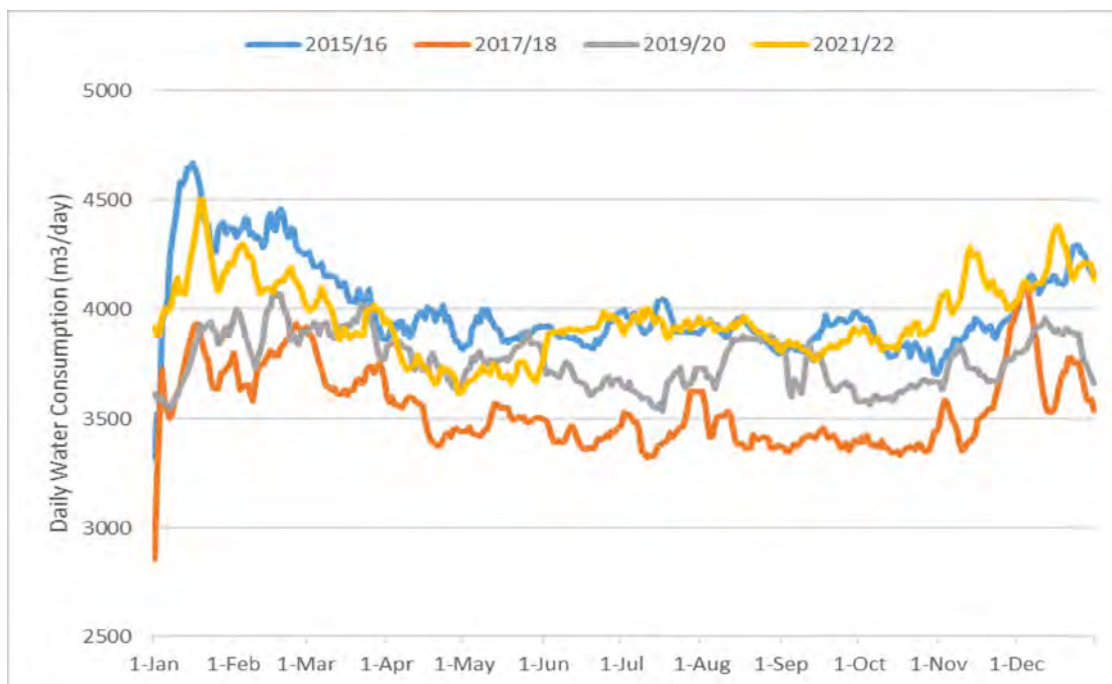


FIGURE 5 TWO YEARLY AVERAGE WATER DEMAND IN GORE

TABLE 4. GORE'S AVERAGE AND PEAK DAILY DEMAND SINCE 2015

	2015	2016	2017	2018	2019	2020	2021	2022
Average demand (m <sup>3</sup> /Day)	4114	3897	3504	3586	3518	4012	3897	4017
Peak Demand (m <sup>3</sup> /Day)	4927	4647	4400	4053	4179	4405	4420	4623

### 6.1 Calculation of the Water Demand per Sector

Raw data from metered properties was analysed in order to estimate the current water demand per sector in Gore. Although very few residential properties are metered in this town, most of the industrial and non-rateable connections are metered. The amount of leakage in the network has been recently estimated by the 'Leak Detection and Resolution Programme'. Having access to this information, the current water demand per sector in Gore was estimated with the following assumptions:

The industrial and commercial sectors were grouped together, as many industrial connections in Gore are currently labelled as commercial connections

The domestic water demand was calculated as the difference between the total water demand in Gore and the water demand from the other sectors (industrial & commercial, rural, non-rateable and leakage)

The water demand distribution per sector in Gore is represented in Figure 7.

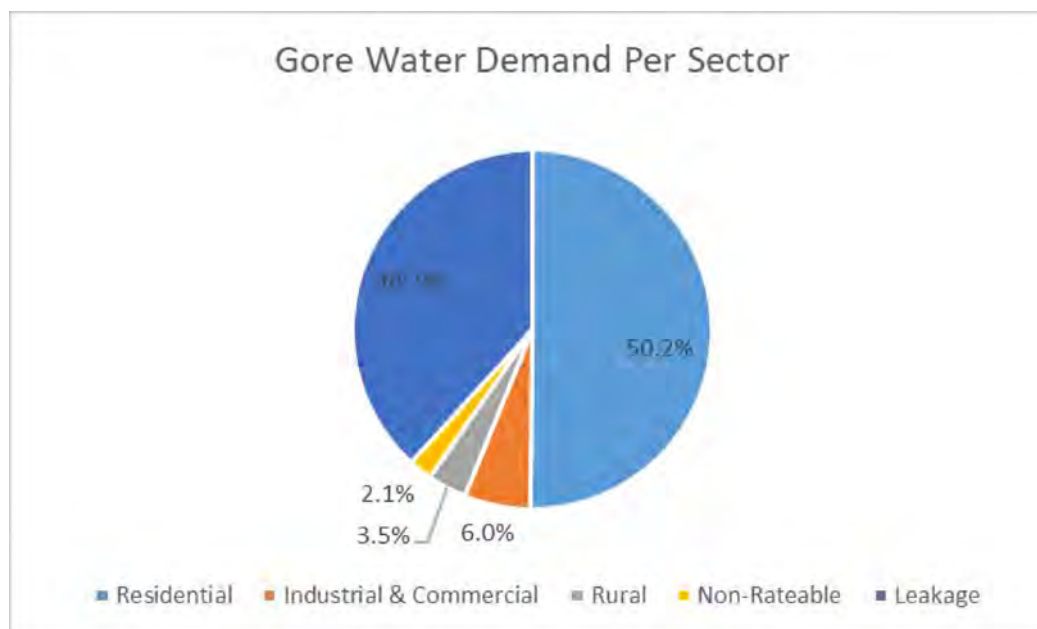


FIGURE 6 GORE WATER DEMAND PER SECTOR (2022)

## 6.2 Domestic Demand

The estimated domestic demand in Gore is 1,977 m<sup>3</sup>/day. Dividing this value by the number of residential connections in Gore (estimated to be 3865 in 2021) gives an indication of the water usage per person: 512 L/connection/day. This calculation assumes that:

- The entire population that lives in the Gore urban area is supplied by Gore water distribution scheme.
- All the industrial, commercial and rural properties are metered.

Since the effects of these two assumptions tend to cancel each other, a domestic demand of 512 L/connection/day can be considered a reasonable estimation.

Comparing the water demand per residential connection in Gore to the national median average, 673 L/connection/day<sup>1</sup>, it is noted that Gore's domestic water usage is below the national average.

## 6.3 Industrial and Commercial Demand

There are 175 industrial and commercial connections to the Gore water scheme using an average of 1.37 m<sup>3</sup>/day. This equates to a total industrial and commercial water demand in Gore of 235.6 m<sup>3</sup>/day in 2022. The industrial and commercial water connections in Gore which have an average use of more than 15 m<sup>3</sup> of water per day are identified in Table 4. Identifying high water users is important to better

<sup>1</sup> 2021/2022 National Performance Review (2022). Water NZ. Available at: <https://www.waternz.org.nz/resourceuseefficiency>

understand the current water demand in the town, as well as the impacts of high water users in future water demand projections.

TABLE 5 GORE HIGH WATER USERS

Ratepayer	Historic Average Daily Usage (m <sup>3</sup> /day)
Gore Multisports Complex	42.67
Black Origin	60.37
Alliance Concrete Gore	28.83
Gore High School	21.55
Gore DSIR	16.30
St Peters College	16.78
Lifestyle Block (12 Grasslands Rd)	7.99

## 6.4 Rural Demand

As the Gore water distribution system is an urban water supply scheme, there are 69 rural properties currently connected. On average each connection uses 2.02 m<sup>3</sup>/day, equating to a total rural demand of 139 m<sup>3</sup>/day.

## 6.5 Non-Rateable Demand

Non-rateable water usage can be described as the water used on land which is owned by an Incorporated Society, not used for private profit and accessible to the public. This includes land used by GDC for public gardens, reserves, playgrounds, public halls, schools and other public properties. It also includes land used by an association or society for activities related to the arts. There are 19 non-rateable connections in Gore using an average of 4.40 m<sup>3</sup>/day. This equates to a total of 83.7 m<sup>3</sup>/day for non-rateable properties.

## 6.6 Network Losses

GDC Leak Detection and Resolution Programme estimated that approximately 40% of the water supplied to Gore (or 1510 m<sup>3</sup>/day) is being lost through excessive leakage. Since 2016 the Council has been completing ongoing leak detection work, refer to section 10.5 for further details regarding this.

## 6.7 Firefighting

Gore District Council is guided by SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice for all Urban Fire Districts. Adoption of the Code of Practice is not mandatory, but GDC uses this code as a best practice guide and identifies and promotes improvements to comply with it.

Gore water supply is the only gazetted (published) Urban Fire District within the Gore District.

Some areas of Gore's network are not currently compliant with the Code of Practice. These non-compliant areas will be included in capital upgrade programmes as appropriate. There is no specific water volume allocated to firefighting in Gore, and there is no historical data available to estimate the firefighting water demand in recent years.

It is possible that the requirements for firefighting may reduce over time as changes in firefighting technology occur, for example, development of foam and non-water products for extinguishing fires. This may alter the Firefighting Code of Practice and hence the design requirements. These changes will be monitored, and the appropriate actions taken as they occur.

## 7.0 MATAURA CURRENT WATER DEMAND

The average daily water consumption for Mataura in 2022 was 1062 m<sup>3</sup>/day (1.36 m<sup>3</sup>/connection/day). During the summer, the peak daily demand can reach 1300 m<sup>3</sup>/day (2.25 m<sup>3</sup>/connection/day).

Figure 8 shows Mataura's water demand from 2015 to 2022 with the average and peak daily demand presented in Table 6. The data in this graph has been averaged for each two-year period. The graph shows that the water demand in Mataura has remained relatively constant over the past few years. This indicates that leaking is not increasing in Mataura's reticulation system.

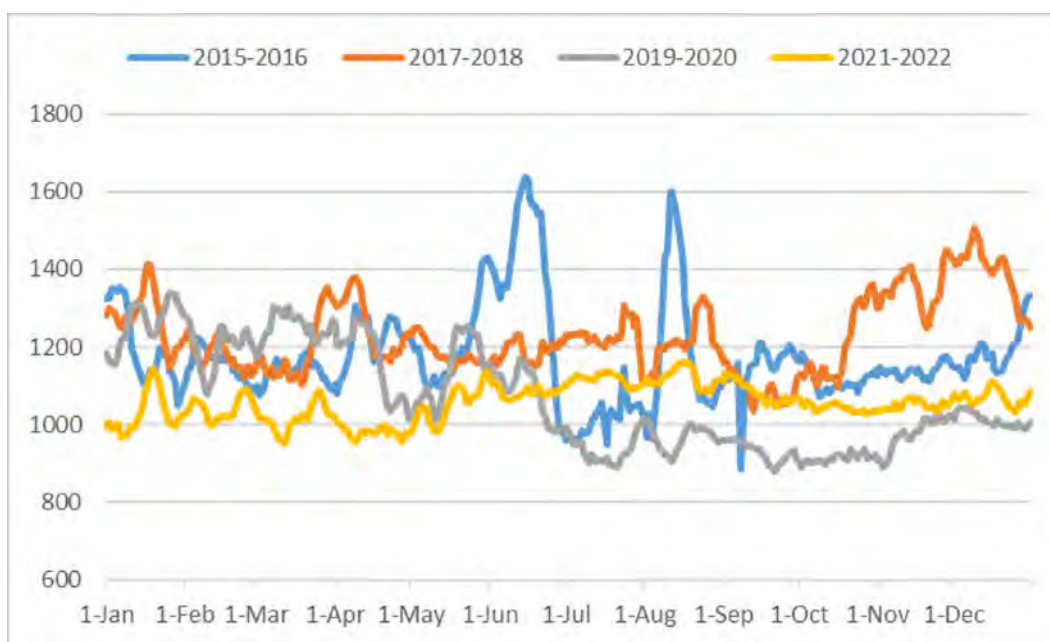


FIGURE 7 TWO YEARLY AVERAGE WATER DEMAND IN MATAURA

TABLE 6. MATAURA'S AVERAGE AND PEAK DAILY DEMAND OVER SINCE 2015

	2015	2016	2017	2018	2019	2020	2021	2022
Average demand (m <sup>3</sup> /Day)	1175	1167	1227	1232	1195	944	1054	1062
Peak Demand (m <sup>3</sup> /Day)	1369	1638	1519	1618	1681	1090	1206	1189

### 7.1 Calculation of the water Demand per Sector

Raw data from metered properties was analysed in order to estimate the current water demand per sector in Mataura. Although very few residential properties are metered in this town, most of the industrial and non-rateable connections are metered. The amount of leakage in the network has also been recently estimated by the 'Leak Detection and Resolution Programme' (see Section 10.5). The current water demand per sector in Mataura was estimated with the same assumptions used for Gore (Section 6.1).

The water demand distribution per sector in Mataura is represented in Figure 9.



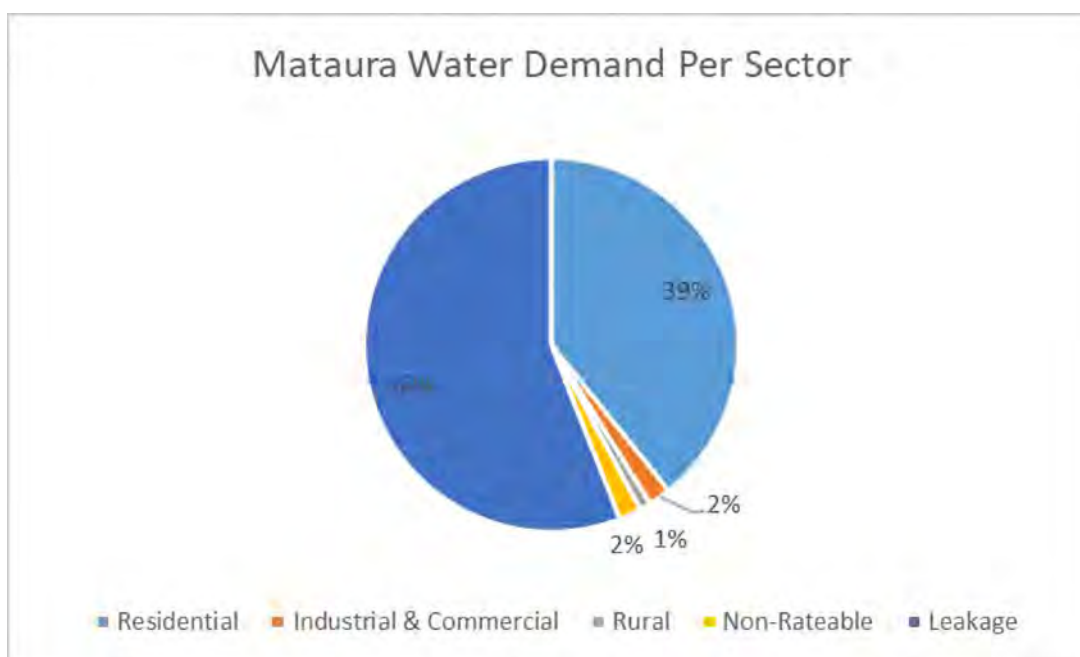


FIGURE 8 MATAURA WATER DEMAND PER SECTOR (2022)

## 7.2 Domestic Demand

The estimated domestic demand in Mataura is 407 m<sup>3</sup>/day in 2022. Dividing this value by the number of residential connections in Mataura (estimated to be 755 in 2021) gives an indication of the water usage per person: 539 L/connection/day. This calculation assumes that:

- The entire population that lives in the Mataura urban area is supplied by Mataura water supply.
- All the industrial, commercial and rural properties are metered.

Since the effects of these two assumptions tend to cancel each other, a domestic demand of 539 L/connection/day can be considered a reasonable estimation.

Comparing the water demand per residential connection in Mataura to the national median average, 673 L/connection/day<sup>2</sup>, it is noted that Mataura's domestic water usage is below the national average.

## 7.3 Industrial and Commercial Demand

There are 7 industrial and commercial water users in Mataura using an average of 0.4 m<sup>3</sup>/day. This equates to a total of 3.22 m<sup>3</sup>/day. There have been no industrial and commercial water connections in Mataura which have used more than 15 m<sup>3</sup> of water per day since 2018.

## 7.4 Rural Demand

There are 14 rural connections to the Mataura water supply, with an average water usage of 1.25 m<sup>3</sup>/day. This equates to a total of 17 m<sup>3</sup>/day.

## 7.5 Non-Rateable Demand

There are four non-rateable connections in the Mataura waters supply using an average of 4 m<sup>3</sup>/day. This equates to a total of 16 m<sup>3</sup>/day.

<sup>2</sup> 2021/2022 National Performance Review (2022). Water NZ. Available at: <https://www.waternz.org.nz/resourceuseefficiency>

## 7.6 Network Losses

GDC Leak Detection and Resolution Programme estimates that approximately 56% of the water supplied to Matura (or 580 m<sup>3</sup>/day) is being lost through leakage. Since 2016 the Council has implemented an ongoing leak detection and resolution programme – refer to section 10.5 for further details regarding this.

## 7.7 Fire Fighting

Gore District Council is guided by SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice for all Urban Fire Districts. Adoption of the Code of Practice is not mandatory, but GDC uses this code as a best practice guide and identifies and promotes improvements to comply with it.

Some areas of Matura's network are not currently compliant with the Code of Practice. These non-compliant areas will be included in capital upgrade programmes as appropriate. There is no specific water volume allocated to firefighting in Matura, and there is no historical data available to estimate the firefighting water demand in recent years.

It is possible that the requirements for firefighting may reduce over time as changes in firefighting technology occur, for example, development of foam and non-water products for extinguishing fires. This may alter the Firefighting Code of Practice and hence the design requirements. These changes will be monitored, and the appropriate actions taken as they occur.

## 8.0 GROWTH ASSESSMENT

The future water demand in Gore District will be influenced by several factors, including:

- GDC investment on development and growth;
- Growth in the district, including population, commercial, industrial and agricultural growth;
- Changes in water usage efficiency;
- Changes in the population profile (e.g. aging of the population);
- Extensions to the water system to service currently un-reticulated areas;
- Technology changes;
- Tourism and events.

The sections below contain growth predictions for Gore’s population and each one of the following sectors: industrial & commercial, rural, leisure (non-rateable) and network leakage.

### 8.1 Population Growth

The population growth predictions for Gore and Mataura are based on the Southland Regional Growth Action Plan. This plan targets a population increase of 10,000 people across the Southland Region from 2015 to 2025. This corresponds to a population growth of around 10% in the Southland Region in this period.

Between 2013 and 2018 there was a 4.4% and 4.3 % increase in population for Gore and Mataura respectively. Based on this it is estimated that Gore and Mataura will grow by a further 10 % by 2030 and 20% from 2030 to 2050. Once released information from the 2023 Census will be used to further refine these growth predictions. Details about the population growth estimations for Gore and Mataura can be found in Table 5 below.

TABLE 7 POPULATION GROWTH ESTIMATIONS FOR GORE AND MATAURA

Town	2013	2018	2030	2050
<b>Gore</b>	7,350	7,674	8,453	10,143
<b>Mataura</b>	1,509	1,575	1,735	2,082

### 8.2 Growth Per Sector

It was assumed that the growth in the industrial & commercial, rural and leisure (non-rateable) sectors will be proportional to the population growth in Gore and Mataura from 2018 to 2050. Consequently, the water demand growth for all these sectors, as well as the growth of the domestic water demand, is estimated to be proportional to the population growth.

The Council has had a proactive ‘Leak Detection and Resolution Programme’ since 2016. Refer to section 10.5 for further details regarding this. Through ongoing proactive leak detection work and renewals of older water supply pipes leakage rates are expected to continue to reduce over time. It has been assumed that the network leakage in both Gore and Mataura will reduce by 5 % between 2022 and 2030 with a further 12.5 % reduction from 2030 to 2050.

Table 6 presents a summary of the growth predictions per sector for Gore and Mataura from 2018 to 2050.

TABLE 8 GROWTH PREDICTIONS PER SECTOR IN GORE AND MATAURA (2018 TO 2050)

<b>Sector</b>	<b>growth prediction - Gore</b>	<b>growth prediction - Maitaia</b>
<b>Residential, Industrial &amp; Commercial, Rural and Non-Rateable</b>	10% growth from 2018 to 2030 20% growth from 2030 to 2050	10% growth from 2018 to 2030 20% growth from 2030 to 2050
<b>Leakage</b>	A 2.5% reduction in leakage was achieved between 2018 and 2022 in Gore. Forecasted leakage reductions are 5% from 2022 to 2030 and a further 12.5% from 2023 to 2050	Forecast 5% reduction from 2022 to 2030 12.5% reduction from 2023 to 2050
<b>Non-Consumptive demand</b>	Maintained the same from 2022 to 2050	Maintained the same from 2022 to 2050

## 9.0 FUTURE DEMAND

Gore District Council understands its responsibilities as a municipal water supply authority under the Local Government Act 2002. The Council is committed to continuously assess its water supply services, infrastructure and water demand trends and create strategies to maintain a continuous and safe water supply to the community. This section contains water demand trends for Gore and Mataura and investigates if the water treatment plants capacities and current water consents will be able to match the future demands.

Gore and Mataura future water demands were calculated based on the growth predictions presented in Section 8.0 (Growth Assessment). Table 7 and Table 8 below show the water demand growth per sector from 2018 to 2050 for both towns. While demand predictions are calculated based on 2018 data, consumption volumes from 2022 have been included to show how trends are proceeding.

TABLE 9 CURRENT AND FUTURE WATER DEMAND BY SECTOR - GORE

Sector		Water demand (2018) (m <sup>3</sup> /day)	Water demand (2022) (m <sup>3</sup> /day)	Future Water Demand (2030) (m <sup>3</sup> /day)	Future Water Demand (2050) (m <sup>3</sup> /day)
Residential	Average	1,771	1,977	1,948	2,338
	Peak	2,409	3,262	3,214	3,857
Industrial & Commercial	Average	256	236	282	338
	Peak	348	389	465	558
Rural	Average	122	139	134	161
	Peak	166	229	221	266
Non-Rateable	Average	121	84	133	160
	Peak	165	139	220	264
Leakage	Average	1,510	1,472	1,398	1,222
	Peak	1,510	1,472	1,398	1,222
Total Consumptive Demand	Average	3,780	3,908	3,738	3,838
	Peak	4,600	5,500	5,518	6,167
Non-Consumptive	Average		455	455	455
	Peak		455	455	455
Total Take Demand	Average	3,463	4,363	4,193	4,293
	Peak	4,506	5,858	5,973	6,622

TABLE 10 CURRENT AND FUTURE WATER DEMAND BY SECTOR - MATAURA

Sector		Current Water demand (2018) (m <sup>3</sup> /day)	Current water demand (2022) (m <sup>3</sup> /day)	Future Water Demand (2030) (m <sup>3</sup> /day)	Future Water Demand (2050) (m <sup>3</sup> /day)
Residential <sup>1</sup>	Average	867	407	448	537
	Peak	1001	615	676	811
Industrial & Commercial	Average	4	20	22	24
	Peak	5	30	33	36
Rural	Average	10	10	11	13
	Peak	12	15	17	20
Non-Rateable	Average	20	20	22	26
	Peak	23	30	33	40
Leakage <sup>1</sup>	Average	159	581	552	508
	Peak	159	581	552	508
Total Consumptive Demand	Average	1,060	1,038	1,054	1,109
	Peak	1,200	1,271	1,311	1,415
Non-Consumptive	Average		214	214	214
	Peak		214	214	214
Total Take Demand	Average	1,060	1,252	1,268	1,323
	Peak	1,200	1,445	1,525	1,629

Note: 1 – It has been assumed the leakage calculations from Mataura in 2018 were calculated incorrectly – this has also resulted in a notable change in residential water demand between 2018 and 2022.

The peak water demand per sector (2018) was calculated based on the ratio between the current peak total demand and average total demand for both, Gore and Mataura. This resulted in a total demand peaking factor of 21.7 % for Gore and 13.2 % for Mataura in 2018. Note the leakage was considered constant for both towns resulting in an average demand peaking factor for all other sectors of 37 % for Gore and 15.5 % for Mataura. In 2022 total consumptive demand increased by 40.7% in Gore and 22.4% in Mataura.

Also included in Tables 7 and 8 is the non-consumptive volumes. Non-consumptive volumes includes wastewater produced by water treatment plants and raw water connections that take water before it reaches the water treatment plants. Gores non-consumptive volume was calculated by subtracting the average and peak total consumptive demand from the total water takes. Gore's non-consumptive volume equates to 10.4% of Gore's water take and 17% of Mataura's water take.

It is important to evaluate if the current water treatment plants in Gore and Mataura will be able to supply enough water to match the future water demands in these towns. It is also important to compare the future demands with the current water abstraction consents to evaluate if additional or increased water abstraction consents may be required. Information about the WTP's capacities and water consents for Gore and Mataura are detailed in Table 10.

With regard to Table 9 it should be noted that:

- While the new Gore Water Treatment Plant currently only has a peak capacity of 6000 m<sup>3</sup>/day, it has been designed so that it can be expanded to a capacity of 8,000 m<sup>3</sup>/day if/when required.
- Due to over allocation issues in the upper Mataura River catchment the Council is expecting its consented limit for Gore to be reduced to 7,000 m<sup>3</sup>/day.
- While the Council is consented to take up to 4100 m<sup>3</sup>/day for the Mataura water supply – in reality it only uses one consent at a time – the consented limit for its primary water source (the Pleura Dam) is 1500 m<sup>3</sup>/day.

TABLE 11 WATER TREATMENT PLANTS CAPACITIES AND WATER CONSENTS

Factor	Gore (m <sup>3</sup> /day)	Mataura (m <sup>3</sup> /day)
<b>Treatment Plant Capacity</b>		
<b>Sum of the Current WTP's capacities</b>	4,008 +5,600 = 9,608	2,222
<b>Future WTP capacity (new WTP)</b>	6,000 (expandable to 8,000)	2222
<b>Current Peak Consumptive Demand</b>	5,500	1270
<b>Forecast 2030 Consumptive Demand</b>	5,518	1284
<b>Forecast 2050 Consumptive Demand</b>	6,167	1387
<b>Water Consent Capacity</b>		
<b>Sum of the water consents limits</b>	8,000 (potential for this to be reduced to 7000)	4,100 (consent for primary source is 1500)
<b>Current Peak Total Take Demand</b>	5,858	1,445
<b>Forecast 2030 Total Take Demand</b>	5,973	1,525
<b>Forecast 2050 Total Take Demand</b>	6,622	1,629

The tables above show that the average water demand for both Gore and Mataura are expected to increase over the next 30 years. The Council will have sufficient capacity in Gore treatment plants and resource consents to meet future demand. However Mataura's forecasted increase in demand does exceed the councils resource consent of 1,500m<sup>3</sup>. Mataura's ability to maintain a sufficient water supply whilst not exceeding resource consents due to forecasted growth is dependent on ongoing reductions in leakage rates in the networks. There is also an unknown water saving expected as the Mataura WTP upgrade will lower the frequency of backwashing, reducing the non-consumptive volume. However it should also be recognised that the forecasted peak demand is calculated based on the assumption that peak demand from each sector occurs at the same time which is expected to be unlikely.

It is the Council's role to ensure that its water supply capacity matches the current and future water demand in order to keep providing enough water for personal and domestic needs. This includes water for drinking, cooking, personal hygiene, sanitation, house hygiene and washing clothes. According to the World Health Organization (WHO), a person needs at least 50 to 100 litres of water a day to meet his basic needs. GDC water treatment plants are prepared to supply much more water than WHO minimum requirements from 2018 to 2050. The Council will keep upgrading and expanding its infrastructure to provide enough treated water to the Gore District population.



## 10.0 DEMAND CONSERVATION AND MANAGEMENT MEASURES

GDC understands that water is a precious resource and must be conserved. The Council also understands that its responsibilities as a municipal water supply authority under the Local Government Act 2002 must be fulfilled in the present and in the future. In order to do that, a variety of different demand conservation and management measures have been put in place.

### 10.1 Water Metering and Pricing

Most residential properties in Gore District are not metered and are charged a fixed annual rate for their water connection (\$476.00). Alternatively, commercial, industrial and some residential connections are metered and charged based on a combination of fixed charge and consumption basis. These metered properties are charged \$1.10 per cubic meter of water which exceeds 18 m<sup>3</sup>/month. It is important to charge high water users by volume used in order to make them aware about the amount of water they are consuming and encourage water savings for financial gains.

GDC monitors high industrial and commercial water users. This is important not only to understand the water demand profile of the region, but also to be able to negotiate with these users in a situation of severe water restrictions.

The installation of zone metering in Gore District has been identified as a fundamental point of improvement in order to increase water usage control. Installing more meters can assist with both, leak detection and water demand management. Ongoing funding has been included in the Council's Long-Term Plan to allow the installation of zone flow meters.

### 10.2 Education

Educational measures are developed and implemented as required. Generally, GDC launches an education campaign about managing water usage every year in late spring or early summer.

Education is a very powerful tool to get population support when extended dry weather periods take place, leading to the enforcement of water restrictions. Details about GDC education strategies during water restrictions can be found in Section 12.3.

### 10.3 Water Restrictions

Water restrictions are an important strategy to manage water supply during dry periods. GDC water restrictions were revised in 2019 to optimize water management while also considering the population's needs. The new water restrictions are part of the Water Supply Bylaw 2015 Amendment No 1, 2018.

The main changes included in the water restrictions review were:

- A three stages and five levels water restrictions regime replacing a four levels regime.
- The inclusion of commercial and industrial water restrictions, rather than only residential restrictions.

The revised restrictions focus on keeping a functional society by limiting cleaning, leisure and gardening activities according to their level of importance. Non-essential outdoor water use is targeted first (e.g. washing cars and watering lawns). Essential water use, such as for drinking, sanitation, medical, health and safety, and firefighting will always be permitted. The new water restrictions are also more lenient when it comes to watering vegetable gardens and filling small paddling pools. GDC acknowledges the importance of these activities to residents for a range of health, social and economic reasons.

In an extended period of water shortage, it might be necessary to escalate to stricter measures in order to further reduce the water demand in the district. The later phases of restrictions would require significant cuts to water use by everyone, including residents, businesses and industry.

The inclusion of industrial and commercial water restrictions acknowledges that the whole community is responsible for saving water in long dry weather periods. The restrictions on commercial and industrial activities are limited and are not intended to impact on the day to day operations that may affect the economic viability of businesses. In the Bylaws Consultation Document, GDC invited local business to examine themselves and think about how they can create a more resilient water supply system. Businesses were asked to consider options such as the installation of water storage and water recycling systems.

Tables 10 and 11 provide a summary on the number of days Gore and Maitua have spent in respective water restrictions. The full GDC water restrictions table (2019 review) can be found in Appendix 1.

TABLE 12 NUMBER OF DAYS SPENT IN WATER RESTRICTIONS - GORE

Summer period	Level 1	Level 2	Level 3	Level 4
2013-14		141		
2014-15		10	12	
2015-16		26	111	
2016-17		15		
2017-18		28	40	22
2018-19	12	66		
2019-20				
2020-21				
2021-22		28		

TABLE 13 NUMBER OF DAYS SPENT IN WATER RESTRICTIONS - MATAURA

Summer period	Level 1	Level 2	Level 3	Level 4
2017-18		22		22
2018-19		27		
2019-20				
2020-21				
2021-22		28		

#### 10.4 Mandatory Rainwater Storage

In 2018, GDC Subdivision and Land Development Bylaw was updated. This was an opportunity to review the previous bylaw (Subdivision and Land Development Bylaw 2011) and replace it with an updated version that reflects current best practices for new developments.

The new bylaw (Subdivision and Land Development Bylaw 2018) proposes that all new houses in Gore and Maitua are required to install a minimum of 3,000 L of rainwater storage for non-potable water use. Commercial and industrial developments will also be required to dispose of stormwater on-site and/or capture rainwater for re-use. This is part of GDC's proactive approach to create a more resilient water supply system.

The water collected can be used for activities such as washing vehicles and windows, and watering lawns and gardens. Reviewing rainfall data for Gore shows the optimum tank size for dwellings,

regardless of their size, is 3,000 litres. When full, a tank that size would provide a volume of water equivalent to nearly four hours use of a garden hose. While this measure will not significantly impact in the short term on the volume of water the Council needs to supply, it will provide a distinct advantage to property owners with tanks. In the long term, it will also remove some pressure on GDC's water supply system and reduce the water demand growth.

The Subdivision and Land Development Bylaw 2018 came to effect in April 2019. Going forward GDC will be considering options to encourage the installation of rainwater storage for existing dwellings.

### 10.5 Leak Detection and Resolution Programme

The "Leak Detection and Resolution Programme" was created with the goal of better understanding and eliminating water leaks in Gore and Mataura reticulation systems.

Since 2016 GDC has engaged an expert contractor to conduct regular leak detection surveys. This work involves using specialist listening equipment to pinpoint the location and size of specific leaks.

A summary of the leaks identified in the Gore network, and estimated water savings are provided in Table 12 and Mataura's network in Table 13.

TABLE 14 NUMBER OF LEAKS IDENTIFIED AND ESTIMATED WATER BEING LOST IN GORE NETWORK

Year	Number of leaks identified in Council pipes	Estimated volume of water being lost (m <sup>3</sup> /day)	Number of leaks in private properties	Estimated volume of water being lost (m <sup>3</sup> /day)
2016/2017	61	650	52	175
2017/2018	25	155	17	85
2018/2019	38	304	21	117
2021-2022	9	115	7	69

TABLE 15 NUMBER OF LEAKS IDENTIFIED AND ESTIMATED WATER BEING LOST IN MATAURA NETWORK

Year	Number of leaks identified in Council pipes	Estimated volume of water being lost (m <sup>3</sup> /day)	Number of leaks in private properties	Estimated volume of water being lost (m <sup>3</sup> /day)
2017/2018			2	50-80
2021-2022	16	94	21	94
2022-2023	8	130	26	96

It is important to note that the leaks identified using listening equipment are "hidden" as there is no evidence of the leak on the surface. In addition to this, there are approximately 400 - 500 water faults and leaks reported to the Council by the general public every year.

A total of 8% of leaks identified were large, losing an average of 30 m<sup>3</sup>/day. The majority were moderate with 53% losing 1-30 m<sup>3</sup>/day. The remaining 39% of leaks identified were losing less than 1 m<sup>3</sup>/day.

Given a significantly higher proportion of leakage is occurring in the Council's network (when compared to within private property), the focus has been on resolving leaks in the Council's network. Where large private property leaks are identified, Council staff have worked with the landowners to resolve these.

Interestingly while the number of and volume of water being lost has steadily decreased over time this has not corresponded to a reduction in total water consumption (refer graph 1 & 3 above for further details). One potential reason for this is that any savings from leak detection works are being off-set by increases in demand. It is recommended that consideration be given to a study of minimum night time flow monitoring and/or the installation of permanent zone flow meters be considered to better understand ongoing leakage rates.

### 10.5.1 Current Leakage Situation

#### **Gore**

Minimum flow testing was performed in 2016, and the results indicate that approximately 50% of Gore's water (or 1890 m<sup>3</sup>/day) was being lost through excessive leakage.

Recent increase in leak detection and resolution work over the past two years has resulted in a decrease in Gore's water demand. It is estimated that approximately 418m<sup>3</sup>/day of excessive leakage has been avoided.

Based on this it is estimated that approximately 1473 m<sup>3</sup>/day or 38 % of Gore's water is currently being lost through leakage.

#### **Mataura**

Minimum night time flow testing (MNF) completed on a large portion of Mataura's network indicated that approximately only 15 % of Mataura's water supply (160 m<sup>3</sup>/day) is being lost through excessive leakage. Further work is required to understand the accuracy of this historical minimum night time flow testing. Graph 3 on Section 7.0 (Mataura Current Water Demand) shows that the average water consumption in Mataura has been relatively constant over the past six years. This indicates that leakage is not increasing in the network.

More recent estimations based on average daily usage per person per day estimates that leakage in the Mataura network is likely 56%.

### 10.5.2 Programme Difficulties

The "Leak Detection and Resolution Programme" faces the following challenges:

- Considering the length (146,000 m of pipeline), age (approximately 75% of the pipes in the networks are more than 50 years old) and number of connections (4,629 connections) in the existing network, leaks will continue to occur.
- It is estimated that the average cost to repair a leak in the network is \$2,000 - \$4,000. In some cases, the cost can be significantly more than this.
- The majority of leakage currently occurring is possibly the result of thousands of tiny pinhole leaks and leaky pipe joints that are very difficult to detect and not cost effective to repair.
- A leak repair is a weak point in the network where there is a higher chance of future leaks occurring.
- Repairing a leak is essentially "lost" money as it does not extend the remaining life of the asset.
- The most cost-effective long-term solution is to renew entire lengths of pipeline rather than patch repairs.
- Based on recent discussions with other local authorities, high leakage rates, similar to Gore and Mataura, are not uncommon.

### 10.5.3 Long-term Goals – Options Assessment and Conclusions

In order to identify the most suitable long-term targets for the leak detection programme, the following options have been evaluated:

TABLE 16 LEAKAGE DETECTION PROGRAMME – LONG-TERM GOALS OPTIONS

Option	Advantages	Disadvantages
<b>Status quo</b> - survey 20 % of the network per year, repairing all leaks with GDC's in-house resources	<ul style="list-style-type: none"> <li>• Low cost – \$15,000 per year for leak detection surveys</li> <li>• All leaks repairs expected to be completed using the Council's in-house field team</li> </ul>	<ul style="list-style-type: none"> <li>• Some leaks might not be identified for up to five years</li> <li>• No guarantee that water consumption will continue to reduce, any reduction is likely to be gradual</li> </ul>
<b>Increased leak detection and resolution work</b> – survey the entire network every year and fix all leaks identified	<ul style="list-style-type: none"> <li>• Likely to result in the most significant and immediate reduction in leakage</li> </ul>	<ul style="list-style-type: none"> <li>• Estimated increase in annual operating cost of \$215,000 (\$65,000 per year for leak detection work surveys and \$150,000 per year to repair identified leaks). This is a high-level cost estimate only</li> <li>• No guarantee that this would significantly reduce the leakage rates</li> <li>• Will result in a high number of patch repairs in the network which could cause future leakage issues</li> <li>• May require increasing renewal budgets</li> </ul>
<b>Increased leak detection and Targeted resolution work</b> – survey 50 % of the network every year, repairing the largest leaks	<ul style="list-style-type: none"> <li>• Moderate cost – \$40,000 per year required for leak detection surveys (an increase of \$25,000), with targeted repairs expected to be completed by the inhouse field team</li> <li>• Most cost-effective use of resources by resolving the largest leaks where significant gains can be made</li> </ul>	<ul style="list-style-type: none"> <li>• Does not resolve the large number of small leaks in the network</li> <li>• May not result in significant reductions in leakage</li> <li>• May require increasing renewal budgets</li> </ul>

It is recommended that improving leak detection by increasing the proportion of networks surveyed annually is considered by the new Entity that will be created under the Governments proposed reform of 3 Waters Service delivery.

## 11.0 ASSESSMENT OF ALTERNATIVE WATER SOURCES

Over the past 15 years the Gore District Council has been investigating options for developing new water sources or rationalising the existing sources so that a more robust supply system is achieved. Gore and Mataura water supplies currently struggle to meet demand during prolonged dry periods.

Further investigations in 2018 looked for new groundwater sources on Council owned land, nearby its water treatment plants. A location in Coopers Wells field which can provide another productive bore was found and the installation of the new bore has been approved by Environment Southland. This bore will be slightly deeper and will help to improve the yield of Coopers Wells field. Currently Coopers Wells field average production is less than 50% of the consented water volume.

In addition to a new bore in Coopers Wells, GDC intends to increase Gore's water supply capacity with water treatment plants upgrades. Gore's water treatment will be centralised at the East Gore WTP, which was upgraded May 2022 to handle the additional capacity of Jacobstown Wells field.

In 2021 drilling investigation work was completed to determine the potential to expand the Jacobstown water supply – this unfortunately indicated limited potential for another bore in this area. Given the Council's upgrade water treatment plant has the ability to treat water taken directly from the Mataura River, the Council's plans to rely in its existing consents to abstract water directly from the Mataura River when the Coopers and Jacobstown Bore cannot meet demand. .

Ongoing investigation work completed to date has not identified any potential alternative water supplies for Mataura. Due to the minimum flow requirements for the Pleura Stream increasing in 2026, the need to extract water from the Mataura River is expected to increase. The Council is currently completing a major upgrade of the Mataura Water Treatment Plant that will include improved taste and odour treatment for when the Pleura Dam can not meet demand and the Council needs to take water directly from the Mataura River. Further consideration of alternate water supplies will be considered in the medium term, one of the major benefits to finding an alternative water supply for Mataura would be avoiding the need to renew the approximately 6 km long pipeline between the Pleura Dam and the Mataura Water Treatment Plant. Note due to a number of issues the Council has resolved to abandon its take from the Waikana Stream that has historically been utilised.

## 12.0 DROUGHT MANAGEMENT PLAN

A Drought Management Plan is required to manage water use during a critical reduction of freshwater availability in Gore District Council region. The aim of this Drought Management Plan is to effectively manage the water resources in Gore and Mataura during a drought or anticipated drought while:

- Safeguarding the health and safety of the public;
- Minimising social and economic impacts; and
- Achieving water savings by giving ownership of the crisis to the community.

It is important to note that water demand can only be reduced with the full participation and support of the public. This is especially important for Gore District Council region, which has been facing exceptionally long dry periods in the last couple of years. Environmental Southland reported that 2017 was the year with the lowest annual rainfall since mid-1970s, when rain started being monitored in the region.

Summer combines peak water demands with frequent dry weather conditions, which together can lead to a drought period in the Gore District.

The first contingency measure for Gore and Mataura towns when the water supplied by the well fields and streams is not meeting demand, is to implement water restrictions. If water restrictions do not reduce demand enough, the Council can then pump water from the Mataura River. Both Gore and Mataura have water consents in place which allow them to pump water from the Mataura River in emergency situations.

### 12.1 Water Restrictions

The most frequent situation which requires water restrictions to be enforced are long dry weather periods, with no rain forecast.

Water restrictions are also required in emergency situations such as:

- Declaration of drought;
- Infrastructure failure (e.g. pump failure);
- Loss of supply by a natural disaster;
- There is likelihood that one or more resource consents will be breached;
- System supply capacity not meeting demand.

GDC consent for Coopers wells (consent number 204330) requires water conservation measures to be implemented and communicated to consumers when the flow in Mataura River, as determined at the Southland Regional Council's monitoring site, falls to 17 m<sup>3</sup>/s or below. In the last two years Mataura River has reached levels as low as 10.8 m<sup>3</sup>/s.

Apart from that, water restriction measures are normally enforced when wells and streams levels are critical, when the reservoirs levels are low and when water supply cannot meet demand even with emergency water being pumped from the Mataura River.

Restrictions may also be required on an on-going basis in order to:

- Reduce peak demands – e.g. restrictions may be imposed in set areas at set frequencies to reduce summer peaks.
- Reduce total capacity – e.g. when infrastructure capacity is fully committed, resource conditions are likely to be exceeded, or a high demand places an abnormal load on the system for short periods.



The water restrictions for GDC have been recently updated. More details about it can be found in Section 10.3 (Water Restrictions). The new version of the water restrictions contains a 5 stages alert system, with the main information summarised in the Table15.

TABLE 17 GDC WATER RESTRICTIONS

Level	Residential User	Commercial and Industrial Users	Schools and Private Sports Clubs	Gore District Council
<b>Level 1</b>	<ul style="list-style-type: none"> <li>• Hand grass watering</li> <li>• Filling pools limited to 1,000 L a day</li> <li>• Running water for recreation: 2h a day</li> </ul>	<ul style="list-style-type: none"> <li>• Hand grass watering</li> <li>• Filling pools limited to 1,000 L a day</li> </ul>	<ul style="list-style-type: none"> <li>• Hand grass watering</li> </ul>	
<b>Level 2</b>	<ul style="list-style-type: none"> <li>• No grass watering and hand plants watering</li> <li>• Vegetable gardens watering limited to 2 h a day</li> <li>• Filling pools limited to 1,000 L a day</li> <li>• Running water for recreation: 2h a day</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning by use of a bucket</li> <li>• Cleaning of paths and driveways: safety or emergency only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass watering</li> <li>• Hand plants watering</li> <li>• Filling pools limited to 1,000 L a day</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning limited to 2h a day</li> </ul>	<ul style="list-style-type: none"> <li>• No grass watering</li> <li>• Hand plants watering</li> </ul>	<ul style="list-style-type: none"> <li>• Lawn watering allowed on turf renovation areas only</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>
<b>Level 3</b>	<ul style="list-style-type: none"> <li>• No grass watering and hand plants watering limited to 2 h a day</li> <li>• Vegetable gardens hand watering limited to 2 h a day</li> <li>• Filling pools limited to 350 L pools</li> <li>• No running water for recreation</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning by use of a bucket: limited to windows, mirrors, lights and registration plate</li> <li>• Cleaning of paths and driveways: safety or emergency only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass watering</li> <li>• Hand plants watering limited to 2 h a day</li> <li>• Filling pools limited to 350 L pools</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass watering</li> <li>• Hand plants watering limited to 2 h a day</li> </ul>	<ul style="list-style-type: none"> <li>• Lawn hand watering on turf renovation areas only</li> <li>• Plants watering limited to 2 h a day</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>
<b>Level 4</b>	<ul style="list-style-type: none"> <li>• No grass and plants watering</li> <li>• Vegetable gardens hand watering limited to 2 h a day on alternative days</li> <li>• Filling pools limited to 350 L pools</li> <li>• No running water for recreation</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning by use of a bucket: limited to windows, mirrors, lights and registration plate</li> </ul>	<ul style="list-style-type: none"> <li>• No grass or plants watering</li> <li>• Filling pools limited to 350 L pools</li> <li>• Surfaces cleaning limited to windows</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass or plants watering</li> </ul>	<ul style="list-style-type: none"> <li>• No lawn watering</li> <li>• Plants watering by subterranean methods only</li> <li>• Vehicles cleaning for regulatory, health and safety and</li> </ul>

Level	Residential User	Commercial and Industrial Users	Schools and Private Sports Clubs	Gore District Council
	<ul style="list-style-type: none"> <li>• Cleaning of paths and driveways: safety or emergency only</li> </ul>			emergency reasons only
<b>Level 5</b>	<ul style="list-style-type: none"> <li>• No grass and plants watering</li> <li>• No vegetable gardens watering</li> <li>• No pools filling or topping allowed</li> <li>• No running water for recreation</li> <li>• No surfaces cleaning</li> <li>• Vehicles cleaning by use of a bucket: limited to windows, mirrors, lights and registration plate</li> <li>• Cleaning of paths and driveways: safety or emergency only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass or plants watering</li> <li>• No pools filling or topping</li> <li>• No surfaces cleaning</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>	<ul style="list-style-type: none"> <li>• No grass or plants watering</li> </ul>	<ul style="list-style-type: none"> <li>• No grass or plants watering</li> <li>• Vehicles cleaning for regulatory, health and safety and emergency reasons only</li> </ul>

Gore District Council complete water restrictions can be found in 17.1.

## 12.2 Supplementary water Sources from the Mataura River

### 12.2.1 Use of Mataura River Water in Gore

When the water level drops significantly in Jacobstown wells and Coopers wells, resulting in the supply not keeping up with demand, water is pumped from Mataura River to recharge the aquifer. GDC water consents allow up to 2,851 m<sup>3</sup>/day to be pumped from the Mataura River to artificially recharge Coopers wells and up to 900 m<sup>3</sup>/day to recharge Jacobstown wells.

At Jacobstown the river water is discharged into the original well. At Coopers well the river water is discharged into an infiltration gallery. These recharge locations are located far from the production bores, allowing the water to receive natural filtration from the underlying gravels before being extracted. In Jacobstown wells field the original well is located 82 m away from Production Bore 1 and 92 m away from Production Bore 3 (see Figure 1). In Coopers wells field, the infiltration gallery is located 146 m away from production well 1. Since production well 2 is very close to the infiltration gallery, well 2 is not used when the aquifer is being artificially recharged (See Figure 2). The pump in well 2 is configured to not run when emergency pumping is occurring.

Water extracted from the recharged aquifers is treated at GDC treatment plants (Hilbre Ave WTP and East Gore WTP) before entering the reticulation network.

### 12.2.2 Use of Mataura River Water in Mataura

When the level of Pleura Stream drops significantly, leading to the supply not keeping up with demand, water is abstracted from the Mataura River. One of GDC water consents allows up to 2,000 m<sup>3</sup>/day to be pumped from Mataura River to complement Mataura's water supply scheme.

Water from the Mataura River is pumped directly to Mataura's WTP. Pumping from this river can cause issues with the taste and odour of the water, however the Council is currently completing a major upgrade of the Mataura Water Treatment Plant which includes improved taste and odour treatment.

### 12.3 Communication and Education

The success of a drought management campaign centres on communication with the community. The aim of such communication is to educate consumers and share with them the ownership of the water savings.

It is important to explain to public the reasons behind the water scarcity and provide information about the Council's actions to solve the problems at short and long-term. This information transparency leads to a higher community support.

Education programmes are an important means of communicating with public to encourage efficient water use. The community must be informed of the issues around inefficient water use and ways that they can make their household, business or industrial water use more efficient. Communication becomes even more important during a period of water restrictions, when it is necessary that everyone contributes to water saving according to the previously planned levels of restriction.

GDC will communicate with the community and educate residents by means of:

- Delivery of pamphlets to households;
- Radio advertising;
- Social media
- Antenna Notifications
- Newspaper advertising; and
- Information in the Council's website.

When water restrictions have been imposed, the Council will continuously monitor its wells and streams levels and keep continuous communication with the population to inform on changes or lift of the water restrictions. If the restrictions were applied for any other reasons besides a drought (e.g. pump failure), the problem will be repaired immediately to ensure the security of the supply and the population will be informed.

### 12.4 Restrictions Enforcement

When restrictions are in place, neighbours tend to police each other and report non-compliances such as watering grass and plants, use of water for recreation activities, cleaning and washing vehicles. Industrial and business non-compliances might also be reported by clients and employees, but in a smaller scale. These reports may be followed up by a visit from Gore District Council's representative.

For residential indoor water use, the only enforcement technique is through the inspection of individual water meters or water bills. High use households may be visited by GDC's representative to advise occupants of water saving techniques or the water restrictions imposed by the current restriction level.

Agricultural, commercial and industrial users may be asked to scale down their operations during an extremely severe drought. In these cases, water meters will show non-compliance.

Gore District Council can apply penalties to water consumers who are not compliant with its water restrictions under Section 3.6.4 (c) of the Council's Water Supply Bylaw 2015.

### 12.5 Further Contingency Measures

Other contingency measures will be adopted by Gore District Council if they are necessary to safeguard the health and safety of the public and minimise social and economic impacts. Under extreme conditions, it is possible to implement water rationing and distribute water from select supply points.

It is also possible to bring water tankers, with water provided by other districts, to Gore and Mataura towns.

## 13.0 CLIMATE CHANGE

Modelling by NIWA indicates that climate change will cause more intense rainfall events in winter and spring and extended dry spells throughout the year in Gore District. This district is already experiencing abnormal weather conditions, with extended warm dry weather followed by deluges and floods.

GDC has also been looking for new water sources to provide more resilience to its water supply system. This will be increasingly important as the effects of climate change become more often and severe. Details about GDC new water sources investigations can be found in Section 11.0 (Assessment of Alternative Water Sources).

Other initial responses to climate change include the development of mitigation actions from the Risk Management assessments undertaken across Gore District. At this stage GDC is operating under a “watching brief” and will actively monitor weather and climatic changes to determine if there are likely impacts on water supply and other utilities infrastructure. The Council takes climate change into account for all capital infrastructure design. It is also working closely with other local authorities and the Southland Regional Council to ensure that a co-ordinated approach is taken to assess climate change and develop an appropriate response.

## 14.0 COMMUNITY CONSULTATION

Gore District Council undertakes frequent community consultations to involve the community in its decisions and get regular feedback. Maintaining continuous communication with all the different groups in Gore district is a fundamental measure to better understand and serve the community.

Some of the recent community consultations related to the Council's water demand management and water supply strategy are detailed in the sections below.

### 14.1 Annual Residents' Survey 2022

The research for GDC Annual Residents' Survey 2022 was conducted by phone and online. An online channel where people could complete the survey was available. Additionally, randomly selected people were called and invited to take part in the survey by phone or online. This provided a more statistically robust sample and allowed residents without internet connections/familiarity to take part in the survey. Over half of respondents (65%) were in Gore, 11% in Mataura and 24% on a rural or private supply. Respondents on town supplies were asked a series of questions around water services, including water restrictions.

#### 14.1.1 Consultation Results - Quality and Reliability

The main results about the quality and reliability of Gore and Mataura water supply services are summarised below:

- 91% overall were satisfied (or neutral) with the reliability of their water supplies.
- 84% overall were satisfied (or neutral) with the quality of their water supplies.
- Trend analysis shows that perceptions of reliability and quality have remained similar to the previous year and was back to the higher levels last seen prior to the 2018 survey.
- Results analysed by location confirm significant differences depending on which area residents reside in. Residents in Mataura are significantly less likely to be satisfied with the water services.

More details about the level of satisfaction of Gore District population with the quality and reliability of the water supply system can be seen in the table and graph below (Figure 10 and 11).

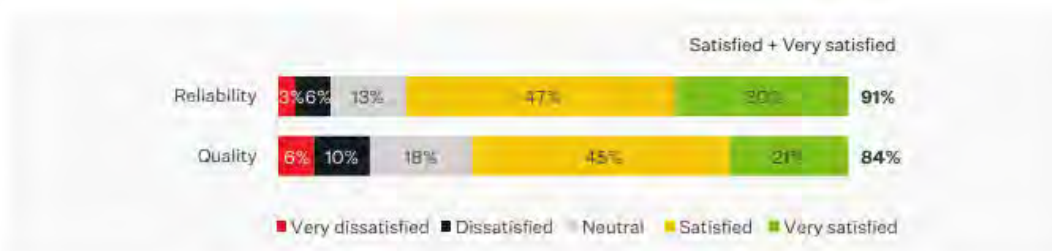


FIGURE 9 ANNUAL RESIDENTS SURVEY - RELIABILITY AND QUALITY OF GORE AND MATAURA WATER SUPPLY RESULTS

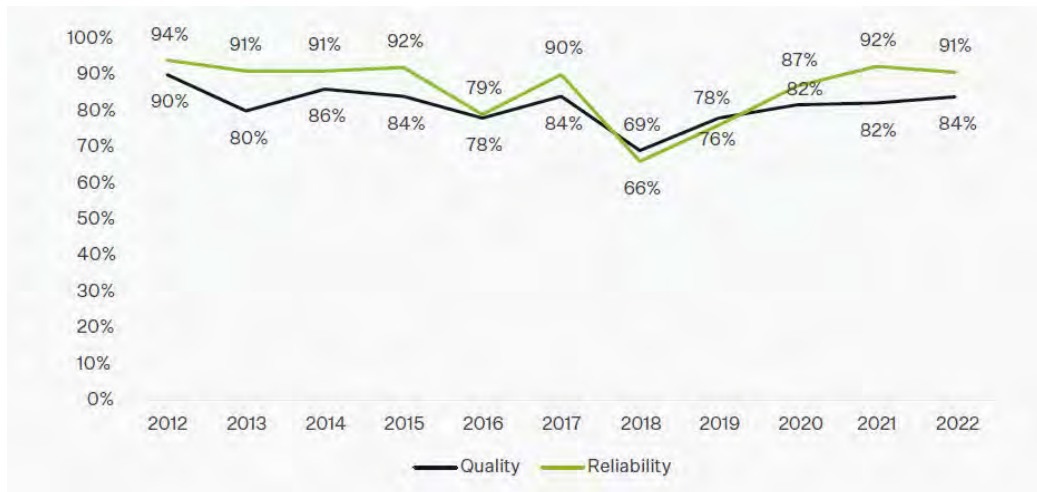


FIGURE 10 ANNUAL RESIDENTS SURVEY - SATISFACTION WITH WATER SERVICES – TREND ANALYSIS.

The main results on the population’s opinion on water restrictions are identified below:

- 75% of residents stated that they did support the Council’s approach of applying water restrictions to manage water use on town water supplies. Support is the highest recorded.

Table 16 identifies the reasons for opposing water restrictions to manage water use on town supplies.

TABLE 18 REASONS FOR OPPOSING GDC WATER SUPPLY RESTRICTIONS.

	Percent of respondents	Number of respondents
Need/deserve to use water without restriction	21%	26
Restrictions are only temporary solution/not fixing problem of new source	19%	23
Water usage is part of rates/no proposed rates reduction	18%	22
Council wastes water/spends money on other things	17%	21
Council should have resolved issues years ago/planned ahead	13%	16
Restrictions apply even when sufficient water available	12%	15
Farmers/business using water without restriction	11%	14
Other	2%	3
Don’t know	9%	11
<b>Total number of respondents</b>		<b>122</b>

#### 14.1.2 Survey outcomes

In general, the water activity has been graded highly. Many of the comments provided by the community in the further comments section of the survey were providing positive feedback. Respondents highlighted the need to solve supply issues, raise quality and reliability while promoting fair usage across domestic residents, farmers and businesses.

From the results obtained in the survey, it appears that water services are performing fairly well in the eyes of the public. GDC will keep working on providing a better and more reliable water supply system to Gore District residents.

## 14.2 Changes on Bylaws

In 2018 Gore District Council has also consulted the population about changes on the following bylaws:

- Water restrictions (Water Supply Bylaw 2015)
- Subdivision and Land Development Bylaw 2011

More details about the changes made can be found in Sections 10.3 and 10.4.

### 14.2.1 Consultation Results – Changes on Water restrictions

A total of 53 submissions were received for this public consultation. From this total:

- 68% were in favour of the proposed amendments;
- 9% did not know or did not answer;
- 23% did not feel the amendments were necessary, or they considered that water restrictions should not be used at all.

About the severity of the restrictions:

- 13% believe that the restrictions are about right or too lenient;
- 54% did not know how to evaluate the restrictions levels or did not answer;
- 33% believe that the restrictions are too harsh.

Overall these results and other comments submitted by the community indicate that most of the population support the water restrictions changes. It is important to note that these changes added restrictions for industrial and commercial water use, rather than just domestic water use restrictions. This partially addressed the main reason for population opposition to the water restriction. This was identified in the Annual Residents' Survey 2018 (see Section 14.1).

The amendments to the Water Supply Bylaw 2015 were approved and are currently in force.

### 14.2.2 Consultation Results – Changes on the Subdivision and Land Development Bylaw 2011

The vast majority of the submissions received by the Council regarding the changes to the Subdivision and Land Development Bylaw did not relate to water demand. This is with the exception of the proposed provision of rainwater storage tanks. Feedback received regarding this was very supportive and resulted in the Council adoption of the proposal for all new residential houses to install a rainwater tank with a minimum size of 3000 L.



## 15.0 FUTURE IMPROVEMENTS

Future improvements to be considered in the next reviews of this WDMS are identified below:

- Updating the water supply description following proposed WTP upgrades.
- Review maintenance and assets management strategies
- Further investigations to confirm the water leakage estimations for both, Gore and Mataura.
- Investigations to find out if all the industrial & commercial, rural and non-rateable high water users are metered.
- Estimation of water demand for firefighting.
- Further studies to review the growth prediction per sector: population growth, industrial growth, rural growth and non-rateable growth.
- Reviewing water metering strategy, creating targets and timeframes.
- Reviewing education strategy.
- New water demand management strategies.
- Further investigations to evaluate how climate change is affecting and will affect the water supply in Gore District.
- Use of additional auditing and benchmarking procedures.

## 16.0 PROCESS REVIEW

A review of this Water Demand Management Strategy will be undertaken every three years by Gore District Council. This review will be in line with Gore District LTP (Long-Term Plan) and will include all Council's new plans and strategies to manage its current and future water demand.

## 17.0 APPENDICES

### 17.1 Appendix One - GDC Water Restrictions 2019

# RESIDENTIAL RESTRICTIONS

	LEVEL 1 AND 2 PERMITTED USE WITH CONSERVATION MEASURES	LEVEL 3 AND 4 RESTRICTED USE	LEVEL 5 EMERGENCY CIRCUMSTANCES
Grass areas	<p><b>Level 1</b> No unattended watering (eg sprinklers). Hand held watering only either by hose or bucket.</p> <p><b>Level 2</b> No watering allowed.</p>	<p><b>Levels 3 and 4</b> No watering allowed.</p>	<p><b>Level 5</b> No watering allowed</p>
Flower gardens, trees or shrubs	<p><b>Level 1</b> Watering allowed by any method and at any time.</p> <p><b>Level 2</b> No unattended watering (eg sprinklers) Hand held watering by hose or bucket allowed.</p>	<p><b>Level 3</b> Watering by hand held hose or bucket allowed, limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm.</p> <p><b>Level 4</b> No watering allowed</p>	<p><b>Level 5</b> No watering allowed</p>
Home produce gardens supplying food to the household (eg vegetables, salads herbs etc and fruit trees)	<p><b>Level 1</b> Watering allowed by any method and at any time.</p> <p><b>Level 2</b> Watering allowed using any method limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm.</p>	<p><b>Level 3</b> Hand held watering only limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm.</p> <p><b>Level 4</b> Hand held watering only on alternative days (odd and even house numbers on odd and even dates of the month) limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm.</p>	<p><b>Level 5</b> No watering allowed</p>
Pools, spas and water features	<p><b>Levels 1 and 2</b> Filling and/or topping up limited to 1,000 litres per day.</p>	<p><b>Levels 3 and 4</b> Only pools of up to 350 litres in size can be filled and topped up using a hand-held hose or bucket only.</p>	<p><b>Level 5</b> No filling or topping up allowed</p>
Running water for recreation (eg water slide)	<p><b>Levels 1 and 2</b> Use of running water permitted for a maximum of two hours per day.</p>	<p><b>Levels 3 and 4</b> No use of running water allowed.</p>	<p><b>Level 5</b> No use of running water allowed.</p>
Cleaning of external surfaces of buildings including roofs and windows	<p><b>Level 1</b> Cleaning allowed using any method at any time.</p> <p><b>Level 2</b> Only windows may be cleaned. Cleaning of other external surfaces not allowed, except where preparing for painting or repair work.</p>	<p><b>Levels 3 and 4</b> Windows only may be cleaned. Cleaning of other external surfaces not allowed, except where preparing for painting or repair work.</p>	<p><b>Level 5</b> No use of water allowed</p>
Cleaning of vehicles, boats, caravans and trailers	<p><b>Level 1</b> Cleaning using any method permitted at any time.</p> <p><b>Level 2</b> Cleaning by use of a bucket only, except where necessary for essential maintenance, safety or emergency reasons.</p>	<p><b>Levels 3 and 4</b> Cleaning by use of a bucket only of windows, mirrors, lights and registration plates, except where necessary for essential maintenance, safety or emergency reasons.</p>	<p><b>Level 5</b> Cleaning by use of a bucket only of windows, mirrors, lights and registration plates, except where necessary for essential maintenance, safety or emergency reasons.</p>
Cleaning of paths and driveways	<p><b>Level 1</b> Cleaning using any method permitted at any time.</p> <p><b>Level 2</b> Cleaning not allowed, except for safety or emergency reasons.</p>	<p><b>Levels 3 and 4</b> No cleaning of paths and driveways, except for safety or emergency reasons.</p>	<p><b>Level 5</b> No cleaning of paths and driveways, except for safety or emergency reasons.</p>

# COMMERCIAL AND INDUSTRIAL USERS

	LEVEL 1 AND 2 PERMITTED USE WITH CONSERVATION MEASURES	LEVEL 3 AND 4 RESTRICTED USE	LEVEL 5 EMERGENCY CIRCUMSTANCES
Grass areas	<b>Level 1</b> No unattended watering (eg sprinklers). Hand held watering only either by hose or bucket <b>Level 2</b> No watering allowed.	<b>Levels 3 and 4</b> No watering allowed.	<b>Level 5</b> No watering allowed
Flower gardens, trees or shrubs	<b>Level 1</b> Watering allowed by any method and at any time. <b>Level 2</b> No unattended watering (eg sprinklers) Hand held watering by hose or bucket allowed.	<b>Level 3</b> Watering by hand held hose or bucket allowed, limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm. <b>Level 4</b> No watering allowed	<b>Level 5</b> No watering allowed
Pools, spas and water features	<b>Levels 1 and 2</b> Filling and/or topping up limited to 1,000 litres per day.	<b>Levels 3 and 4</b> Only pools of up to 350 litres in size can be filled and topped up using a hand held hose or bucket only.	<b>Level 5</b> No filling or topping up allowed
Cleaning of external surfaces of buildings including roofs and windows	<b>Level 1</b> Cleaning allowed using any method at any time. <b>Level 2</b> Windows only may be cleaned. Cleaning of other external surfaces not allowed, except where preparing for painting or repair work.	<b>Levels 3 and 4</b> Windows only may be cleaned. Cleaning of other external surfaces not allowed, except where preparing for painting or repair work.	<b>Level 5</b> No use of water allowed
Cleaning of commercial vehicles and trailers	<b>Level 1</b> Cleaning using any method permitted at any time. <b>Level 2</b> Cleaning permitted for a maximum of 2 hours per day, except where necessary for regulatory, health, safety and emergency reasons.	<b>Levels 3 and 4</b> Cleaning only permitted for regulatory, health, safety and emergency reasons.	<b>Level 5</b> Cleaning only permitted for regulatory, health, safety and emergency reasons.
Cleaning of paths and driveways	<b>Level 1</b> Cleaning using any method permitted at any time. <b>Level 2</b> Cleaning not allowed, except for safety or emergency reasons.	<b>Levels 3 and 4</b> No cleaning of paths and driveways, except for safety or emergency reasons.	<b>Level 5</b> No cleaning of paths and driveways, except for safety or emergency reasons.

# SCHOOLS AND PRIVATE SPORTS CLUBS

	LEVEL 1 AND 2 PERMITTED USE WITH CONSERVATION MEASURES	LEVEL 3 AND 4 RESTRICTED USE	LEVEL 5 EMERGENCY CIRCUMSTANCES
Grass areas	<b>Level 1</b> No unattended watering (eg sprinklers). Hand held watering only either by hose or bucket <b>Level 2</b> No watering allowed.	<b>Levels 3 and 4</b> No watering allowed.	<b>Level 5</b> No watering allowed
Flower gardens, trees and shrubs	<b>Level 1</b> Watering allowed by any method and at any time. <b>Level 2</b> No unattended watering (eg sprinklers) Hand held watering by hose or bucket allowed.	<b>Level 3</b> Watering by hand held hose or bucket allowed, limited to a maximum of two hours on any day either between 7:00 am to 9:00 am or 7:00 pm to 9:00 pm. <b>Level 4</b> No watering allowed	<b>Level 5</b> No watering allowed

# GORE DISTRICT COUNCIL

	LEVEL 1 AND 2 PERMITTED USE WITH CONSERVATION MEASURES	LEVEL 3 AND 4 RESTRICTED USE	LEVEL 5 EMERGENCY CIRCUMSTANCES
Gore Aquatic Centre and sports fields	<b>Levels 1 and 2</b> Conserve water where practical	<b>Levels 3 and 4</b> Conserve water where practical	<b>Level 5</b> Conserve water where possible
Lawns, flower gardens, trees and shrubs	<b>Level 1</b> Watering allowed by any method and at any time. <b>Level 2</b> Watering of lawn areas allowed on reduced basis connected to turf renovation. Other watering allowed by any method at any time.	<b>Level 3</b> Hand watering of lawn areas allowed on reduced basis connected to turf renovation. Other watering allowed by any method between 9pm and 6am. <b>Level 4</b> No watering of lawn areas allowed. Other watering allowed only by subterranean methods.	<b>Level 5</b> No watering allowed
Cleaning of Council fleet vehicles	<b>Level 1</b> Cleaning using any method permitted at any time. <b>Level 2</b> Cleaning only allowed for regulatory, health, safety and emergency reasons.	<b>Levels 3 and 4</b> Cleaning only allowed for regulatory, health, safety and emergency reasons	<b>Level 5</b> Cleaning only allowed for regulatory, health, safety and emergency reasons.



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1113652**  
**Land Registration District** **Southland**  
**Date Issued** 07 March 2024

**Prior References**

235681 SL165/61

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**Estate** Fee Simple  
**Area** 4.5643 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 582559 and Lot 1-2  
Deposited Plan 3940

**Registered Owners**

Gore District Council

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**Interests**

031604.1 Gazette Notice declaring No 94 State Highway (Gore-Milford Sound) fronting above land to be a limited access road - 25.1.1978 at 10:18 am (Affects Lot 1 DP 3940)

Subject to a right of way over part Lot 2 DP 3940 marked D on the diagram attached to Transfer 199743.2 created by Transfer 199743.2 - 9.7.1992 at 11:50 am

Appurtenant to Lot 2 DP 3940 and Lot 4 DP 582559 are rights of way created by Transfer 199743.2 - 9.7.1992 at 11:50 am

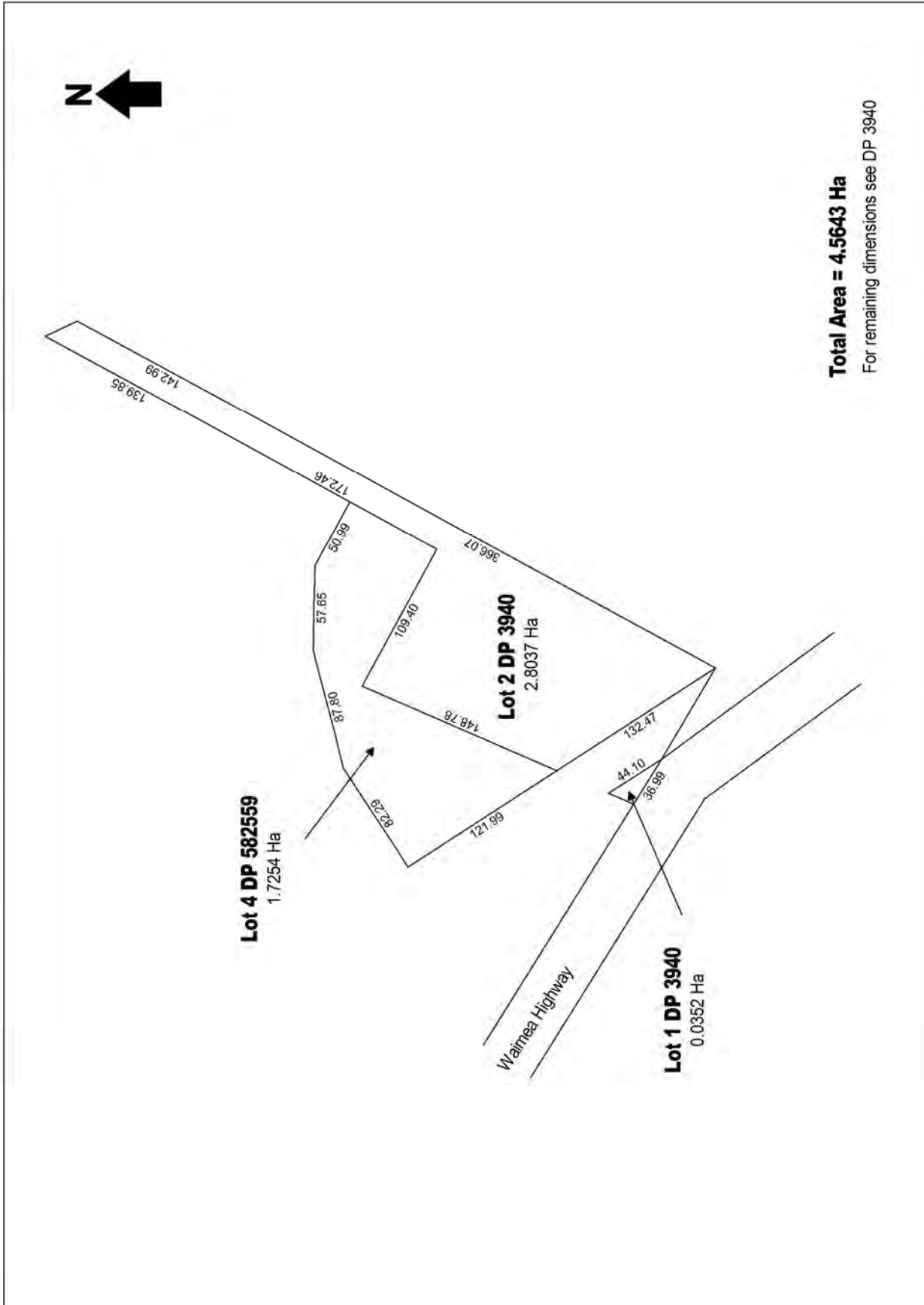
Subject to a right to convey water over part Lot 4 DP 582559 marked W on DP 582559 created by Easement Instrument 6645200.6 - 11.11.2005 at 9:00 am

Fencing Covenant in Transfer 12753336.2 - 7.3.2024 at 12:13 pm (Affects Lot 4 DP 582559)

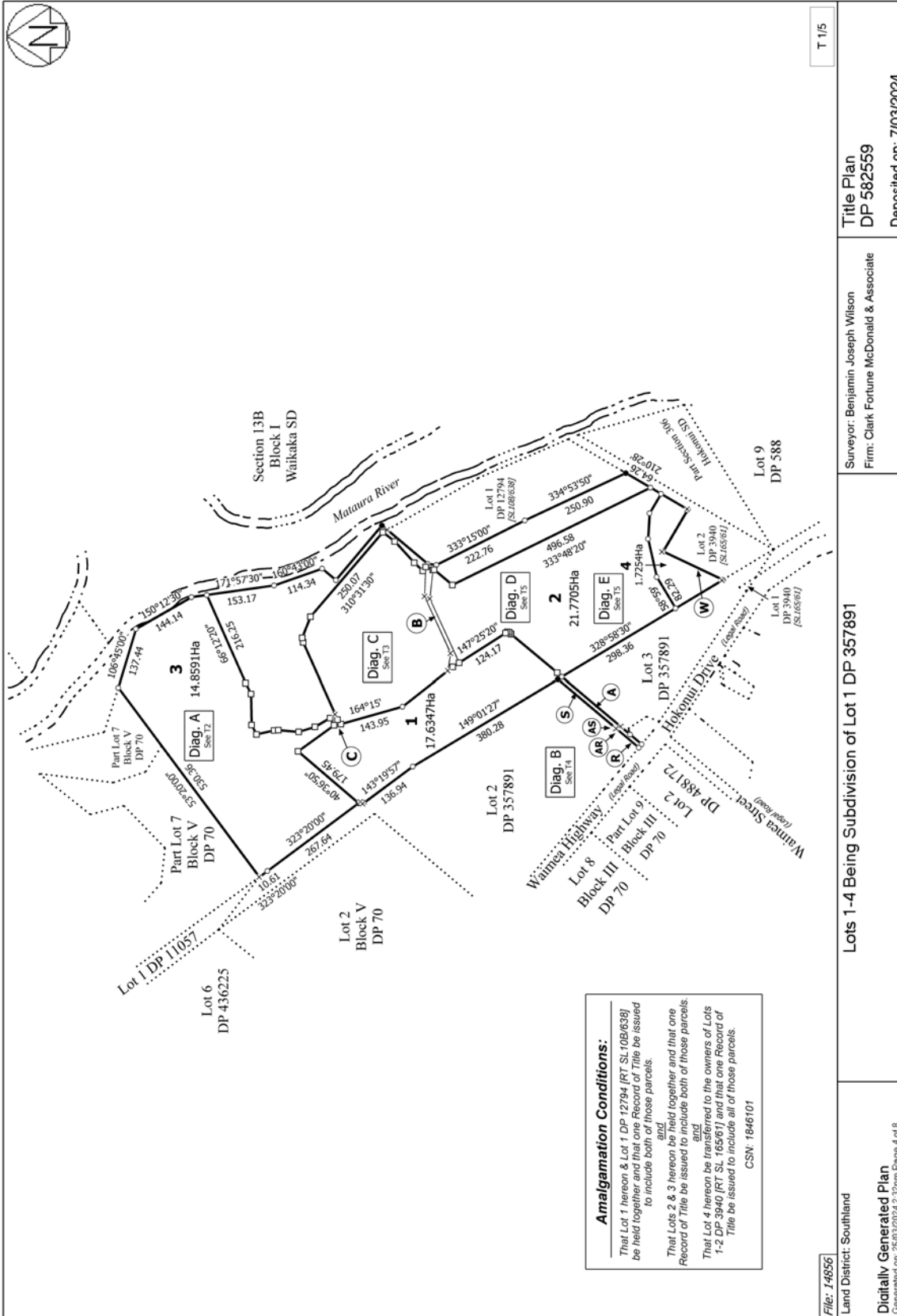
Subject to Section 241(2) Resource Management Act 1991 (affects DP 582559)

Land Covenant in Covenant Instrument 12753336.6 - 7.3.2024 at 12:13 pm (Affects Lot 4 DP 582559)





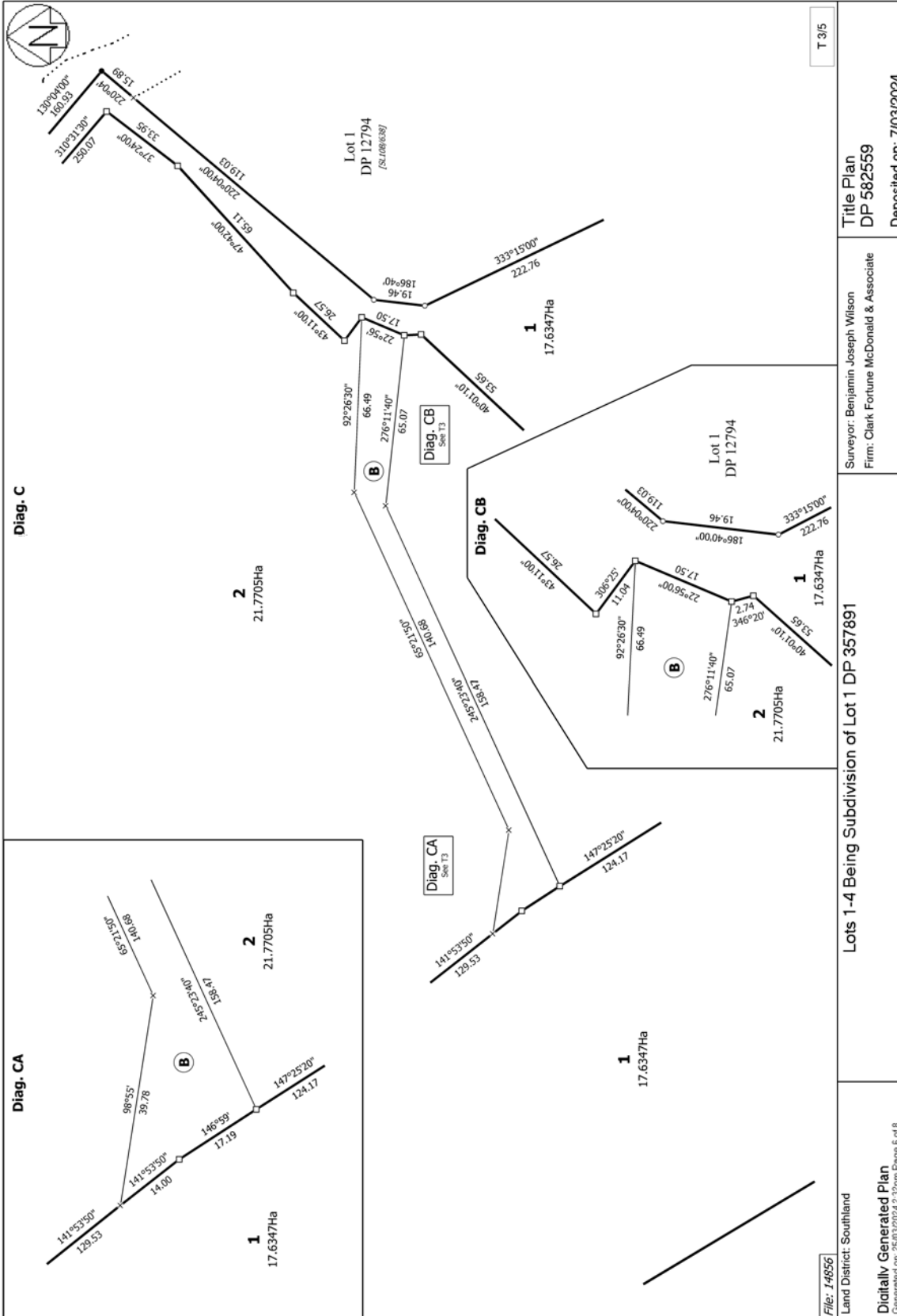
**Total Area = 4.5643 Ha**  
For remaining dimensions see DP 3940



**Amalgamation Conditions:**  
 That Lot 1 hereon & Lot 1 DP 12794 [RT SL 108/638] be held together and that one Record of Title be issued to include both of those parcels,  
 and  
 That Lots 2 & 3 hereon be held together and that one Record of Title be issued to include both of those parcels,  
 and  
 That Lot 4 hereon be transferred to the owners of Lots 1-2 DP 3940 [RT SL 163/61] and that one Record of Title be issued to include all of those parcels.  
 CSN: 1846101

T 1/5	Title Plan DP 582559 Deposited on: 7/03/2024
Surveyor: Benjamin Joseph Wilson Firm: Clark Fortune McDonald & Associate	Lots 1-4 Being Subdivision of Lot 1 DP 357891
File: 14856 Land District: Southland Digitally Generated Plan Generated on: 25/03/2024 2:35pm Page 4 of 6	





File: 14856

Land District: Southland

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Generated on: 25/03/2024 2:35pm Page 6 of 6

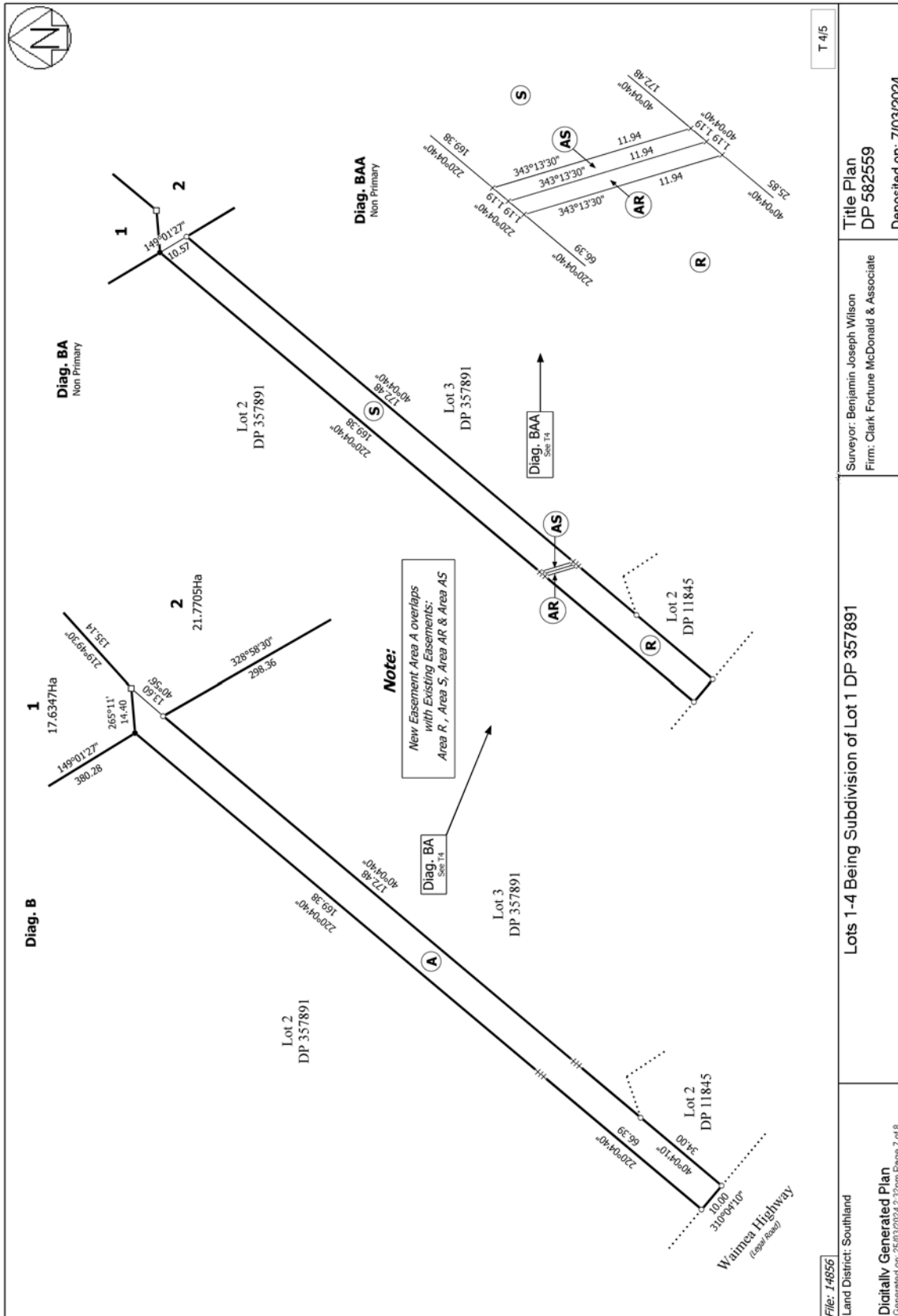
Lots 1-4 Being Subdivision of Lot 1 DP 357891

Surveyor: Benjamin Joseph Wilson  
Firm: Clark Fortune McDonald & Associate

Title Plan  
DP 582559

Deposited on: 7/03/2024

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File: 14856

Land District: Southland

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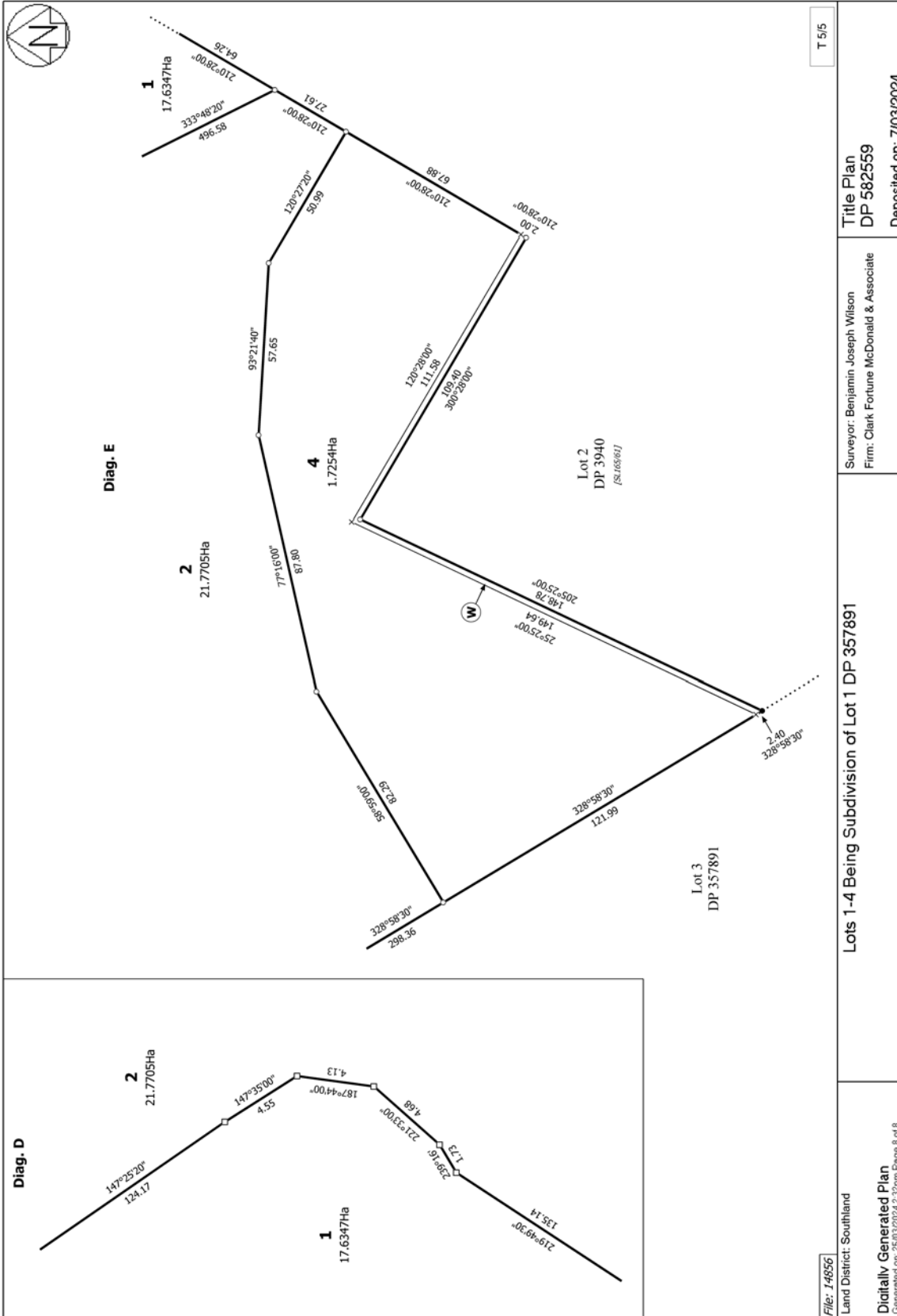
Lots 1-4 Being Subdivision of Lot 1 DP 357891

Surveyor: Benjamin Joseph Wilson  
Firm: Clark Fortune McDonald & Associate

Title Plan  
DP 582559

Deposited on: 7/03/2024

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**From:** [Lynda Murchison](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED] [Lynda Murchison](#)  
**Subject:** Proposed Gore District Plan - Hearing Stream 2 Evidence of Lynda Murchison on Behalf of Hokonui Runanga Inc (Final)  
**Date:** Monday, 10 June 2024 1:19:31 pm  
**Attachments:** [image001.png](#)  
[Proposed Gore District Plan - Hearing Stream 2 Evidence of Lynda Murchison on Behalf of Hokonui Runanga Inc \(Final\).pdf](#)

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Kia ora Lindsay

Please find attached evidence from Hokonui Runanga Inc in relation to Hearing Stream 2.

We would like to request a hearing time please for both legal submissions and planning; to attend remotely.

Time needed: 45 minutes.

Nga mihi

Lynda



Dr Lynda Murchison  
Chief Advisor

[REDACTED]  
140 Charlton Road, Gore 9774

Waea pūkoro: 0272238070

Website - [Taiao – Hokonui Rūnanga Kaupapa \(hokonuitaiao.org.nz\)](http://Taiao – Hokonui Rūnanga Kaupapa (hokonuitaiao.org.nz))

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**BEFORE THE COMMISSIONERS APPOINTED ON BEHALF OF  
THE GORE DISTRICT COUNCIL**

**UNDER**

The Resource  
Management Act  
1991

**IN THE MATTER**

of the proposed  
Gore District Plan

**AND**

**IN THE MATTER**

of submissions by  
Hokonui Rūnanga  
Inc in relation to  
Hearing Stream 2

---

**STATEMENT OF EVIDENCE OF DR LYNDA MURCHISON  
ON BEHALF OF HOKONU RUNANGA INC**

**10<sup>th</sup> June 2024**

## INTRODUCTION

1. My name is Lynda Marion Weastell Murchison.
2. I work as a consultant planner for Te Rūnanga o Ngāi Tahu and various papatipu rūnanga including Hokonui Rūnanga Inc and their environmental company Hokonui Rūnanga Floriculture Ltd (trading as Hokonui Rūnanga Kaupapa Taiao).
3. My relevant qualifications and experience are outlined in paragraphs 2 to 8 of my evidence-in-chief prepared for Hearing Stream 1 on the proposed Gore District Plan.

### Code of Conduct for Expert Witnesses

4. I have read the Code of Conduct for Expert Witnesses contained in the Environment Court of New Zealand Practice Note (2023) and I agree to comply with it. I confirm that the issues addressed in this statement of evidence are within my area of expertise except where I state that I am relying on information provided by another party. I have not knowingly omitted to consider any material facts known to me that might alter or detract from the opinions expressed.

## SCOPE OF EVIDENCE

5. I have been asked to give evidence on the following matters in relation to Hearing Stream 2:
  - (i) The consideration of Ngāi Tahu values in the preparation or review of district plans under the Resource Management Act 1991 (RMA);
  - (ii) The way in which Ngāi Tahu values have been provided for in the proposed Gore District Plan;
  - (iii) The submissions by Hokonui Rūnanga Inc and the sequence of hearings on those submissions;
  - (iv) The recommendations on Hokonui Runanga Inc submission points included in Hearing Stream 2.
6. The status of Ngāi Tahu Whānui as mana whenua within the Ngāi Tahu takiwā; the status of Te Rūnanga o Ngāi Tahu as the tribal representative of Ngāi Tahu Whānui; and the role of Hokonui Rūnanga Inc as the papatipu rūnanga representing Ngāi Tahu mana whenua within the Hokonui takiwā, including Gore District; are traversed in paragraphs 7 to 15 of my evidence-in-chief for Hearing Stream 1.

## **EXECUTIVE SUMMARY**

- 7.** The duty to recognise and provide for Ngāi Tahu values in district plans is not new to this plan process or even to the RMA. How these values are recognised and provided for has evolved considerably over the last 30 years under the RMA and will continue to do so.
- 8.** In particular, the focus has shifted from planners listing and protecting 'significant cultural sites' using a heritage conservation lens, to the challenge of trying to incorporate environmental ethics as understood within a Te Ao Māori lens, into regional and district plans prepared within western legal and planning paradigms.
- 9.** Hokonui Rūnanga Inc has made 'all of plan' submissions pertaining to how mana whenua values are identified and managed in the proposed Gore District Plan.
- 10.** These submissions include:

  - (i) 'all of plan' submissions to provide both an 'interim' amendment to the proposed plan as notified to provide greater clarity and specificity in the plan provisions;
  - (ii) a request for a variation to more appropriately manage mana whenua values in accordance with an Apiti Hono Tati Hono approach; and
  - (iii) as secondary or consequential relief to these 'all of plan' decisions requested in submissions, amendments to specific provisions in various chapters of the proposed Gore District Plan.
- 11.** The 'all of plan' submission points and variation request were noted in the s42A Report on Hearing Stream 1 and deferred to Hearing Stream 3 – Mana Whenua Chapter.
- 12.** However, Hearing Stream 2 proposes to deal with several of the secondary relief requested on specific zone provisions, ahead of the 'all of plan' submission points to which they relate in Hearing Stream 3.
- 13.** This approach runs the risk of creating fragmented and inconsistent decision-making, as is already shown in the inconsistent recommendations of the s42A Reporting Officers for the different zones in Hearing Stream 2 in relation to the same submission points.
- 14.** Mana whenua values permeate throughout the proposed Gore District Plan; and the provisions rely on core concepts discussed in the Mana Whenua Chapter.
- 15.** In addition, Ngāi Tahu ki Murihiku use an approach to managing the relationship with their ancestral lands, water, sites, wāhi tapu and other taonga that does not

rely on mapping culturally significant sites. However, this Āpiti Hono Tāti Hono approach has not been well-married into the provisions in the proposed plan, running a real that in the absence of lists of cultural significant sites or landscapes, resource consent applicants and the consent authority may assume there are no values to be considered on a specific site.

16. The approach in the proposed Gore District Plan for managing mana whenua values needs to be consistent throughout the plan, achieve the purpose of the Act and discharge the duty under s32 as being the most appropriate method.
17. To ensure this occurs, the Mana Whenua Chapter and associated 'all of plan' submissions by Hokonui Rūnanga Inc need to be heard before any other submission points pertaining to mana whenua values, and heard by all Hearing Commissioners, in the same way as the other 'all of plan' submissions and definitions of terms have been heard in Hearing Stream 1.
18. Therefore, I recommend hearings and deliberations on the Hokonui Rūnanga Inc submission points included in Hearing Stream 2 are deferred and considered alongside or after the hearing of Mana Whenua values in Hearing Stream 3.

## **CONSIDERATION OF NGĀI TAHU VALUES IN THE PREPARATION OR REVIEW OF DISTRICT PLANS**

### Statutory Considerations

19. All territorial local authorities are required to have one district plan at all times under s73(1) of the RMA.
20. The purpose of a district plan is set out in s72 of the RMA. It states:

*“ The purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order **to achieve the purpose of this Act**”* (emphasis added).
21. The purpose of the RMA is set out in s5 of the Act as *“to promote the sustainable management of natural and physical resources.”*
22. The term 'sustainable management' is defined in s5(2) of the RMA and includes:

*“ Managing the use, development, and protection of natural and physical resources in a way or at rate which enables people and communities to provide for their economic, social and cultural wellbeing and for their health and safety; while - ...*

*(c) Avoiding remedying or mitigating adverse effects of activities on the environment.”*

23. The term 'environment' is defined in s2 of the RMA and includes:  
“(a) *ecosystems and their constituent parts, including people and communities; and...*  
(d) *the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.*”
24. In addition, there are matters set out in sections 6-8 of the RMA which must be considered as part of achieving the purpose of the RMA. Particularly relevant to Ngāi Tahu values, include:  
(i) Recognising and providing for, as a Matter of National Importance, the relationship of Māori and their culture and traditions with their ancestral lands, waters, sites wāhi tapu and other taonga (s6(e));  
(ii) Having particular regard to kaitiakitanga (s7(a)); and  
(iii) Taking into account the principles of the Treaty of Waitangi (s8).
25. The duty in s6(e) is to recognise and provide for **the relationship of Māori** with their ancestral lands, water, sites wāhi tapu and other taonga (emphasis added). In my view, this duty means it is for mana whenua to determine what that relationship is and how it is provided for in regional or district plans: it is their relationship.
26. The duty in s6(e) is not limited to specific sites or to land held as Māori tribal land under Te Ture Whenua Māori Act 1993. The duty applies to ancestral lands, water, sites, wāhi tapu and other taonga – in my view it applies across the takiwā. Evidence pertaining to the relationship of Ngāi Tahu mana whenua with the Hokonui takiwā will be presented in Hearing Stream 3- Mana Whenua.
27. Kaitiakitanga is defined in the RMA as:  
*“means the exercise of guardianship by the tangata whenua of an area **in accordance with tikanga Māori** in relation to natural and physical resources; and includes the ethic of stewardship” (emphasis added).*
28. Kaitiakitanga is the inherited duty held by those who hold rangatiratanga (customary authority) over the takiwā, to ensure the resources of the takiwā are robust and healthy for both current use and future generations. Again, cultural evidence pertaining to these concepts will be presented in Hearing Stream 3 – Mana Whenua.
29. Finally, Section 8 of the RMA requires a planning authority to take into account the principles of Te Tiriti o Waitangi/Treaty of Waitangi. The principles have emerged

from relevant case law, including decisions of the Waitangi Tribunal and as such will be addressed in legal submission by Mr Leckie.

- 30.** In summary, the principles guide how the Crown will work with its Treaty Partners to ensure decision-making and implementation upholds the spirit of the Treaty. The principles are relevant to these proceedings for two reasons:
- (i) Local authorities carry out the functions of the Crown in relation to some RMA considerations; and
  - (ii) There is a duty to take into account the principles of the Treaty in s8 of the RMA (and s4 of the Local Government Act 2002); and
- 31.** To that end, Section 4.1 of the Charter of Understanding between Gore District Council and Hokonui Rūnanga Inc (2021) states:
- “4.1. The Parties recognise and agree that the Council:*
- a) Exists in accordance with legislation and is subject to a range of legal obligations;*
  - b) Is a ‘Treaty Partner’ and agent of the Crown for the purposes of The Treaty of Waitangi.”*
- 32.** Section 74 of the RMA sets out further matters which a territorial local authority must consider when preparing or reviewing a district plan. These matters include a duty to take into account any planning document recognised by the iwi authority and lodged with the territorial authority (s74(2A)).
- 33.** In Murihiku (Southland Region) the relevant planning document recognised by the iwi authority and lodged with the territorial authorities is *Te Tangi a Tauira – the Cry of the People*: the Iwi Management Plan for Ngāi Tahu ki Murihiku.
- 34.** *Te Kawa o Te Taiao* is a values-based document which has been prepared by Hokonui Runanga Inc. However, my understanding is that this document has not been through the process for recognition and approval by Te Rūnanga as an iwi management plan.
- 35.** The Ngāi Tahu Claims Settlement Act 1998 has further shaped how the relationship of Ngāi Tahu Whānui with their takiwā is provided for in regional and district planning. The cultural redress provisions of that Act further provide for Ngāi Tahu Whānui rights and interests in statutory environmental planning; while the provisions for financial redress have enabled Ngāi Tahu to better resource their involvement.

Providing for Ngāi Tahu Values in District Plans

- 36.** The duty to recognise and provide for Māori values in district planning is not new to this district plan review or to the RMA. Section 3 of the Town and Country Planning Act 1977 (TCPA 1977) stated:

*“In the preparation, implementation and administration of regional, district and maritime schemes, and in administering the provisions of Part II of this Act, the*

*following matters which are declared to be of national importance shall in particular be recognised and provided for:...*

*(g) The relationship of the Māori people and their culture and traditions with their ancestral land.”*

- 37.** I did not practice planning under the TCPA 1977. However, from my study of district planning schemes prepared under that Act, this duty appears to have been discharged by planning authorities listing (and mapping) in district planning schemes any Māori archaeological sites in their district from the New Zealand Archaeological Association Register. The sites were ‘protected’ by rules around disturbance or destruction, similar to other archaeological or heritage sites.
- 38.** The duty under s6(e) of the RMA is not dissimilar to s3(g) of the TCPA 1977, except that:
- (i) It applies more broadly to ancestral lands, water, sites, wāhi tapu and other taonga; and
  - (ii) How that duty is discharged in regional and district plans has evolved significantly; and continues to do so.
- 39.** In first-generation district plans prepared under the RMA, Ngāi Tahu values were provided for through listing and protecting ‘culturally significant sites’ as dots on the planning maps in the same way as Māori archaeological sites under the TCPA 1977. In some cases, the number of sites identified was broadened to include sites recorded by Ngāi Tahu but which may not be listed on the New Zealand Archaeological Association Register as Māori Archaeological sites.
- 40.** For this purpose, the Ngāi Tahu Māori Trust Board (as it was then) produced *Te Whakatau Kaupapa* – a document outlining Ngāi Tahu values and interests in resource management matters in Waitaha (Canterbury) and Ōtākou (Otago). These volumes included some sites and some silent file areas – being areas within which wāhi tapu were located but their precise situation not disclosed.
- 41.** In addition, the assessment of outstanding natural landscapes or features under s6(b) of the RMA included assessment of ‘tangata whenua values’ associated with that landscape. However, like the approach to ‘culturally significant sites’ these assessments occurred within a western framework for landscape assessment and were often undertaken by landscape architects rather than mana whenua.
- 42.** In some regional plans and second-generation district plans, Ngāi Tahu mana whenua have sought alternative approaches to articulate their relationship with the ancestral lands and waters of their takiwā; approaches which are more reflective of the values and relationships Ngāi Tahu Whānui have with the entire landscape. For example wāhi tupuna or cultural landscapes have been used in the Queenstown Lakes District Plan, and over Te Waihora/Lake Ellesmere in Variation 1 to the Canterbury Land and Water Regional Plan. The aim of wāhi tupuna is to



recognise mana whenua connections with a broader cultural landscape.

43. Similarly, in the Canterbury, Southland and more recently Otago Land and Water Regional Plan processes, Ngāi Tahu mana whenua have not identified 'outstanding' water bodies as required under the National Policy Statement for Freshwater 2011, 2017 or 2020.
44. Within Te Ao Tahu (Ngāi Tahu worldview), whenau (land) and wai (water) is not valued relative to its environmental condition. All whenua is highly valued and I have been told by Ngāi Tahu kaumatua that identifying some land or water bodies in the takiwā as 'outstanding' is akin to 'picking a favourite child.' Rather, if the whenua or wai is degraded, the duty of Kaitiakitanga requires that its mauri is restored.
45. The relationship of Ngāi Tahu Whānui with te taiao/natural environment differs both ontologically and epistemologically from the assumptions of human-environment relationships and management of natural resources that underpin the RMA and the academic discipline of town planning or, as it is more commonly referred to in New Zealand today, natural resource or environmental planning. Therefore, in my opinion, the duties to Māori (including Ngāi Tahu) under Part II of the RMA are greater than identifying culturally significant sites and 'protecting them' using a western heritage conservation approach.
46. Rather, an entire environmental ethic founded on the relationship of mana whenua with their ancestral lands, waters, sites, wāhi tapu and other taonga needs to be married into the district or regional plan, to the extent necessary to achieve the purpose of the Act. Therein, lies the challenge.
47. In my experience, most second-generation district plans prepared under the RMA are moving towards this broader recognition of mana whenua values. As such, mana whenua are no longer limited to one section of the plan. Rather, to borrow a description from retired Environment Court Judge David Shepherd, mana whenua values are "a thread which is weaved throughout the plan."
48. To that end, the National Planning Standards (2019, p.6) state "*Tangata whenua/mana whenua content must be integrated throughout the policy statement or plan where the local authority determines it appropriate.*"
49. I do note the National Planning Standards (2019) framework for district plans still couples 'cultural values' and 'with heritage values. However, it does not limit consideration of mana whenua values only to sites and areas of significance to Māori.

Providing for Ngāi Tahu ki Murihiku Valeus in Proposed Gore District Plan

50. Ngāi Tahu ki Murihiku is comprised of four papātipu rūnanga:
  - Te Rūnanga o Ōraka Aparima
  - Te Rūnanga o Waihao

- Hokonui Rūnanga Inc
- Te Rūnanga o Awarua.

- 51.** Collectively, Ngāi Tahu ki Murihiku have chosen not to use an approach of identifying culturally significant sites and landscapes, grounded in western approaches to heritage conservation and landscape assessment in RMA planning. Rather, they use a methodology to express connection with and values associated with place that is grounded in Te Ao Tahu (Ngāi Tahu worldview); called Āpiti Hono Tāti Hono.
- 52.** This approach is articulated in *Āpiti Hono Tāti Hono: Ngā Whenua o Ngāi Tahu ki Murihiku Stage 1 Southland Cultural Landscape Study* (2021). Evidence about this approach will be given in Hearing Stream 3 - Mana Whenua.
- 53.** In summary, Āpiti Hono Tāti Hono is a whole of landscape approach that recognises both: mana whenua connections to all parts of the takiwā; and that all parts of the takiwā are culturally significant. However, there may be different values associated with different areas. Therefore, activities may be appropriate and inappropriate in different places in the takiwā depending on whakapapa, natural attributes, historical events, and contemporary activities.
- 54.** I liken this concept to the role of a district council administering its area. District councils have an interest in all parts of the district and manage different areas of the district for utility, commerce, residence, travel etc. Within this broad framework, there are monuments, places of worship, cemeteries and such that are sacred or highly valued for their spiritual, historical or cultural association; and there are other parts of the district which are valued and managed for other uses. Activities which may be appropriate in one place, may not be in another.
- 55.** The challenge is how to provide for this approach to resource management within legal and planning paradigms which are founded on the notions that:
- cultural values are a subset of conservation values;
  - resource use and resource protection are conflicting goals so land is either able to be developed or must be protected from development; and
  - the chief mechanism for environmental protection is to require planning permission (resource consent) to undertake activities.
- 56.** As noted in paragraphs 22 to 24 of my evidence-in-chief on Hearing Stream 1, Gore District Council invited both governance and technical input from Hokonui Rūnanga Inc into the development of the proposed Gore District Plan. I was not involved in that process, except for some comments on draft provisions for indigenous biodiversity.
- 57.** However, it appears the mechanism that was used to provide for consideration of mana whenua values in the proposed Gore District Plan was:

- (i) Not to identify culturally significant sites or landscapes in favour of an Āpiti Hono Tāti Hono approach; and
  - (ii) To rely on the resource consent process as the mechanism to trigger an Āpiti Hono Tāti Hono, rather than undertaking such assessments as part of the district plan review process.
- 58.** Consequently, there are numerous policies and rules in the proposed Gore District Plan that require consideration of ‘Ngāi Tahu Values’ or ‘effects on Ngāi Tahu values.’ However, the relevant policies do not articulate what those values are or how they ought to be applied in decision-making. Similarly, within the rules there is no mechanism to explain what or how Ngāi Tahu values will be considered and how they will be applied as matters of control or discretion.
- 59.** I am not aware whether the option to undertake Āpiti Hono Tāti Hono assessments across the district (or parts thereof) to inform policies and rules was not considered in the plan review process, or whether it was rejected by the Council. However, in my opinion, the approach in the proposed plan as notified raises issues of certainty and engenders questions about its efficiency and efficacy for applicants, Hokonui Rūnanga Inc and the consent authority.
- 60.** To be clear, it is not my opinion that the relief sought in the Hokonui Rūnanga Inc submission is the most appropriate method to give effect to an Āpiti Hono Tāti Hono approach, either. In my view, the relief sought offers better guidance than the approach the proposed plan as notified, but it is an interim measure. I understand a core part of the Ngāi Tahu case in Hearing Stream 3 is to present evidence on this matter.

## **HOKONUI RŪNANGA SUBMISSION AND SEQUENCE OF HEARINGS**

- 61.** Hokonui Runanga Inc made a submission in relation to how Ngāi Tahu values are provide for in the proposed Gore District Plan. The submission has two parts.
- 62.** Firstly, in relation to the entire proposed Gore District Plan, Hokonui Rūnanga Inc has requested three decisions:
- (i) *Delete all references to ‘sites of cultural significance’ and replace with the words “or significant adverse effects on the values mana whenua associate with the area.”*
  - (ii) *Work with Hokonui Rūnanga Inc on a variation to the plan to provide more guidance on the relationship between appropriate areas and activities from a mana whenua perspective.*
  - (iii) *Amend references to ‘Ngāi Tahu values’ with a more detailed description of particular effects to be avoided, remedied or mitigated.*

- 63.** Secondly and as consequential relief to requested decision point (iii) above, Hokonui Rūnanga Inc has identified specific provisions in each chapter of the proposed Gore District Plan where it has sought to replace the generic term 'Ngāi Tahu Values' with more specific words pertaining to what those values may include. In a couple of instances, the submissions have requested deletion of the reference to Ngāi Tahu values as the rule relates to an activity which is not likely to affect Ngāi Tahu values.
- 64.** With the exception of submission points on the Māori Special Purpose Zone and in relation to indigenous biodiversity, almost all other submission points made by Hokonui Rūnanga Inc are secondary and consequential relief to the primary submission points described in paragraph 60.
- 65.** This consequential relief includes submission points on provisions in the Commercial, Open Space and Recreation and Special Purpose Zones which are the subject of Hearing Stream 2. These submission points are:
- Town Centre Zone - (133.077)
  - Local Centre Zone - (139.073)
  - Neighbourhood Centre Zone (139.076)
  - Mixed Use Zone (139.074), (139.075)
  - Open Space and Recreation Zone (139.082), (139.083), (139.084), (139.085), (139.086)
  - Field Days and Camp Columbia Zone - (139.088), (139.089)
  - Airport Zone - (139.087).
- 66.** Hokonui Runanga Inc 'all of plan' submission points described in paragraph 60 have yet to be heard. Paragraph 4 of the S42A Report on Hearing Stream 1 notes the submission points and states they will be heard in a later hearing stream. I understand from email correspondence with Mr Heale (23/05/24), the author of the s42A Report, that this would be in Hearing Stream 3 – Mana Whenua. The email states:
- “ Submission points s139.039 (relating to replacing sites of cultural significance references and a variation) and s139.040 (relating to Ngāi Tahu values) will generally be addressed in HS3.”*
- 67.** I agree that the Mana Whenua Hearing is the correct place for these submission points to be heard. However, in my experience it is usual for foundational matters pertaining to Ngai Tahu' or mana whenua' values are heard at the commencement of plan hearings. This timing reflects both the partnership between Ngāi Tahu and the local authorities within the takiwā, and the fundamental thread which mana whenua values form throughout RMA plans today.
- 68.** The Mana Whenua Chapter contains not only the material describing Ngāi Tahu

mana whenua, but core explanations of concepts and values which are referred to throughout the plan. In my view, having a fundamental understanding of these matters among all Hearing Commissioners is as essential to a robust hearing process as understanding the other 'all of plan' matters and definitions of terms which were canvassed in Hearing Stream 1.

- 69.** In these particular plan proceedings, the hearing sequence is even more important because the relief sought by Hokonui Rūnanga Inc in relation to many provisions in the plan, including the submission points addressed in this Hearing Stream 2, is consequential to the primary relief sought in the submission points noted in paragraph 60 of my evidence.
- 70.** To that end, I also believe it is important that all Hearing Commissioners who are making recommendations to the Council on those secondary or consequential submission points, hear the primary evidence of Ngāi Tahu to be presented in the Mana Whenua Hearing.

#### **SUBMISSION POINTS – HEARING STREAM 2**

- 71.** The s42A Report on Hearing Stream 2 identifies and addresses several points from Hokonui Rūnanga Inc as noted in paragraph 63 above.
- 72.** In relation to the submission points on:
- Town Centre Zone - (133.077)
  - Local Centre Zone - (139.073)
  - Neighbourhood Centre Zone (139.076)
  - Mixed Use Zone (139.074), (139.075);
- the s42A reporting officer recommends accepting the submission points (with the exception of 139.074). The s42A Report takes a view that Hokonui Rūnanga Inc is best to determine how mana whenua values are provided for in the proposed plan, which is consistent with the approach taken in Hearing Stream 1.
- 73.** The s42A Report notes the amendments requested by Hokonui Rūnanga Inc will narrow the scope of values which can be considered under the plan provisions. This comment illustrates well my reasoning for why it is important the Panel hears the 'all of plan' submission points by Hokonui Rūnanga Inc on the provision for mana whenua values first. Then the merits of and reasons for narrowing the scope can be explored from the outset, and ensure consistency across deliberations.
- 74.** In relation to submission points:
- Open Space and Recreation Zone (139.082), (139.083), (139.08), (139.085), (139.086)
  - Field Days and Camp Columbia Zone - (139.088), (139.089)
  - Airport Zone - (139.087);
- the s42A Report does not support the amendments requested in the Hokonui

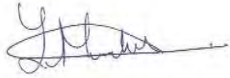
Rūnanga Inc submission, even though they are similar to those amendments requested to provisions in other zones addressed in Hearing Stream 2, for the same reasons.

- 75.** The reasons given in the S42A Report are:
- (i) That Hokonui Rūnanga Inc prepared the proposed plan with Gore District Council; and
  - (ii) It is preferable to refer simply to the mana whenua chapter as all values are listed in the mana whenua chapter, other than wāhi tapu sites; and
  - (iii) the S42A Reporting Officer notes there are no wāhi tapu sites listed in the plan anyway.
- 76.** With respect to the first reason in (i) above, I disagree that this is a valid reason for rejecting the amendment requested by Hokonui Rūnanga Inc. Both Hokonui Rūnanga Inc (and other parties) have reviewed the proposed plan as notified and raised issues around certainty, clarity and efficiency, that need to be addressed.
- 77.** The requirement on the planning authority when considering an amendment to a proposed plan under s32AA of the RMA, is to consider whether the amendment is necessary to achieve the objectives of the plan and is the most appropriate method. In my view it is not valid to reject a decision requested in a submission simply because the party had input into the drafting of the proposed plan.
- 78.** I do not agree with the other reasons given by the S42A Reporting Officer for rejecting these submission points, as noted in paragraph 64(ii) and (iii) above.
- 79.** Firstly, it is inconsistent with the recommendations made on similar submission points in this Hearing Stream 2. Consequently, if all recommendations on Hokonui Rūnanga Inc submissions in this s42A Report are accepted, the result will be inconsistency in how mana whenua values are managed in the proposed plan.
- 80.** Secondly, these recommendations do not address any of the issues pertaining to clarity and specificity of these provisions, which have been raised by Hokonui Rūnanga Inc and other submitters in relation to mana whenua values. Substituting the term 'Ngāi Tahu values' with a reference back to all of the values described in the mana whenua chapter does not provide any greater guidance from the status quo.
- 81.** In accordance with s32AA(b) of the RMA, in my opinion amending these provisions as requested in the submission by Hokonui Rūnanga Inc better discharges the duty under s32 of the RMA. In particular, they better achieve the plan objectives ;and provide for more efficient and effective processing and decision-making on resource consent applications by providing more guidance on the matters that need to be considered by both the applicant and the consent

authority.

- 82.** A fundamental role of the provisions of a plan, particularly the objectives and policies is to guide decision-making on resource consent applications. When considering a resource consent application, the consent authority is required to have regard to the provisions of the plan and any proposed plan under s104(1)(b) of the RMA. Therefore, objectives and policies need to do more than repeat the words of Part II of the RMA. They need to apply them, to illustrate how those matters will be given effect to in the District.
- 83.** Finally, the Reporting Officer's argument that the Mana Whenua Chapter refers to all mana whenua values except 'wāhi tapu sites' and then notes there are none are listed in the plan, reinforces my concerns with the current approach for managing mana whenua values in the proposed plan. There are no wāhi tapu sites listed in the plan because Hokonui Rūnanga Inc opted for an Āpiti Hono Tāti Hono approach as discussed in my evidence. Similarly, there are no culturally significant sites listed in the plan.
- 84.** This does not mean that there are no wāhi tapu or other culturally valued sites in the Gore District, and that effects on such sites need not be considered in decision-making on resource consent applications. However, if they are not referred to in the plan and there is no other guidance in the provisions pertaining to relevant Ngai Tahu values, then plan users and the consent authority could be forgiven for thinking there are no 'Ngai Tahu values' associated with a site. Consequently, in my view, using Āpiti Hono Tāti Hono requires robust consideration for how that approach is reflected and incorporated into the district plan provisions to avoid the consent authority decision-makers falling into exactly the same trap as expressed in this S42A Report in relation to wāhi tapu sites.
- 85.** These observations reinforce to me the importance of hearing the 'all of plan' submission points on Ngāi Tahu values made by Hokonui Rūnanga Inc first. Then all parties have the context to understand the reasons behind the secondary and consequential decisions sought in submissions.
- 86.** Therefore, I consider it would be prudent:
- (i) To defer determination of the submission points from Hokonui Rūnanga Inc included in Hearing Stream 2 and consider them alongside the Mana Whenua evidence in Hearing Stream 3; and
  - (ii) For all Hearing Commissioners to hear and deliberate on the evidence presented in Hearing Stream 3 Mana Whenua.

- 87.** Once submissions and evidence on the primary submission points of Hokonui Rūnanga Inc are presented in Hearing Stream 3, I cannot see any difficulty in determining the consequent submission points made by Hokonui Rūnanga Inc alongside other submission points on the chapters to which they relate.



Lynda Murchison

**10<sup>th</sup> June 2024**



**From:** [Sue Corby](#)  
**To:** [Terry Nicholas \(Rep\)](#); [Dean Whaanga](#); [tasman.gillies](#); [Cyril Gilroy \(ext\)](#); [Kasmira Peterson](#); [Gail Thompson \(Runaka Mgr\)](#); [Jana Davis](#); [Maria Pera \(ext\)](#); [Tane Tamati](#); [REDACTED]  
[Odele Stehlin \(ext\)](#); [Barry Bragg \(ext\)](#); [Ana Beaton \(ext\)](#); [Wilma Falconer](#); [Peter McDonald](#); [Mike Shatford](#); [Jane Kitson \(ext\)](#); [REDACTED]  
[Jacqui Caine](#); [Oraka Aparima Office](#); [Stewart Bull \(ext\)](#); [Riki Dallas](#); [Runanga, Waihopai Runanga Inc. \(ext\)](#); [Campbell](#); [Awarua Administrator](#); [Estelle Pera-Leas](#); [REDACTED] [Pat Hoffmann](#); [REDACTED] [Nicki Atkinson](#);  
[REDACTED] [Nicol Horrell](#); [John McCarroll](#); [Aaron Fleming](#); [Stevie-Rae Blair](#); [Nick Perham](#);  
[Sean Bragg](#); [Jan Brown](#); [Nikki McRobie](#); [Evelyn - Waihopai Runaka](#); [Bonny Lawrence](#); [Paul Duffy](#); [Julie Keast](#); [REDACTED]  
**Subject:** Reimagining Matura Programme: (24 September at Ascot Hotel Invercargill)  
**Date:** Tuesday, 3 September 2024 2:43:40 pm  
**Attachments:** [Reimagining Matura -Full Stakeholder Wānanga Agenda -Final.pdf](#)

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Kia ora Koutou

Please see attached programme for the *Reimagining Matura Regional Hui* to be held:

24 September at the *Ascot Hotel Invercargill* from 9.30am to 3.45pm.

If you haven't done so already, please confirm your attendance, and any special requirements by **14 September**. Thank you.

Nga mihi

Sue

Mobile: [REDACTED]

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# REIMAGINING MATAURA

## Reimagining Maitara Full Stakeholder Wānanga

Tuesday 24 September 2024  
Ascot Park Hotel, Invercargill

Detailed Agenda with Presentation Overviews  
and Guest Speaker Information



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<b>9:30am</b>	<b>Registration, Tea and Coffee</b>
<b>9:45am</b>	<b>Karakia</b> Cyril Gilroy <b>Welcome and Introductions</b> - Terry Nicholas (Chair PSG) H&S Briefing (PSG)
<b>9:50am</b>	Background and current Programme update - PSG
<b>10:00am</b>	<b>A History of the Mataura River</b> The Mataura River runs ki uta ki tai, was once abundant in mahinga kai, and, also an important ara tawhito (traditional travel route) for southern Māori. Presenters: Jacqui Caine and Takerei Norton
<b>10:30am</b>	<b>Edendale Aquifer Group (EAG)</b> <i>“Understanding the movement, interactions and monitoring of nutrients, particularly nitrogen, through the Edendale Catchment”</i> The presentation will focus on establishment of the group, building partnerships and the key components of the initial project. Presenters: Tim McRae, Birgit Pemberton and Cain Duncan.
<b>11:00am</b>	<b>Morning Tea</b>
<b>11:15am</b>	<b>TOHA</b> Bridging the gap between finance and environmental action by providing a platform that facilitates the flow of funding to projects addressing climate and environmental challenges. See more at <a href="#">Toha Network</a> . Presenters: Mike Taitoko and Tasman Gillies.
<b>11:50am</b>	<b>Slow the Flow – Environment Southland</b> Piloting a collaborative approach to nature-based solutions to reduce the impact on high flood risk areas and support the health and well-being of waterbodies within Murihiku, Southland. Presenter: Dr Ella Lawson.

**12.20pm Murihiku Regeneration**

Working together to build a regenerative economy for now and the future.

Presenter: Mike Shatford

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**12:40pm Lunch**

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**1:15pm Waimea Catchment Project - Dairy NZ**

A project involving farmers, rural professionals and scientists working together to support implementation of on-farm system changes and catchment interventions that can further improve water quality.

Presenter: Justin Kitto

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**2:00pm NIWA**

NIWA, in collaboration with Victoria University of Wellington, conducted pilot research on catchment-level modelling to explore alternative water allocation regimes beyond the current static allocations. The mid-Maitara catchment in Southland, characterised by intensive agriculture, was selected as the study area

Presenter: Channa Rajanayaka

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**2:30pm Establishing a Reimagining Maitara River Trust (PSG)**

A proposal to establish a Reimagining Maitara River Trust to reflect and include catchment-wide participation of Industry groups, Local Government, Crown, Iwi, Recreation Fishers, Tourism and river communities of interest.

Presenters: PSG

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**3:00pm Tea & Coffee**

**Future direction, next 12 months and beyond**

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Housekeeping:

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**3:15pm Summary and Closing – Chair Terry Nicholas**

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**3:30pm**

**End of full wānanga**

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*To reimagine the Maitara River system by bringing together catchment by design methodologies and mātauranga Māori (Māori knowledge) in order to build cultural, environmental, and economic resilience in the catchment.*

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## ABSTRACTS & BIOS

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### A History of the Mataura River

The Mataura River runs ki uta ki tai, with its headwaters in the Eyre Mountains to the south of Lake Wakatipu, flowing southeast towards Gore, passing through the Mataura township and enters the Foveaux Strait at Toetoe Bay. The Mataura River was once abundant in mahinga kai, being a popular place for white baiting, gathering kanakana eels and a breeding ground for the endangered black-billed gull. The Mataura River was also an important ara tawhito (traditional travel route) for southern Māori.

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Presenter:



*Jacqui Caine – Group Head Strategy & Environment, Te Rūnanga o Ngāi Tahu*

Jacqui Caine (Ngāi Tahu, Kāti Māmoe, Waitaha) joined Te Rūnanga o Ngāi Tahu in 2019 and is the Group Head of Strategy & Environment. Jacqui leads stakeholder engagement, strategic relationship development, and manages Te Whakaariki/Strategy & Influence, Te Ao Tūroa and the Social Development team. She is a member of Tuhiraki, the executive leadership team at the Office of Te Rūnanga o Ngāi Tahu. Jacqui is also a Trustee of Te Rūnaka o Awarua.

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### Edendale Aquifer Group

The Edendale Aquifer Group (EAG) is a newly formed group in the lower reaches of the Mataura River catchment. The group was established in response to community interest in the large area of the Edendale District that has relatively shallow soils overlying an aquifer system and the unique terrace (42km) running along EAG's western boundary. The terrace is known to have many seeping areas, that contribute higher nitrate groundwater into nearby surface waterways and ultimately the Mataura River.

The EAG presentation will provide an overview of the “Understanding the movement, interactions and monitoring of nutrients, particularly nitrogen, through the Edendale Catchment” project. The presentation will focus on establishment of the group, building partnerships and the key components of the initial project.

The key components of the initial project, being:

- Community engagement.
-



- Building knowledge.
- Trialing edge of field mitigations (i.e. wetlands).
- Live water quality monitoring; and
- Working with Flowpath to pioneer an innovative modelling approach that will transform the understanding of nutrient dynamics within the catchment.

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Presenters:



*Tim McRae – EAG Chairperson/Local Farmer*

Tim and his wife Justine are 4th generation farmers milking on a self-contained dairy farm with 500 cows & wintering shed in Seaward Downs. They became interested in improving water quality after joining the plantain potency programme and Fonterra having installed a live water quality monitoring device on their farm.



*Birgit Pemberton – EAG Project Coordinator / Local Farmer*

Birgit Pemberton is dairy farming with her husband in the Edendale area. She works for Open Country Dairy in the Environment and Sustainability Team based in Southland and Otago. Birgit is the Project Coordinator for the foundation project of the Edendale Aquifer Group.



*Cain Duncan – EAG committee member / Fonterra*

Cain comes from a Southland sheep farming background has been part of several significant environmental partnership projects as part of his role at Fonterra. Cain is currently part of the Project Steering Group for Re-Imaging Mataura and the Whakamana te Waituna Trust as well as playing an active role in the wetland pilot projects as part of the Edendale Aquifer Group.

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## TOHA

Toha aims to bridge the gap between finance and environmental action by providing a platform that facilitates the flow of funding to projects addressing

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climate and environmental challenges. The organization works to unlock financing to achieve economic prosperity through environmental regeneration. See more at [Toha Network](#).

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Presenters:



*Mike Taitoko – Co-Founder, Toha*

Mike Taitoko is a co-founder of Toha, an innovative platform designed to connect environmental action with finance. As the Market Director of Calm the Farm and Chief Strategist of Toha Foundry, Taitoko focuses on developing tools and technologies that improve environmental and economic outcomes. Through Toha and its associated ventures, Taitoko is working to create new environmental finance solutions that support farmers, improve environmental outcomes, and provide opportunities for impact investors to contribute to positive change in New Zealand's agricultural sector and beyond.



*Tasman Gillies – Head of Operations, Takiwā*

Tasman Gillies currently serves as the Head of Operations at Takiwā as part of the Toha Network. His work focuses on exploring data strategies and collaboration technologies to address climate change and biodiversity action. He is of Ngāti Wheke (Ngāi Tahu) and Ngāti Kahungunu ki Heretaunga descent. Gillies is passionate about restoring, maintaining, and enhancing the environment. He works closely with iwi (tribes), hapū (subtribes), and NGOs to develop data strategies that support their environmental aspirations.

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### **Slow the Flow – Environment Southland**

Environment Southland's Murihiku Slow the Flow Project is piloting a collaborative approach to understanding the feasibility of nature-based solutions to reduce the impact on high flood risk areas and their contribution to reflecting qualities of hauora that support the health and well-being of waterbodies within Murihiku, Southland. The project is working with iwi partners, stakeholders, and the community of the Upper Maitāwhiri.

Four nature-based solutions for flood mitigation have been selected to explore – detention bunds, wetlands, native afforestation, and reinstating floodplains, i.e.

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'room for the river'. The project outcomes will inform Murihiku Southland's climate adaptation planning and science programmes, and the development of an Integrated Floodplain Management Approach for the region.

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Presenter:



*Dr. Ella Lawton – Environment Southland*

Dr. Ella Lawton leads the technical, strategy and stakeholder engagement for Catchment Operations at Environment Southland. She joined the team a year ago to help rethink and refine current practices, with a focus on integrating a catchment management approach into key projects like gravel management and flood risk reduction planning.

With a strong background in community development, governance, and strategic sustainability, Ella brings a passion for turning big ideas into practical solutions. She's also spent time researching, teaching, and putting sustainable practices into action—always with an eye on creating better outcomes for communities and the environment.

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## **Murihiku Regeneration**

Working together to build a regenerative economy for now and the future.

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Presenter:



*Mike Shatford – Strategic Advisor; Clean Energy Workstream Lead; Just Transition Clean Energy Project Lead*

Mike is the Strategic Advisor at Murihiku Regeneration, leads the Clean Energy Workstream, and is also the Just Transition Clean Energy Work Stream lead. He also supports the workstreams and priorities as the Portfolio Manager. Mike is an experienced leader and strategist in diverse situations, organisations, and sectors.

Mike grew up in Murihiku - Southland and has previously worked with the New Zealand Army as a commissioned officer, in leadership roles at the Ministry of Social

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Development, and as an executive at the Canterbury Earthquake Recovery Authority.

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### **Waimea Catchment Project - Dairy NZ**

The project involves farmers, rural professionals and scientists working together to support implementation of on-farm system changes and catchment interventions that can further improve water quality. Opportunities to further improve water quality are being developed by working directly with partner farms to demonstrate what change can be achieved at a farm level to meet both farm and community objectives.

In addition to looking at farm system changes and good management practices, edge of field mitigations such as wetlands are being piloted to complement farm level changes and further reduce catchment losses to meet community aspirations.

The project outcomes focus on farm system analysis and practical implementation of solutions on farm.

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Presenter:



#### *Justin Kitto – Dairy NZ*

Justin is based in Canterbury and works for Dairy NZ as a Senior Solutions and Development Specialist – Environment. Justin has been involved in numerous projects that have helped develop solutions to support dairy farmers in reducing their environmental footprint. Along with colleague Ron Pellow and the local Waimea community, Justin has been a key part of the Waimea Catchment Project.

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### **NIWA**

The demand for water is rising nationally, and climate change increasingly threatens the quantity and quality of freshwater resources. In response, NIWA, in collaboration with Victoria University of Wellington, conducted pilot research on catchment-level modelling to explore alternative water allocation regimes beyond the current static allocations. This study used socioeconomic and hydrological drivers, with a particular focus on the agricultural sector, the largest water consumer in Aotearoa-New Zealand. The mid-Mataura catchment in Southland, characterised by intensive agriculture, was selected as the study area. Prior studies have assessed various modelling methods across multiple sectors, but this research targets agricultural use specifically.

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Presenter:



*Channa Rajanayaka – Hydrologist, NIWA*

Channa Rajanayaka is a hydrologist at NIWA and the Manager of the Hydrological Modelling Group, bringing over 25 years of experience in research, academia, and consultancy in hydrology and mathematics. He provides regular advice to central and regional authorities and private entities on water allocation, hydrology, hydrogeology, irrigation, and modelling. Channa has developed numerous regional and catchment-scale hydrology models, including those for the Mataura, Taieri, Upper Waikato, Motueka-Riwaka Plains, and Wairau Plains. He has also co-authored key national documents, such as the New Zealand Water Accounting Guidelines (2014) and the Guidelines for High-Flow Harvesting (2022).

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### **Establishing a Reimagining Mataura River Trust (PSG)**

To progress a catchment wide approach to Mataura River management, the Project Steering Group (PSG) wish to share a proposal to establish a Reimagining Mataura River Trust. The Trust will reflect and include catchment-wide participation of Industry groups, Local Government, Crown, Iwi, Recreation Fishers, Tourism and river communities of interest.

Prone to flooding and ad hoc responses, there is an opportunity to reconsider the current Mataura River flood investment and flood plain management; and to move towards a more climate resilient platform in support of enhanced regional economic, environment, cultural and community outcomes.

PSG focus is on more efficient land use and river systems management, to hold water at key points within the system, to expand habitat areas and slow peak-flow progression. Murihiku Rūnanga worked together with Te Rūnanga o Ngāi Tahu, Fonterra and Toitū te Whenua | LINZ to consider a re-imagined Mataura River System. Establishing a Trust will enable a shared stakeholder approach to a range of catchment challenges and opportunities.

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Presenters:

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*Terry Nicholas – PSG Chair, Upoko Hokonui Rūnanga and Programme Director*



*Dean Whaanga – PSG Member, CEO, Te Ao Mārama Inc (TAMI)*



*Cain Duncan – PSG Member, Fonterra*



*Tasman Gillies – PSG Member, Head of Operations, Takiwā*



*Havana Caine- PSG Member, Te Rūnanga o Ngāi Tahu Chair, Rangatahi Working Group*



*Jana Davis – PSG Member, CEO, Te Tapu O Tāne*



*Sue Corby – PSG Member, Te Rūnanga o Ngaī Tahu*



*Maria Pērā – PSG Member, PMO*



*Tāne Tamati – PSG Member, Hokonui Rūnanga  
Rangatahi Working Group Member*

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**From:** Simone Creedy [REDACTED]  
**Sent on:** Sunday, October 8, 2023 8:16:03 PM  
**To:** Jo Skuse [REDACTED]  
**Subject:** FW: Hokonui Rūnanga affected parties letter  
**Attachments:** image001.png (37.61 KB)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Jo,

Please find below email confirmation from TAMI with regard to their support for application LU23072 – 18 McQueen Avenue. The email thread of the conversation is included for context.

Would you be able to provide an update please with regards to the processing of LU23072 now that this approval has been obtained?

Kind regards,

On 8/10/2023, at 11:01 AM, Jenna Rule [REDACTED] wrote:

 **Simone Creedy**  
Director of Communications

[REDACTED] PO Box 489, Dunedin 9054  
[www.mitchelldaysh.co.nz](http://www.mitchelldaysh.co.nz)

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**From:** Riria Hakivai [REDACTED]  
**Sent:** Friday, 6 October 2023 10:48 am  
**To:** Jenna Rule [REDACTED]  
**Subject:** RE: Hokonui Rūnanga affected parties letter

Kia Ora Jenna,

Te Ao Marama Inc support the decision made by Hokonui Runanga, if you require a formal letter to support this please let me know.

Nga Mhi

Birio Cairns-Hōkoiwi  
Kōwhiriwhiri Tūri  
Ph: (03) 9312242

F: [REDACTED]



From: Jenna Rula [REDACTED]  
Sent: Thursday, October 3, 2023 11:53 AM  
To: Te Ao Marama Office <[office@teao.maraon.co.nz](mailto:office@teao.maraon.co.nz)>  
Subject: FW: Hokonui Rūnanga affected parties letter

You don't often get email from [REDACTED] <[jenna.rula@teao.maraon.co.nz](mailto:jenna.rula@teao.maraon.co.nz)>

Caution: This is an EXTERNAL email. Please consider safe cyber security practices.

From: Renee Murrell [REDACTED]  
Sent: Thursday, 5 October 2023 11:51 am  
To: Jenna Rula [REDACTED]  
Subject: Fwd: Hokonui Rūnanga affected parties letter

FW

Sent from my iPhone

Begin forwarded message:

From: Renee Murrell [REDACTED]  
Date: 2 October 2023 at 7:20:00 AM NZDT  
To: [jenna@teao.maraon.co.nz](mailto:jenna@teao.maraon.co.nz)  
Subject: FW: Hokonui Rūnanga affected parties letter

Mārena,

I see Stevie-Rae may not be able to respond, is this something that could possibly be worked through this week?

Cheers,

Renee

From: Renee Murrell  
Sent: Monday, October 2, 2023 7:08 AM  
To: Stevie-Rae Blair [REDACTED]  
Subject: FW: Hokonui Rūnanga affected parties letter  
Importance: High

Mārena Stevie-Rae,

I'm hoping you are able to find some time to urgently assess this email.

Mataura Alliance have a heat pump project underway as we speak to replace the coal-fired boiler we have here on site which will significantly reduce the volume of coal used by the Alliance Group. We mistakenly thought only consultation with Hokonui Rūnanga and Ngā Tahu should be undertaken and so have received written approval from Hokonui Rūnanga (Attached) and an email from Ngā Tahu confirming they are happy with whichever direction Hokonui Rūnanga would like to take.

However, Gore District Council have just let us know that we also require written approval from TAMU. I've also attached the relevant documents and am hoping you may have some time to talk through this this week?

Apologies for the urgency of this request. \$

Renee

From: Mollie Lyders [REDACTED]  
Sent: Monday, September 11, 2023 4:57 PM  
To: Renee Murrell [REDACTED]  
Subject: Hokonui Rūnanga affected parties letter

Kia ora Renee

Please see attached an affected parties letter from the Hokonui Rūnanga.

Nga mhi

Mollie Lyders

From: Linda Murchison  
Sent: Thursday, September 7, 2023 10:49:45  
To: Burnett Van Oortveld; Nicola Lyden  
Cc: Bill Parry; Simon King  
Subject: Resource consent application - Environment Southland (ES) Catchment Operations Division - Erosion control structures (DOC application) (U23058)

Kia ora Burnett  
It sounds as though things have got a little mixed up. Hokonui Runanga is the mandated representative of those who hold mana whenua in the Gore District. Hokonui Runanga is also a shareholder of TAMI and in areas of shared interest with other Murihiku Runanga. TAMI may represent all four runanga with their permission. However, Gore is within the Hokonui Takawa alone and you have the written approval of Hokonui Runanga. If the planner is still not sure, refer her to the Charter of Understanding between Hokonui Runanga Kaupapa Taiao and Gore District Council or she is welcome to contact us. For an Area of Statutory Acknowledgement you also need the written approval of Te Runanga o Ngai Tahu - that is just how the Ngai Tahu Claims Settlement Act 1998 works. However, Te Runanga will be guided by Hokonui Runanga's position and when you seek the written approval fee free to attached the letter from Mollie. I am happy for you to share this email with Gore District Council.  
Ngā mihi  
Linda



Environment and Culture Training Unit  
Hokonui Change Network Teke

440 Oramara Road, Gore City  
9200  
Phone: 03-342-2200  
Email: [info@hokonui.co.nz](mailto:info@hokonui.co.nz)

From: Burnett Van Oortveld  
Sent: Thursday, September 7, 2023 10:53:45  
To: Mollie Lyden  
Cc: Linda Murchison  
Subject: Resource consent application - Environment Southland (ES) Catchment Operations Division - Erosion control structures (DOC application) (U23058)

Some people who received this message don't often get email from [redacted] [unsubscribe from this group](#)

Caution: This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Mollie,  
I write with regards the resource consent application that ES Catchment Operations Division has before Gore District Council, for erosion control structures on the banks of the Mataura River (terrace bench), to which you have provided Hokonui Runanga's written approval (by letter dated 31 August 2023), emailed to Scott Patterson, as Project Director.

I write because yesterday afternoon the processing planner for the application provided us the opportunity to review draft conditions of consent, at the same time asking "could you please advise whether Te Ao Marama (TAM) were consulted by Hokonui Runanga? If not, could you please contact TAM separately...". The processing planner continued, "I have been advised that when it relates to a Statutory Acknowledgement, Hokonui Runanga and TAM are affected parties".

I would be very grateful if you could provide comment.  
As you will note below, I emailed TAM about the proposal (copied to Aki), however I received an automatic reply (out of office) from (leave that one as confidential and will be forwarding email immediately) back to the office on the 11 September 2023.

Please don't hesitate to contact me with any questions on [redacted] by email [redacted]



Ngā mihi,

Burnetta

BURNETTA VAN STIRIAAN

Soilwater Land & Water Planning

W [burnetta@slwp.co.nz](mailto:burnetta@slwp.co.nz)



RESOURCE CONSENTS | POLICY ADVICE | LANDSCAPE & MEASUREMENT PLANS | FARM ENVIRONMENT PLANS | DOC CONCESSIONS

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From: Burnetta Van Stiriaan

Sent: Wednesday, September 6, 2023 6:23 PM

To: [burnetta@slwp.co.nz](mailto:burnetta@slwp.co.nz)

CC: Mr Simon [REDACTED], Tonya Nicol [REDACTED]

Subject: Resource consent application - Environment Southland (ES) Catchment Operations Division - Erosion control structures (DOC application 1023081) - Affected party approval form

Importance: High

Kia ora Steve/Tea,

I write with urgency regarding the resource consent application that we lodged with Gore District Council for and on behalf of Environment Southland (ES) Catchment Operations Division for erosion control structures on the banks of the Mataura River and associated easements (1023081).

For consent, we identified Hōkonga Hōkonga incorporated as an affected/potentially affected party and sought and obtained written approval from them (and it is for this reason that I have copied in Mr Riki Parata, Kaiāwhiri Takahi). In addition, we sent information to Te Kōwhiri o Ngā Tahu for noting, given that the Mataura River is a Statutory Acknowledgement Area. Due to this, we did not identify TAMU as an affected/potentially affected party (i.e., with the proposal before Gore District Council for work on the [Statutory Acknowledgement](#) of the Mataura River banks).

Late this afternoon the processing planner for the application provided us the opportunity to review draft conditions of consent, at the same time advising us that TAMU is an affected party (having "I have been advised that when it relates to a Statutory Acknowledgement, Hōkonga Hōkonga TAMU are affected parties").

Accordingly, and with apologies including for the urgency of this request, I am attaching a Gore District Council affected party approval form for your consideration. Please also find attached supporting information for written approval consideration.

Given the purpose of the proposal is re-establishing robust erosion control structures on the Mataura River banks in the activity location to reduce (actual and potential) erosion of the riparian, please can you consider our request and complete, sign and date both the Affected Persons Written Approval Form and the supporting information [attached](#). As you will appreciate ES Catchment Operations Division is very eager to get on with the work.

Please don't hesitate to contact me with any questions or [burnetta@slwp.co.nz](mailto:burnetta@slwp.co.nz) or via [0377841000](tel:0377841000).

Kōwhiri ngāwhiri,

Burnetta

BURNETTA VAN STIRIAAN

Soilwater Land & Water Planning

W [burnetta@slwp.co.nz](mailto:burnetta@slwp.co.nz)



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**From:** Michka Barabid  
**Sent on:** Monday, July 10, 2023 8:09:24 AM  
**To:** Jo Stone  
**Subject:** FV: Gore District Council - Natural Features and Landscapes - Values Schedule  
**Attachments:** GDC DPR - ONFL Draft Values Schedule - Hokoma Filangia amendments.docx (3.06 MB)

IN YOUR DRAFT

Michka Barabid  
Senior Planner



Michka Barabid  
Senior Planner  
Phone: 02 342 3402

Level 2, 7 Five Mile Centre, 58 Grant Road, Franklin, Queensland 4073  
PO Box 2356, Queensland 4073  
[Email: michka@propertygroup.com.au](#)  
View office (powered by Google Maps) [View office](#) [View office](#) [View office](#) [View office](#) [View office](#)  
[View office](#) [View office](#) [View office](#) [View office](#) [View office](#)

**From:** Courtney Bennett  
**Sent:** Friday, June 16, 2023 12:05 PM  
**To:** Michka Barabid  
**CC:** Lydia Marston; Tina Tamari; Jo Stone  
**Subject:** Re: Gore District Council - Natural Features and Landscapes - Values Schedule

Kia ora,  
Please find attached our updated ONFL values text. Thanks to the wider MKT team that has contributed to these additions.  
Alongside these amendments, we would like to highlight a bit of a concern around the way the Te Au Nui Pinapina Kanakana/ Mataura Falls write-up has been structured (some of which we have tried to address through our amendments). Our Planning Lead has pointed out that this feature, based on the original write-up, seems to be driven primarily by its site values instead of site values. We are concerned that this approach could undermine our position of not listing site values due to our assertion that all sites within the Gore district should be considered under site values as part of decision-making.  
As mentioned above, we have made some amendments to the section to emphasize that the cultural values are considered in a site context alongside a range of other site matters (i.e. the geology, naturalness, historical values), but we are still interested in your perspectives on this situation.



**Courtney Bennett**  
Senior Planner  
Hokoma Filangia Strategic Unit  
Phone: 02342 3402

From: Michka Barabid  
Sent: 12 July 2023 10:00 AM  
To: Courtney Bennett  
Subject: Re: Gore District Council - Natural Features and Landscapes - Values Schedule

**CAUTION: This email contains sensitive information. The use of this information without appropriate authorization is prohibited.**

Hi Courtney,  
Just letting you know that I had commented my site of this document and they all now with other staff members but I know I'll get them but for you at least as that interest in your comments.

**Courtney Bennett**  
Senior Planner  
Hokoma Filangia Strategic Unit  
Phone: 02342 3402

From: Michka Barabid  
Sent: 12 July 2023 10:00 AM  
To: Courtney Bennett  
Subject: Re: Gore District Council - Natural Features and Landscapes - Values Schedule

**CAUTION: This email contains sensitive information. The use of this information without appropriate authorization is prohibited.**

Hi Courtney,  
As discussed previously we are reviewing the draft Natural Features and Landscapes (NFL) write-up and a number of values of interest for landscape and heritage. Courtney and I will have further discussions of the draft in a separate meeting but appreciate that Courtney is a senior staff member and group for the time being so we are interested in your feedback on the draft.  
I have updated the NFL to reflect the feedback and values that have been identified that do not fit with the site values approach. Please feel free to contact me if you have any questions.  
Best regards,  
Michka Barabid  
Senior Planner

**From:** Katrina Ellis [REDACTED]  
**Sent on:** Wednesday, September 11, 2024 9:34:10 PM  
**To:** Jo Skuse [REDACTED]  
**Subject:** Fw: Gore District Plan Review - North East Gore zoning

---

**From:** Megan Reid [REDACTED]  
**Sent:** Tuesday, 2 May 2023 1:42 pm  
**To:** Victoria Woodbridge [REDACTED]; Riki Parata [REDACTED]  
**Cc:** Katrina Ellis [REDACTED]; Lynda Murchison [REDACTED]  
**Subject:** RE: Gore District Plan Review - North East Gore zoning

Lynda will be point in resounding and will be attending the next sub-committee meeting virtually.

Megan

**From:** Victoria Woodbridge [REDACTED]  
**Sent:** Tuesday, May 2, 2023 1:41 PM  
**To:** Megan Reid [REDACTED]; Riki Parata [REDACTED]  
**Cc:** Katrina Ellis [REDACTED]; Lynda Murchison [REDACTED]  
**Subject:** RE: Gore District Plan Review - North East Gore zoning

You aren't files get email from [REDACTED] [Learn why this is important](#)

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Thanks Megan I appreciate the update.

We need to have the Committee workshop agenda to Council on Monday so if it was possible to have an update Monday morning so I could include feedback in the agenda that would be really helpful. Otherwise, we can update the committee verbally at the meeting.

As mentioned previously if you do have any further queries please feel free to call or email.

Kind Regards  
Victoria

Victoria Woodbridge  
Senior Planner



Mobile: [REDACTED]  
Reception: (0) 363 5901

From: Megan Reid [redacted]  
Sent: Tuesday, May 2, 2023 1:15 PM  
To: Riki Parata [redacted]; Victoria Woodbridge [redacted]  
Cc: Katrina Ellis [redacted]; Lynda Murchison [redacted]  
Subject: RE: Gore District Plan Review - North East Gore zoning

Kia ora Victoria,

We have a follow up conversation later this week and will be in a position to respond with more detail early next week.

Kind regards,  
Megan.



Megan Reid  
Kaiahoi (General Manager)  
Hokonui Rūnanga Kaupapa Teāo  
140 Chanton Road, Gore 9774  
Waea pūkoro [redacted]  
Website - Teāo - Hokonui Rūnanga Kaupapa <https://hokonuidistrict.org.nz/>



Director, Mataura River Project  
<https://www.reimaginingmataura.org.nz/>



From: Riki Parata [redacted]  
Sent: Tuesday, May 2, 2023 12:48 PM  
To: Victoria Woodbridge [redacted]  
Cc: Katrina Ellis [redacted]; Lynda Murchison [redacted]; Megan Reid [redacted]  
Subject: RE: Gore District Plan Review - North East Gore zoning

Kia ora Victoria,

As per my last email, all planning engagements are to go to Lynda Murchison in the first instance:

Ngā mihi

Riki

From: Victoria Woodbridge [redacted]  
Sent: Tuesday, 2 May 2023 12:09 p.m.  
To: Riki Parata [redacted]  
Subject: RE: Gore District Plan Review - North East Gore zoning

[You don't often get email from \[redacted\]. Learn why this is important](#)

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Hi Riki

I hope you're having a good week.

We're putting together the agenda for the next committee workshop on 17 May and I just wanted to get some feedback from you following your discussion with your team on potential zoning in North East Gore.

If easier, please feel free to give me a call.

Thanks  
Victoria

Victoria Woodbridge  
Senior Planner



Mobile [redacted]  
Reception 03 963 5901

Level 1, 4 Akersten St, Nelson 7010  
PO Box 1551, Nelson 7040

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From: Riki Parata [redacted]  
Sent: Wednesday, April 26, 2023 2:54 PM  
To: Victoria Woodbridge [redacted]  
Cc: Katrina Ellis [redacted], Matt Heale [redacted], Megan Reid [redacted], Lynda Murchison [redacted]  
Courtney Bennett [redacted], Moille Lyders [redacted]  
Subject: RE: Gore District Plan Review - North East Gore zoning

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This is great thanks Victoria. I have ccd the relevant participants at Hokonui and will get back to you if we have any questions.

Also for clarity for you and your team, can all planning matters go through to Lynda Murchison in the first instance who is leading our planning team, as well as Megan Reid who is the General Manager for Hokonui Kaipapa Talao.

Ngā mihi

Riki

From: Victoria Woodbridge [redacted]  
Sent: Wednesday, 26 April 2023 2:19 p.m.  
To: Riki Parata [redacted]  
Cc: Katrina Ellis [redacted], Matt Heale [redacted]  
Subject: Gore District Plan Review - North East Gore zoning

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Hi Riki

Katrina Ellis has asked me to send you some information on the North East Gore industrial zoning work we have completed to date to assist the Rōnanga with understanding the background and work undertaken for zoning in this area.

Just to give you a bit of background, last year we explored options for providing for commercial growth by looking at 4 different areas for industrial zoning – North East Gore, South Gore, North Mataura and South Mataura. We considered a range of issues such as constraints (flood hazard & land stability), cultural values, servicing and traffic effects.

The then Committee agreed with our recommendation to pursue South Gore and South Mataura for industrial zoning and so we commissioned technical reports to look into these areas in more detail, these included three waters servicing assessments, desktop geotechnical study, Āwhi Hono assessments and engagement with Waka Kotahi and a traffic assessment (which is still in progress).

As you are probably aware in March the current sub-committee requested that we reconsider industrial zoning in North East Gore.

I have attached the relevant slides from a presentation given to the sub-committee on 17 April. The slides show the area considered for zoning – although there was some discussion at the meeting about the extent of this area and options for pushing it further to the east further away from the Māori Purpose Zone and possibly extending it further to the north along the Waikaka Valley Highway. We are assessing this further and will present more information at the next sub-committee workshop in May. The slides also show constraints and potential options for zoning within this area.

Below is a link to two documents which reviewed the 2016 Spatial Plan which TRG undertook to consider zoning options generally as part of the District Plan review process. These files are too large to attach as an email but they are available at the link – see screenshot for further directions.

[Spatial Plan Review - 2016 Spatial Plan](#) | [Spatial Plan Review - 2016 Spatial Plan](#)

Home / Homelessness / Shaping Our District

## Shaping Our District

Feedback on our draft District Plan has closed. Thank to everyone who took the time to look at the draft proposals and to share feedback.

**What happens next?**  
The council team will review the District Plan's content to ensure it meets the community's needs and any feedback received. We will provide a summary of the feedback and recommend if there should be any changes to the draft (2021/22) to the Council. The Council will then approve the final District Plan for public consultation. This process is a commitment.

Page last updated: 2021/10/27 10:14 AM

I would particularly refer you to pages 30-43 of the Gore District Plan Review Planning for Growth – June 2022 document and pages 35-37 of the Gore District Plan Review Economic and Population Growth Analysis – October 2021 which relate to industrial zoning.

At this stage the advice I have received is that the proposed South Gore and South Mataura zoning options will sufficiently provide for the anticipated demand, however, I understand there is some interest in land in North East Gore for industrial activities and some thought that having an industrial zone in this area may cater for the northern catchment of the district and beyond. Therefore, we may need to undertake more work to further consider industrial growth demand in North East Gore.

I'm happy to discuss this with you or answer any questions you may have, hopefully the attached will assist with your discussions but if there is anything further you think would be useful please let me know.

Kind Regards,  
Victoria

Victoria Woolfidge  
Senior Planner

Level 1, 4 Akersten St, Nelson 7010  
PO Box 1551, Nelson 7040

**From:** Matt Heale  
**Sent on:** Friday, August 25, 2023 12:11:52 AM  
**To:** [Redacted]  
**CC:** [Redacted]  
**Subject:** Gore Biodiversity Working Group  
**Attachments:** Ecosystems and Indigenous Biodiversity (1).pdf (284.88 KB), Biodiversity key definitions pdf (234.29 KB)

Thank you for taking the time to provide feedback on the Draft Gore Ecosystems and Indigenous Biodiversity Chapter.

Attached is a copy of the Proposed District Plan chapter and associated definitions. These will be formally notified on 31 August 2023.

There have been some significant changes to reflect the feedback received on the draft chapter and the recent gazette of the National Policy Statement - Indigenous Biodiversity (NPSiB).

This includes a commitment by the Council to undertake a variation to map Significant Natural Areas and establish a Biodiversity Working Group to inform this work.

The Working Group will also be a useful forum to discuss any implementation issues with the Proposed District Plan, particularly given GDC is the first Council in NZ to implement the NPSiB.

Can you please advise if you would be willing to participate in the Gore Biodiversity Working Group by return email. We are also keen to know of any other local representatives who you think would be helpful to the group too.

Give me a call if you would like to discuss this further.

Ngā Mihi – Matt

Matt Heale  
Principal Planner | Nelson  
Planning Team Lead

Level 1, 4 Akersten St, Nelson 7010  
PO Box 1551, Nelson 7040  
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From: Rebecca Birch  
Sent on: Tuesday, February 27, 2024 10:12:33 PM  
To: Marco Pini, [redacted], [redacted], [redacted], [redacted], [redacted], [redacted]  
Cc: [redacted], [redacted], [redacted], [redacted], [redacted]  
Subject: RE: Meeting for 2023 Earth reports public

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Click with care to the links up or the blacked. TAFE will request approval to ES to request to review the disclaimer wording, ability to enable the pop up to intercept the feedback sent to the reports being made public. We appreciate this opportunity.

Reply via Outlook

From: Marco Pini  
Sent: Wednesday, 28 February 2024 10:00 AM  
To: [redacted], [redacted], [redacted], [redacted], [redacted], [redacted], [redacted], [redacted], [redacted], [redacted], [redacted]  
Subject: Meeting for 2023 Earth reports public

**CAUTION: This is an EXTERNAL email. Please consider safe cover security practices.**

Hi Joe

I hope you're all going well.

2TEG have been talking for number of years about releasing the 2018 Southland Landscapes and Coastal Visual Character reports. Te Anu Maori Incorporated issued a position statement on the reports which is attached along with the ES letter in response.

ES is going to put the reports up on the website with a compulsory disclaimer that needs to be taken to access the reports. [redacted]

I will let you know when they're live.

Cheers

Marco

Marco Pini  
Policy and Governance Manager  
Environmental Services, Te Anu Maori

[redacted]  
[redacted]  
[redacted]  
[redacted]

Environment Decided supports flexible working arrangements. You have not the email address of Marco Pini and I will not disclose it to you without your written consent.

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s7(2)(f)(i)

From: Man Heale  
Sent on: Thursday, 1 May 2024 4:43:33 AM  
To: [redacted]  
CC: Courtney Beamer  
Subject: RE: Hearing Stream 3  
Attachments: 0322644479191611C6d193446e\_002\_Notes\_of\_Hearing\_000.pdf (481.1 KB)

Hi Joe

Environment Decided supports flexible working arrangements. You have not the email address of Man Heale and I will not disclose it to you without your written consent.



Hi Joe

Hi Joe

Man Heale  
Acting South Island Planning Manager



Man Heale  
Level 1, 444 Spring St, Nelson 7040  
PO Box 950, Nelson 7040  
03 548 8888

From: Courtney Beamer  
Sent: Thursday, 1 May 2024 4:43:33 AM  
To: Man Heale  
Subject: Hearing Stream 3

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Joe

I hope the Court CR process is going well.

I am just wanting to check I have the right hearing for the following, please:

Hearing Stream 3: the submission that these amendments requested over the entire year that related to cultural matters

1. Delete all references to sites of cultural significance and replace with the words "or significant adverse effects on the values mana whenua associated with the area."

2. Work with Te Anu Maori Inc on a variation to the plan to provide more guidance on the relationship between appropriate areas and activities from a mana whenua perspective.

3. Extend references to High Tāhū values with a more detailed description of particular effects to be avoided, remedied or mitigated.

All page 137 of your SAA report you made reference to Decisions 1 and 3 and noted they will be addressed in a later hearing. I have assumed it will be the mana whenua Hearing Stream 3. However something I thought said to me yesterday made me consider whether I have assumed correctly.

Just wanting to check if a Hearing Stream 3 that you are anticipating dealing with these points, as that is the alternative you are viewing at.

Ngā mihi

Lynda

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s7(2)(g)

From: Katrina Ellis [redacted]  
Sent on: Wednesday, September 11, 2024 9:32:49 PM  
To: Jo Stroe [redacted]  
Subject: FYI, May date for Gore District Plan committee meeting

From: Mollie Lyders [redacted]  
Sent: Thursday, 23 March 2023 8:55 am  
To: Courtney Bennett [redacted], Katrina Ellis [redacted]  
Subject: RE: May date for Gore District Plan committee meeting

Kia ora Courtney and Katrina

The email I have for Robyn is [redacted]

Nga mihi

Mollie

From: Courtney Bennett [redacted]  
Sent: Wednesday, 22 March 2023 5:13 p.m.  
To: Katrina Ellis [redacted], Mollie Lyders [redacted]  
Subject: Re: May date for Gore District Plan committee meeting

Kia ora,

Mollie - can you please send Katrina (and me) Robyn's email address?

Katrina - Ka pai, lucky dip it is!



Courtney Bennett | iwi (iwi, EREHAKA), iwi (iwi) | 021 729 8126  
Environmental Planner  
Hokitika Pāwhiri Kaitiaki  
140 Charlton Road, Gore 9774 (Clarendon-based)  
Waka pūkoro: 02102726756



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From: Katrina Ellis [redacted]  
Sent: 22 March 2023 11:13  
To: Courtney Bennett [redacted]  
Subject: RE: May date for Gore District Plan committee meeting

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Oh sounds good. Do you have Robyn's email so I can contact her?

Just LOB sure as we expecting to get direction from the committee on the meeting on the 17<sup>th</sup>. E.g. do they want to understand feedback on landscape and ecology chapters, do they want to see the full updated plan, etc. The only thing that would have gone to committee as all before they a financial contribution - so we'll take our recommendations on that with them then. But that will need to go to Full Council too.

I won't be in Gore on the 17<sup>th</sup>, but the team will be better placed than I am to determine what's going to May and can discuss with you then.

Thanks

Katrina Ellis  
Planning Manager | iwi (iwi) | 021 729 8126



Mollie Lyders  
iwi (iwi) | 021 729 8126

Level 1 | iwi (iwi) Centre, 26 Owen Road, Hamilton, Queensland 3211

PO Box 2548, Queensland 4011

[View this email in your inbox](#)

From: Courtney Bennett [redacted]  
Sent: Wednesday, March 22, 2023 5:08 PM  
To: Katrina Ellis [redacted]  
Subject: Re: May date for Gore District Plan committee meeting

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Kia ora  
I'll be overseas for both of those dates (away 12<sup>th</sup> May to 20<sup>th</sup> June), so go with Mollie/Robyn availability here. It's my best to provide them both with whatever they need to contribute to this in my absence. What are we planning on covering?

Get Outlook for iwi (iwi)

From: Katrina Ellis [redacted]  
Sent: Wednesday, March 22, 2023 5:47:33 PM  
To: Courtney Bennett [redacted]  
Subject: FYI, May date for Gore District Plan committee meeting

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Kia Courtney

Would you, Robyn and Mollie be available on either 22 or 23 May for a Gore DC District Plan workshop?

I expect this will be a pop up workshop with any final bits and bobs, before going to Council in June to seek permission to notify the District Plan (all going to plan anyway).

Thanks

Katrina Ellis





**From:** Courtney Bennett - Kete Planning Consultancy [REDACTED]  
**Sent on:** Saturday, August 3, 2024 11:21:47 PM  
**To:** Amy Beran [REDACTED]  
**Subject:** RE: Follow up email- MPZ  
**Attachments:** MPZ Conferencing working.docx (37.46 KB)

Kia ora,  
I'm happy with the intent of all of your suggested amendments (bar the new MPZ policy, which I've discussed in my earlier email). I've suggested some minor wording amendments to your ones and have added them to the attached Word Doc. They are:

- adding some explanatory text to the overview section to link this chapter to the UFD chapter to make that connection about future MPZ
- Amendments to MPZ-O3 to be consistent with your proposed amendments to MPZ-O2 (references to land use and development activities specifically)
- Changing the way 'primary production' is specifically referenced in MPZ-P2 so that it isn't grouped with environmental management activities, but is still listed explicitly as was your preference

All the other changes are ones that either you have proposed, or that we have already agreed on.

Let me know what you think.

Thank you,

**Courtney Bennett** MANUKAU, (0)63436363 0800 634363  
Director | Senior Advisor  
Kete Planning Consultancy Ltd



---

**From:** Amy Beran [REDACTED]  
**Sent:** Saturday, August 3, 2024 4:42 PM  
**To:** courtney.bennett [REDACTED]  
**Subject:** RE: Follow up email- MPZ

Sorry one further edit to the mana whenua objective (just trying to make the connector between rangatiratanga and development and use very clear)- sorry!

---

**From:** Amy Beran [REDACTED]  
**Sent:** Saturday, August 3, 2024 2:08 PM  
**To:** Courtney Bennett - Kete Planning Consultancy [REDACTED]  
**Subject:** RE: Follow up email- MPZ

Thanks Courtney- Good luck with it all and hear from you soon (I'll keep my email short to not slow you down).

---

**From:** Courtney Bennett - Kete Planning Consultancy [REDACTED]  
**Sent:** Saturday, August 3, 2024 2:04 PM  
**To:** Amy Beran [REDACTED]  
**Subject:** RE: Follow up email- MPZ

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices

From: Courtney Bennett - Kete Planning Consultancy [redacted]  
Sent on: Tuesday, August 13, 2024 10:56:19 PM  
To: Amy Bern [redacted]  
Subject: RE: GDP - New MPZ Policy

Kia ora,  
Ka pai thanks for that. I'll reflect that in my supplementary evidence.

Thank you

Courtney Bennett (Māori) | Bachelors, SMPP, MACTP  
Director | Senior-Advisor  
Kete Planning Consultancy Ltd



From Amy Bern [redacted]  
Sent: Wednesday, August 14, 2024 9:44:28 AM  
To: courtney.bennett [redacted]  
Subject: RE: GDP - New MPZ Policy

Kia ora Courtney,

Sorry for the delay - I was away yesterday.

I have had a chance to think about the MPZ Policy more and also the concerns raised about its potential inclusion (e.g. the UFD chapter looks after future development in the district and potential scope issues) and I'm happy with the draft wording you sent through last week that would go in the overview part of the MPZ chapter and make the connection with the UFD chapter (to give plan users clear direction). I think it's a good outcome and should address some of the concerns raised by Hōlonu Rūnanga (i.e. mana whenua being able to assist iwi/rāhui).

If I've missed anything please let me know.

Nga mihi

Amy

From Courtney Bennett - Kete Planning Consultancy [redacted]  
Sent: Monday, August 12, 2024 6:04 PM  
To: Amy Bern [redacted]  
Subject: RE: GDP - New MPZ Policy

Caution: This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora,

Have you had any time to think on this one? If not, I totally understand. I'm hoping to finalise my supplementary evidence on Thursday night, so if you could let me know what you are thinking by then, that would be great.

Thank you

Courtney Bennett (Māori) | Bachelors, SMPP, MACTP  
Director | Senior-Advisor  
Kete Planning Consultancy Ltd

From Amy Bern [redacted]  
Sent: Thursday, August 8, 2024 1:21 PM  
To: courtney.bennett [redacted]  
Subject: RE: GDP - New MPZ Policy

Kia ora Courtney,

I think the suggested wording is helpful and should give a steer to plan users on how the UFD links in with the MPZ chapter (gives direction for future MPZ). I might just think on it for a bit if that's okay, but can let you know ASAP! no later than tomorrow morning?

Is it fair to assume that you lead planner still is concerned about potential duplication in the plan (i.e. if the requested policy was put in)?

Nga mihi

Amy

From Courtney Bennett - Kete Planning Consultancy [redacted]  
Sent: Thursday, August 8, 2024 3:08 PM  
To: Amy Bern [redacted]  
Subject: RE: GDP - New MPZ Policy

Caution: This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora,

Yeah, I can see where you are coming from. If we include clear direction in the overview of the MPZ chapter that spells out the intention for UFD-O1 to enable future MPZ more broadly than just for residential uses, do you think that will add that security?

We could say:

"The UFD chapter, specifically UFD-O1 and UFD-O2, provides context for future MPZ to be considered by Council, if deemed necessary by mana whenua or māiāwaka Māori within the Gore District."

From Amy Bern [redacted]  
Sent: Thursday, August 8, 2024 2:39 PM  
To: courtney.bennett [redacted]  
Subject: RE: GDP - New MPZ Policy

Kia ora Courtney,

I think 4 and 7 provides some guidance. It is a bit broader again so could be interpreted or applied in a few different ways. I also agree that the overview section of the chapter does signal there could be future MPZs (not just to meet housing demand in the district). But I think the concern still remains that without very clear direction in the plan, there is still a real risk that when this plan is picked up in say 5 years time by Council considering a future zone (and we aren't around), that UFD-O1 and the UFD chapter might not be interpreted in the way it ought to be. So ideally if we can get some very clear direction in the plan, that's still my preference. It might be a bit abstract, but I think the situation that is playing with SASSM at the moment (i.e. a lack of understanding to the approach taken in the PDP) is a good example of this. We think it's clear but yet it isn't.

Let me know your thoughts though.

Nga mihi

Amy

From Courtney Bennett - Kete Planning Consultancy [redacted]  
Sent: Thursday, August 8, 2024 2:43 PM  
To: Amy Bern [redacted]  
Subject: RE: GDP - New MPZ Policy

Caution: This is an EXTERNAL email. Please consider safe cyber security practices.

**From:** Burnetta Van Stipraan [REDACTED]  
**Sent on:** Monday, September 11, 2023 9:44:40 PM  
**To:** Penny Weng [REDACTED]  
**Subject:** RE: Resource consent application - Environment Southland (ES) Catchment Operations Division - Erosion control structures (GDC application (LU23058))  
**Urgent:** High

**Attachments:** RE Resource consent application - Environment Southland (ES) Catchment Operations Division - Erosion control structures (GDC application (LU23058)) .msg (251 KB), DRAFT Consent Conditions LU23058 (track changes).docx (41.34 KB)

**Follow up:**

Kia ora Penny,

Thank you for considering the information I provided and for your advice early Monday morning, below.

We have now obtained comment from TAMU. As in the attached, TAMU support the position of Ngāwhiri Runanga and state that they do not need to provide written approval for the application.

With regards the draft conditions that you provided, we request only one amendment, being to draft Condition 2. We request that "48 hours prior to" be amended to "on commencement" (as shown in track changes in the Word document attached). We request this amendment given the purpose of the proposal is to establish robust erosion control structures on the Vataua River banks in the activity location to reduce (actual and potential) erosion of the riparian banks, with the applicant asking to start work in effect immediately following the grant of resource consent (subject to draft Condition 7, between the hours of 7am to 6pm Monday to Saturdays with no works occurring on Sundays or public holidays).

I would be very grateful if you could confirm receipt of this email and advise as to next steps in processing the application. With ES Catchment Operations Division meeting early this afternoon about the project, it would be fantastic to be able to provide Scott Peterson (Project Director) and Stephanie Gray (River Engineering Officer) with an update beforehand.

With thanks for all your assistance.

Ngā mihi,  
Burnetta

**From:** Penny Weng [REDACTED]  
**Sent:** Monday, September 11, 2023 7:03 AM  
**To:** Burnetta Van Stipraan [REDACTED]  
**Subject:** RE: Resource consent application - Environment Southland (ES) Catchment Operations Division - Erosion control structures (GDC application (LU23058))

Hi Burnetta,

Thank for sending this through.

The email from Linda advises that a written approval from TRVT is required, which has not been provided in this instance.

Unless an approval from TRVT (representing all Runanga in the South Island) is provided, we maintain our position that the Applicant should request consent / approval from TAMU (representing Runanga in Southland) please. As mentioned previously, this is consistent with how we have dealt with similar applications in the past.

Penny Weng  
Senior Planner



Mobile: [REDACTED]  
[REDACTED]

Level 2, Unit House, 148 Anahau Street, Christchurch 8011  
PO Box 1246, Sphernham, Christchurch 8140  
[Email: \[REDACTED\]](#)  
[New Office Locations](#) | [Services](#) | [Contact Us](#) | [Privacy Policy](#) | [Terms and Conditions](#)  
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PO Box 489, Dunedin 9054  
www.mitchellhaysh.co.nz

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From: Jo Skuse  
Sent: Tuesday, September 28, 2021 10:15 AM  
To: Simone Creedy  
Cc: Doyle Richards  
Subject: RE: LU23072 - 18 McQueen Avenue

Hi Simone

Apologies one other thing, and Doyle I apologise for not including this in our previous correspondence.

As the application is adjacent to a Statutory Acknowledgement, Hānau Runanga TAMU must be consulted with.

For proposals located adjacent to the Mataura River being a Statutory Acknowledgement Area, the Council has obligation to require Applicants to consult with TAMU being the party that represents ōhanga, in addition to the iwi authority.

An email statement will suffice, even just to endorse the Hānau Runanga comment.

The contact at TAMU is Stevie-Rae, I've included her email below.

Stevie-Rae Bai

Kind regards,  
Jo

Jo Skuse  
Senior Planner



Level 3 / Five Mile Centre, 38 Grant Road, Frankton, Queenstown 9371  
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From: Simone Creedy  
Sent: Tuesday, September 28, 2021 9:15 AM  
To: Jo Skuse  
Cc: Doyle Richards  
Subject: RE: LU23072 - 18 McQueen Avenue

**CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning Jo,

Thanks for your email and confirmation of a conside application.

I will return with a copy of the Consent Notice as soon as possible.

Kind regards,

Simone Creedy  
Senior Consultant

PO Box 489, Dunedin 9054  
www.mitchellhaysh.co.nz

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From: Jo Skuse  
Sent: Tuesday, September 28, 2021 9:10 AM  
To: Simone Creedy  
Subject: RE: LU23072 - 18 McQueen Avenue

Hi Simone

I am assisting Goro DC with the processing of their applications.

LU23072 has been reviewed and accepted as complete.

Could you please provide the following consent notice though:

**Urgent Consent Notice to be provided to the Council as soon as possible.**

If I need anything further I will be in touch.

Many thanks,  
Jo

Jo Skuse  
Senior Planner



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## Appendix 2 - Biodiversity Group Working Group Correspondence

**From:** Matt Heale [REDACTED]  
**Sent on:** Wednesday, February 14, 2024 11:15:39 PM  
**To:** Susan Jones [REDACTED], Lynda Murchison [REDACTED], Keith McRobie [REDACTED], Jason Domigan [REDACTED], Polly Bulling [REDACTED], Ali Meade [REDACTED], Eleanor Linscott [REDACTED], Rachel Thomas [REDACTED], Liz Williams [REDACTED], Sarah Zammit-Ross [REDACTED], Karen Timshou [REDACTED], Francisco Barraza [REDACTED], Bonnie Mager [REDACTED], Bridget Sim [REDACTED], Mishka Banhdi [REDACTED], Kierin Mackenzie [REDACTED], Jonathan Shaw [REDACTED]  
**CC:** Conor McIntosh [REDACTED]  
**Subject:** Biodiversity Technical Working Group

It looks like this date that works for most.

Regards - Matt

### Microsoft Teams meeting

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Meeting ID: 411 757 011 521  
Passcode: NS6n3n  
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**From:** Matt Heale [REDACTED]  
**Sent on:** Tuesday, March 26, 2024 7:14:28 PM  
**To:** Susan Jones [REDACTED], Lynda Murchison [REDACTED], Keith McRobie [REDACTED], Jason Domigan [REDACTED], Polly Bulling [REDACTED], Ali Meade [REDACTED], Eleanor Linscott [REDACTED], Rachel Thomas [REDACTED], Liz Williams [REDACTED], Sarah Zammit-Ross [REDACTED], Karen Timshou [REDACTED], Francisco Barraza [REDACTED], Bonnie Mager [REDACTED], Bridget Sim [REDACTED], Kierin Mackenzie [REDACTED], Jonathan Shaw [REDACTED], Mishka Banhdi [REDACTED], Scott Hewitt [REDACTED]  
**CC:** Conor McIntosh [REDACTED]  
**Subject:** Biodiversity Technical Working Group Update  
**Attachments:** Proposed change to the NPSIB summary document (3).pdf (173.31 KB)

Kia ora Koutou,

Please find attached information that ME have provided me about proposed amendments to the NPSIB. ME have advised that these amendments will likely be incorporated into an RMA Bill which is due to come out some time in May 2024.

I propose that we reconvene when we have seen the Bill so that we can better understand the implications for our work.

In the meantime, please keep providing comments on the draft mapping that has been circulated. If you have any issues accessing the maps please contact Scott and/or Conor. If you have any questions about map content please contact Andrew Walls.

I am heading off on leave shortly, returning on 6 May. If you have any general inquiries while I am away please contact Mishka in the first instance.

Kiri regards - Matt

**Matt Heale**  
Principal Planner | Nelson Planning Team Lead



Level 1, 4 Akersten St, Nelson 7010  
PO Box 1551, Nelson 7040  
[mattheale@nzta.govt.nz](mailto:mattheale@nzta.govt.nz)  
[www.nzta.govt.nz](http://www.nzta.govt.nz)

**From:** Matt Heale [redacted]  
**Sent on:** Monday, March 18, 2024 2:07:10 AM  
**To:** Susan Jones [redacted], Lynda Murchison [redacted], Keith McRobb [redacted], Jason Domigan [redacted], Polly Bulling [redacted], Ali Meade [redacted], Eleanor Linscott [redacted], Rachel Thomas [redacted], Liz Williams [redacted], Jazah Zammot-Ross [redacted], Karen Timbous [redacted], Bridget Sim [redacted], Francisco Baraza [redacted], Bonnie Mager [redacted], Shav [redacted], Richard Ewans [redacted], Melissa [redacted], Keran Mackenzie [redacted], Jonathan [redacted]  
**CC:** Cenee McInnes [redacted]  
**Subject:** Canceled: Biodiversity Technical Working Group  
**Urgent:** High

It looks like this date that works for most.  
Regards - Matt

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**From:** Matt Heale [redacted]  
**Sent on:** Friday, August 23, 2023 12:13:15 AM  
**To:** [redacted]  
**CC:** [redacted]  
**Subject:** FW: Gore Biodiversity Working Group  
**Attachments:** Ecosystems and Indigenous Biodiversity (1).pdf (284.88 KB), Biodiversity key definitions.pdf (234.29 KB)

Thank you for taking the time to provide feedback on the Draft Gore Ecosystems and Indigenous Biodiversity Chapter.  
Attached is a copy of the Proposed District Plan chapter and associated definitions. These will be formally notified on 31 August 2023.  
There have been some significant changes to reflect the feedback received on the draft chapter and the recent gazette of the National Policy Statement - Indigenous Biodiversity (NPSiB).  
This includes a commitment by the Council to undertake a variation to map Significant Natural Areas and establish a Biodiversity Working Group to inform this work.  
The Working Group will also be a useful forum to discuss any implementation issues with the Proposed District Plan, particularly given GDC is the first Council in NZ to implement the NPSiB.  
Can you please advise if you would be willing to participate in the Gore Biodiversity Working Group by return email. We are also keen to know of any other local representatives who you think would be helpful to the group too.  
Give me a call if you would like to discuss this further.  
ngā mihi - Matt

Matt Heale  
Principal Planner | Tekebe  
Planning Team Lead



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**From:** Matt Heale  
**Sent on:** Thursday, November 16, 2023 3:54:09 AM  
**To:** Karuna Fildes, Lynfa Marchant, Keith McRobert, Susan Damigan, Zita Phillips, Ali Meade, Sarah Zamboni-Ross, Debra L. Jones, Rachel Thomas, Lisa Williams, Hannah Barrera, Andrew Wells, Susan Magry, Susan Jones, Andrew Wells, Andrew Wells  
**Subject:** Gore Biodiversity Technical Working Group

Hi everyone,  
As outlined in my email earlier today (14 November), proposed minutes for the next workshop:  
Susan - Can you confirm if Chambers is available?  
Thanks - Matt

### Microsoft Teams meeting

Join on your computer, mobile app or room device  
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Meeting ID: 434 504 723 665  
Passcode: m8hREU  
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[View this meeting on the app](#)

**From:** Matt Heale  
**Sent on:** Wednesday, September 20, 2023 2:31:17 AM  
**To:** Lynfa Marchant  
**CC:** Megan Reid, Courtney Bennett, Tara Carlson-McCull, Keith Howell  
**Subject:** RE: Gore Biodiversity Working Group

Hi Lynfa, realistically it doesn't look like the GBWG is likely to meet until early November - much if after submissions close.  
The key focus for the GBWG will be on getting a MA meeting which hasn't yet been finalized in the FDP; going forward it will be great to have you on board.

Nga mihi - Matt

Matt Heale  
Vice-Chair Planner / Director  
Planning Team Lead



Level 1, 4 Alberton St, Nelson NZ01  
PO Box 6511, Nelson NZ01  
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**From:** Lynfa Marchant  
**Sent:** Wednesday, September 20, 2023 2:33 PM  
**To:** Matt Heale  
**CC:** Megan Reid, Courtney Bennett, Tara Carlson-McCull, Keith Howell  
**Subject:** Re: Gore Biodiversity Working Group

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the context of the email.

Kia ora Matt  
Thanks for the reminder email. Given the relationship with Gore DC, I think Hokonui Runanga would have hoped for a conversation with Gore DC first around process. Unfortunately, right now, we have to focus our resources on the submission process on the plain. As you will be aware, to have any status in the process from notification, Hokonui Runanga needs to be a submitter. I think we informed GDC of Hokonui Runanga's views on the draft biodiversity chapter prior to notification, so it should be of no surprise to the Council. Once the submission process is finished we may have resource to participate in other forums.  
Nga mihi  
Lynfa



Linda Murphy  
Environmental and Culture Planning Lead

Hokitika Borough Council

140 Orymton Road Gore 3774

Water 03 768 8100

Website [www.hokitikaborough.govt.nz](http://www.hokitikaborough.govt.nz)

Facebook [www.facebook.com/hokitikaborough](https://www.facebook.com/hokitikaborough)

From: Matt Huckle  
Sent: Tuesday, September 18, 2023 2:57 PM  
To: Linda Murphy  
Cc: Megan Reid; Courtney Bennett; Tina Carson-MCCO  
Subject: RE: Gore Biodiversity Working Group

Caution: This is an EXTERNAL email. Please consider safe cyber security practices.

Aloha Linda,

Just wondering how you are getting on with responding to the email below. Looks like we are making good progress in establishing the Gore Biodiversity Working Group and it would be great if we can have a representative from Hokitika Borough involved too.

Ngā Mihi – Māt

Matt Huckle  
Principal Planner / Nelson  
Planning Team Lead



Level 3, 4 Akeron St, Nelson 7010  
PO Box 3333, Nelson 7040  
Email: [Matt.Huckle@nelson.govt.nz](mailto:Matt.Huckle@nelson.govt.nz)  
Web: [www.nelson.govt.nz](http://www.nelson.govt.nz)

From: Matt Huckle  
Sent: Friday, August 25, 2023 12:13 PM  
To: [Redacted]  
Cc: [Redacted]  
Subject: FW: Gore Biodiversity Working Group

Thank you for taking the time to provide feedback on the Draft Gore Ecosystems and Indigenous Biodiversity Chapter.  
Attached is a copy of the Proposed District Plan chapter and associated definitions. These will be formally notified on 21 August 2023.  
There have been some significant changes to reflect the feedback received on the draft chapter and the recent gazette of the National Policy Statement - Indigenous Biodiversity (NPSi).  
This includes a commitment by the Council to undertake a variation to map Significant Natural Areas and establish a Biodiversity Working Group to inform this work.  
The Working Group will also be a useful forum to discuss any implementation issues with the Proposed District Plan, particularly given GDC is the first Council in NZ to implement the NPSi.  
Can you please advise if you would be willing to participate in the Gore Biodiversity Working Group by return email. We are also keen to know of any other local representatives who you think would be helpful to the group too.  
Give me a call if you would like to discuss this further.

Matt Huckle  
Principal Planner / Nelson  
Planning Team Lead



Level 3, 4 Akeron St, Nelson 7010  
PO Box 3333, Nelson 7040  
Email: [Matt.Huckle@nelson.govt.nz](mailto:Matt.Huckle@nelson.govt.nz)  
Web: [www.nelson.govt.nz](http://www.nelson.govt.nz)

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From: Matt Healy  
Sent on: Sunday, March 17, 2024 9:13:51 PM  
To: Susan Jones, Lynda Marchant, Keith McRobie, Jason Douglas, Polly Bulling, Ali Meade, Eleanor Linscott, Rachel Thomas, Liz Williams, Sarah Zamboni, Karen Timboui, Richard Sim, Barbara, Kerri Mackenzie, Simon Mager, Jonathan Shaw, Richard Evans, Monika  
CC: Ceor Midonik  
Subject: RE: Biodiversity Technical Working Group

Kia ora koutou,  
I am postponing our meeting on Weds until we have clearer direction from ME on the implications of the press release last week (see link below). A number of you have also asked for more time to provide comments on the maps too. I will come back to you all with a revised meeting date once we know more from ME. In the meantime, just add any missing comments to the GIS layer provided.  
Give me a call if you would like to discuss this further.

Thanks - Matt  
[https://www.facebook.com/propertygroupnz/](#)

**Matt Healy**  
Regional Planner / Nelson Planning Team Lead  
  
Mobile: [redacted]  
Reception: [redacted]  
Level 1, 4 Anderson St, Nelson 7010  
PO Box 1551, Nelson 7040  
[www.propertygroup.co.nz](#)

----- Original Appointment -----  
From: Matt Healy  
Sent: Thursday, February 13, 2024 12:14 PM  
To: Matt Healy, Susan Jones, Lynda Marchant, Keith McRobie, Jason Douglas, Polly Bulling, Ali Meade, Eleanor Linscott, Rachel Thomas, shunt@redfarm.org.nz, Liz Williams, Sarah Zamboni, Karen Timboui, Kerri Mackenzie, Simon Mager, Jonathan Shaw, Richard Evans, Richard Sim, Monika Benthik, Kerri Mackenzie, Jonathan Shaw, Richard Evans  
Cc: Ceor Midonik  
Subject: Biodiversity Technical Working Group  
When: Wednesday, 20 March 2024 10:00 am-12:00 pm (UTC+12:00) Auckland, Wellington  
Where: Gore Council Chamber  
It looks like this date that works for most.  
Regards - Matt

From: Matt Healy  
Sent on: Tuesday, February 13, 2024 11:57:53 PM  
To: Lynda Marchant, Keith McRobie, Jason Douglas, Polly Bulling, Ali Meade, Eleanor Linscott, Rachel Thomas, Liz Williams, Sarah Zamboni, Karen Timboui, Eleanor Linscott, Rachel Thomas, Barbara, Kerri Mackenzie, Simon Mager, Susan Jones, Richard Sim, Kerri Mackenzie, Jonathan Shaw, Richard Evans, Monika  
CC: Ceor Midonik, Keith Healey  
Subject: RE: First Biodiversity Working Group Meeting for 2024

Kia ora koutou,  
We have been advised that there may be some issues with the bus line.  
Please see the following link instead:  
[\[redacted\]](#)

Thanks - Matt  
  
Mobile: [redacted]  
Reception: [redacted]  
Level 1, 4 Anderson St, Nelson 7010  
PO Box 1551, Nelson 7040  
[www.propertygroup.co.nz](#)

From: Matt Healy  
Sent: Monday, February 12, 2024 10:52 AM  
To: Linda Marchant, Kerri Mackenzie, Jason Douglas, Polly Bulling, Ali Meade, Eleanor Linscott, Rachel Thomas, Liz Williams, Sarah Zamboni, Karen Timboui, Eleanor Linscott, Rachel Thomas, Barbara, Kerri Mackenzie, Simon Mager, Jonathan Shaw, Richard Evans, Richard Sim, Monika Benthik, Kerri Mackenzie, Jonathan Shaw, Richard Evans  
Cc: Ceor Midonik  
Subject: RE: First Biodiversity Working Group Meeting for 2024

Kia ora houaio;

As discussed please find below a copy of the link to the Draft SNA Maps for your feedback. Please remember these are confidential to your organisation so that we can make improvements before engaging with landowners and the wider community.

Below are some instructions on how access the maps and make comments. It would be great if you could provide comments using the on drop system by **11 March**. This should give us an opportunity to review the comments ahead of our next file. If you have any problems with access please contact Scott Hewlett directly. GOC staff should have access.

Also - it looks like 18 March is the most popular option for the hui at this stage but will likely have to be on-line for some (hence the on drop system).

Cheers - Matt

#### MAPPING INSTRUCTIONS

Below is your user name with instructions of how you can access the maps and leave comments:

[Liz Williams](#)

liz.williams\_govt.nz

[Pete Bishop](#)

pete.bishop\_govt.nz

[Rachael Thomas](#)

rtomas\_govt.nz

[Lynda Macmillan](#)

lynda.govt.nz

[Karen Finlay](#)

karen.finlay\_govt.nz

[C McIlroy](#)

c.mcilroy\_govt.nz

[Shannon Suter](#)

shannon.suter\_govt.nz

[Christine Edwards](#)

christine.edwards\_govt.nz

[Alisha Ziemniak](#)

alisha.ziemniak\_govt.nz

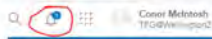
[JAMES SMITH](#)

james.smith\_govt.nz

Prior to gaining access to the webmap, you will need to accept the invitation using the steps below:

#### Accept Invitation to Shared Group

- Firstly, if you go to the following link <https://arcgis.com/forms>
- Sign in with your account details using the button in the top right
- Once it has loaded, look in the top right for a bell symbol (shown circled red)



- Click the bell symbol and there will be a notification to accept an invitation to the 'Core DC - Biodiversity' group
- Once you have accepted both invitations you will be able to access the applications for the project

Once this has been completed you can access the web map using the link [Core District Council Processed SNA's \(arcgis.com\)](https://arcgis.com/webmapviewer/1/arcgis.com)

#### ADDING COMMENTS

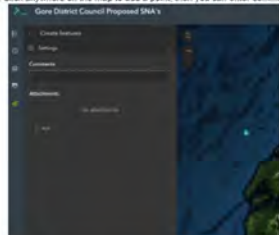
1. Open the edit window



2. Under 'Review Comments' select New Feature



3. Click anywhere on the map to add a point, then you can enter comments in the left hand side



4. Save changes! At the bottom left corner, click the 'Create' button to save your comments.

**Matt Heale**  
Principal Planner | Nelson Planning Team Lead



Building a stronger  
New Zealand.

Mobile: [REDACTED]  
Reception: [REDACTED]  
Level 1, 4 Akersten St, Nelson 7010  
PO Box 1551, Nelson 7040  
[matt.heale@propertygroup.co.nz](mailto:matt.heale@propertygroup.co.nz)

From: Matt Heale  
Sent: Friday, February 9, 2024 8:41 AM  
To: Matt Heale [REDACTED]  
Cc: Conor McIntosh [REDACTED]  
Subject: First Biodiversity Working Group Meeting for 2024

Kia ora Kōwhiri,

I'm trying to book in a time for the next BWG Meeting for either 18, 19, or 20 March in the Gore Council chambers, ideally in person as we will be going through detailed draft maps. Can you please come back to me by close of play Monday with any constraints for the above dates and I will send out a meeting request from there.

I will be sending out links to draft maps shortly which will be confidential to this group with the idea to get any feedback on these at the next meeting, ahead of wider engagement. I should also be able to provide an update from MfE and a draft communications and engagement plan too.

Ngā mihi nui - Matt

**Matt Heale**  
Principal Planner | Nelson Planning Team Lead



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New Zealand.

Mobile: [REDACTED]  
Reception: 03 363 5901  
Level 1, 4 Akersten St, Nelson 7010  
PO Box 1551, Nelson 7040  
[matt.heale@propertygroup.co.nz](mailto:matt.heale@propertygroup.co.nz)

From: Tina Carlson-McCall [REDACTED]  
Sent on: Tuesday, September 26, 2023 9:39:29 PM  
To: [proposed@tristram@goredc.govt.nz](mailto:proposed@tristram@goredc.govt.nz)  
CC: [REDACTED]

Subject: Gore Biodiversity Working Group meeting

Kia ora kōwhiri

Thank you for agreeing to participate in the Gore Biodiversity Group.

Currently the group includes representatives from:

- Inland Kāwhiri
- Gore District Council
- Environment Southland
- Forest and Birds
- Waka Kōwhiri NZTA
- Federated Farmers
- Department of Conservation
- Fish and Game
- and potentially Southland District Council and Invercargill City Council

We are proposing that the first meeting for the group will be held in Gore on 31 October.

We are looking forward to meeting you all in person for the first meeting, but subsequent meetings could be online.

Please confirm if the proposed date is suitable via return email.

Ngā mihi

Tina Carlson-McCall  
Senior Planner



Mobile: [REDACTED]  
Reception: [REDACTED]

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PO Box 1551, Nelson 7040  
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**From:** Courtney Bennett - Kete Planning Consultancy [REDACTED]  
**Sent on:** Thursday, June 27, 2024 6:09:09 AM  
**To:** Amy Berin [REDACTED]  
**Subject:** Re: Gore PDP - SASSM and Rural provisions [LN-LNDMS.FID1167761]

Kia ora,  
Jed looks good atm. Can you send through a Teams invite please? I've got the Word version of the S4A which has all the relevant chapter parts in Appendix A, so that should be sufficient. Looking forward to skimming through everything then!

Thank you,  
Courtney Bennett

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**From:** Amy Berin [REDACTED]  
**Sent:** Thursday, June 27, 2024 7:49:20 AM  
**To:** courtney.bennett [REDACTED]  
**Subject:** RE: Gore PDP - SASSM and Rural provisions [LN-LNDMS.FID1167761]

Kia ora!

Thanks for getting in contact so promptly. I hope the travels are going well. The weather is pretty miserable here, so hopefully you're somewhere a bit warmer!

Re catch up - could we aim for Wednesday 3 July say around 3pm or 6pm (NZ time) if that works for you?

I've had a good read over your S42A report and am hoping our catch up will help to provide you with some more clarification in terms of the relief sought by Hōkoni (e.g. Plan variation, more specificity when it comes to figal, Tāru cultural values).

Do you have access to a word document version of the PDP to use for some suggested tracked changes? I'm thinking it would hopefully keep things a bit tidier and would be good to have ready to work through when we do catch up. 🙏

Open to other suggestions also to make the most of the online catch up.

Nga mihi

Amy

**From:** Courtney Bennett - Kete Planning Consultancy [REDACTED]  
**Sent:** Tuesday, June 25, 2024 7:22 PM  
**To:** Amy Berin [REDACTED]  
**Subject:** Re: Gore PDP - SASSM and Rural provisions [LN-LNDMS.FID1167761]

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Kia ora e hōia,  
Really keen to catch up once you have read through the S42A. The catch is that I'm currently working remotely from overseas, so my availability is a bit patchy. 1, 2, 3, 4th July I should have stable internet for a few days, end of the day your time sync up well with my timezones. Do any of those days work for you? Otherwise, I have full email access every day - my responses might just come at random times.

Thank you,  
Courtney Bennett

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#### Appendix 4 – Gore

Kia ora,

Please see **attached** the preferred options report from PDP for the Gore and Mataura Wastewater consent renewal project.

This report has been written based on the assumption that the hydraulic retention times for the wetland options would be two days for Gore and one day for Mataura, this however is subject to change following feedback from the Hokonui Runanga.

I will be aiming to arrange a working group meeting in late January, however in the meantime if you have any questions or comments regarding the **attached** report please let me know.

Nga mihi

Kia ora,

Please see **attached** a proposed assessment criteria and weighting from PDP for the priority matters that the short list of options will be assessed against.

The long list assessment for the shortlisted options is also included on separate tabs on the **attached** spreadsheet.

Jason and I have reviewed this and included some initial comments for discussion.

Please let me know if you have any comments or suggested amendments for the criteria and weighting.

**I will try and arrange a meeting in the next couple of weeks (when Jean returns from leave) to go over all the comments and finalise the criteria.**

**Note once the criteria have been finalised the plan is that PDP will provide an assessment of the options against each option so that the working group can then consider this and agree on a score for each shortlisted option.**

**Feel free to give me a call if you would like to discuss any of this.**

**Thanks**

Kia ora,

Just getting a meeting invite out for this early so that it is in everyone's calendar.

The purpose of the meeting will be to discuss the criteria and weighting for the shortlist multi-criteria assessment, refer [attached](#) spreadsheet for further details.

Hopefully PDP will be able to provide a bit of an update on progress of the shortlist investigation work that they have underway as well.

As always happy for people to attend in person or online.

If you can't make the meeting feel free to send through any comments you have regarding the proposed MCA criteria and I will make sure these are discussed at the meeting.

Nga mihi

---

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Kia ora,

Just getting a meeting invite out for this early so that it is in everyone's calendar.

The purpose of the meeting will be to discuss the criteria and weighting for the shortlist multi-criteria assessment, refer **attached** spreadsheet for further details.

Hopefully PDP will be able to provide a bit of an update on progress of the shortlist investigation work that they have underway as well.

As always happy for people to attend in person or online.

If you can't make the meeting feel free to send through any comments you have regarding the proposed MCA criteria and I will make sure these are discussed at the meeting.

Nga mihi

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Mōrena koutou

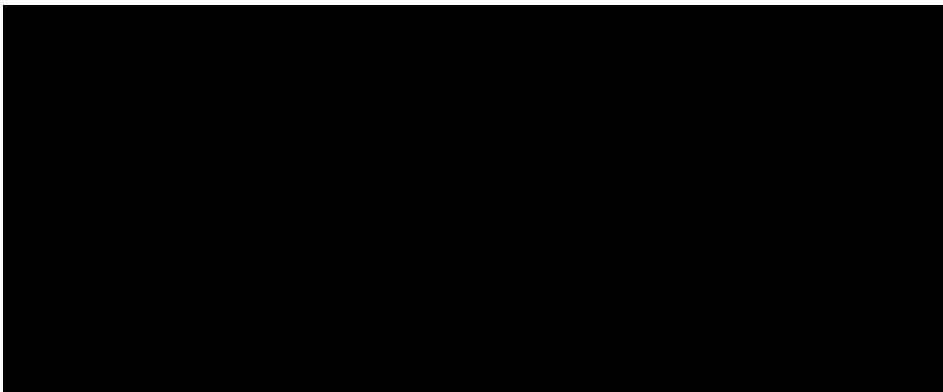
Would of loved to had representatives from GDC & ICC attending.

There are some a number of pressing consents up for renewal within the next 5 yrs that are directly discharging into the waterways & tributaries of the Waiau, Aparima, Oreti, Mataura & Clutha.

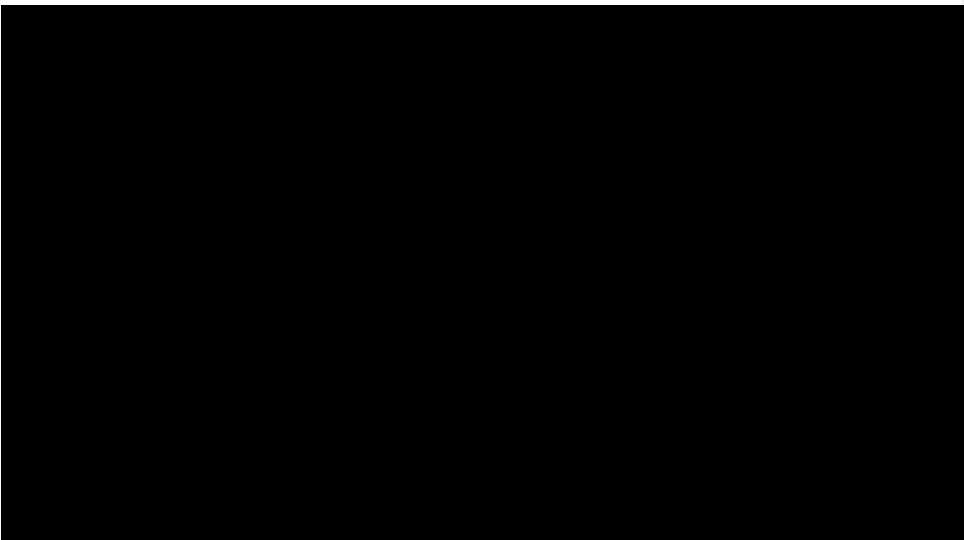
Hokonui is opposing the above activities into Mataura and other rivers in its joint responsibilities

Hopefully this Hīkoi will provide a number of learnings in how the Waikato River Trust achieved outcomes for their regeneration of the Awa

Terry



outside scope of request



Thans Luke,

I will discuss with the team. Going forward can you please make sure our planning team and lead Lynda Murchison is included into the emails.

Ngā mihi

Riki

**From:** McSoriley, Luke <[redacted]>  
**Sent:** Tuesday, November 7, 2023 4:17 PM  
**To:** Riki Parata <[redacted]>  
**Cc:** Jason Domigan <[redacted]>; Campbell, Matt <[redacted]>  
**Subject:** RE: RCA for Discharge of clean fill and green waste to cap closed gore municipal landfill

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**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Riki

The land fill remediation also requires a land use consent from Gore District Council.

**Attached** is a copy of this application which identifies Hokonui Runanga as an affected party.

No additional resource consents are required other than the two we have sent you.

As with the discharge application the applicant would like to request written approval of Hokonui for the land use consent.

Please feel free to contact me if you have any questions.

Nga mihi



**Luke McSoriley**  
Work Group Manager - Planning

T: [REDACTED]

M: [REDACTED]

[REDACTED]

[wsp.com/en-nz](http://wsp.com/en-nz)

**From:** McSoriley, Luke  
**Sent:** Monday, October 30, 2023 11:31 AM  
**To:** [REDACTED]  
**Cc:** Jason Domigan [REDACTED]  
**Subject:** RCA for Discharge of clean fill and green waste to cap closed gore municipal landfill

Morena Riki

I understand that Jason Domigan contacted you a few weeks ago regarding the closed Gore landfill site at Toronto Street.

Jason has asked me to e-mail you and provide a copy of an application that we will soon lodge with Environment Southland.

Gore District Council is currently progressing a project for remediation of the old Gore landfill.

This requires discharge of cleanfill and green waste to provide additional capping.

As part of the remediation GDC propose planting of the site with native plants and transition of the site to recreational use.

Over the longer term the intention is to link the site to the adjoining Hamilton Park and Waikaka River walkway.

**Attached** is a copy of the application which identifies Hokonui Runanga as an affected party.

Please feel free to contact me if you have any questions.

Nga mihi



**Luke McSoriley**  
Work Group Manager - Planning

T: [Redacted]  
M: [Redacted]  
[Redacted]

Arena

Ave  
9810  
Zealand

WSP  
65  
Invercargill,  
New

[wsp.com/nz](http://wsp.com/nz)

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-LAEhHhHedJzBITWla4Hgs7pbKl

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Tena koe

Please find **attached** the submissions from Hokonui Runanga Inc on the proposed Gore District Plan. There are 4 attachments:

Form 5

2 x submission tables by provision

1 x schedule of taonga species.

Nga mihi



Lynda Murchison  
Chief Advisor

140 Charlton Road, Gore 9774

Waea pūkoro: 0272238070

Website - [Taiao – Hokonui Rūnanga Kaupapa \(hokonuitaiao.org.nz\)](http://Taiao-HokonuiRūnangaKaupapa(hokonuitaiao.org.nz))

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**Kia ora Riki,**

**As discussed at our meeting a couple of weeks ago please see **attached** a draft copy of the “3 Waters addendum” that we have prepared for the Council's Long Term Plan.**

**This is still a work in progress and in particular the Level of Service and Financial sections still need further work – we will be working through these sections over the next couple of months with the aim of having final draft ready for Council approval in late January or early February next year – given the tight timeframe I was keen to get this to you now so that you can provide any comments you might have now.**

**I would be keen to hear your thoughts on section 2.1 which describes our relationship with Mana Whenua – do you think this is an accurate reflection of our relationship or do you have any suggested changes for this.**

**Feel free to give me a call if you would like to discuss.**

**Thanks**

Thanks Matt,

It would help if I included them 😊

Rik

**From:** Riki Parata [REDACTED]  
**Sent:** Wednesday, December 6, 2023 6:09 PM

Lynda

On 13/02/2024 9:22 am, Matt Bayliss <[REDACTED]> wrote:

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I'm using Mimecast to share large files with you. Please see the attached instructions.

Kia ora Mollie,

Further to my email yesterday, I just wanted to check to see if Hokonui Runanga have any feedback or comments regarding the Preferred Options Report that I sent through in early January (I have **attached** a copy of this report for convenience).

Please note there is a typo in the Exec summary and Conclusion of the report – the report currently recommends a BNR upgrade and 2-day HRT for the Gore Wetland however as explained in the main body of the report this is meant to be a 1 day HRT.

This report is currently still in draft format but ideally I would like to get it finalised by the end of next week so that it can be included on the upcoming Council agenda – If you could let me know if you have any comments regarding this report by mid next week that would be much appreciated.

Also in terms of confirming the preferred option – the decision making approach that was agreed at the start of the technical working group process proposed a possible joint workshop with the Council’s elected members and Hokonui Runanga leadership to discuss the Preferred Options Report before the preferred options are finalised – I am more than happy to organise this workshop if it is deemed necessary, however given we have now discussed the various options at length over the past 3 years I am wondering if there is a need to have another workshop. What are your/ HR’s thoughts on this? ^ ^ ^

Feel free to give me a call if you want to discuss any of this.

Nga mihi Ā

Kia ora Mollie,

Thanks for your response that is much appreciated.

FYI I am planning to confirm the Councils preferred option at the Assets and Infrastructure Committee meeting on the 12<sup>th</sup> of March – I will let you know once this has been confirmed.

Also no problems with providing a copy of the draft consent applications once these have been completed – I will need to catch-up with H&G to confirm when they expect to have these completed.

Nga mihi,

**From:** Mollie Lyders <[REDACTED]>  
**Sent:** Friday, February 9, 2024 2:45 PM  
**To:** Matt Bayliss <[REDACTED]>  
**Cc:** Jean Chye <[REDACTED]>; Jason Domigan <[REDACTED]>  
Eoghan O'Neill <Eoghan.ONeill@pdp.co.nz>; Lynda Murchison  
<[REDACTED]>; Riki Parata <[REDACTED]>  
**Subject:** Re: S01541200 Gore and Mataura Wetland Scenarios

Kia ora Matt

Thank you for sending the wetland scenarios assessment through to us. Upon looking through the assessment we can confirm that Hokonui Rūnanga have no issue with the proposed retention times and a HRT of one day would be enough to meet cultural requirements.

I note you have had a conversation with Lynda about preparation of a cultural effects statement to be included in the AEE for the resource consent application. We will have a scope and cost estimate to complete that work through to you on Monday; though we will need confirmation of the Council's finals decision on which option you are going to be applying for before we can complete that mahi. To that end a copy of the draft application would be good as soon as it is available.



If you have any questions please do not hesitate to ask.

Ngā mihi

Mollie Lyders

---

**From:** Matt Bayliss <[REDACTED]>  
**Sent:** Monday, December 18, 2023 11:50 AM  
**To:** Riki Parata <[REDACTED]>  
**Cc:** Jean Chye <[REDACTED]> Jason Domigan <[REDACTED]>  
Eoghan O'Neill <[REDACTED]> Mollie Lyders <[REDACTED]>  
<[REDACTED]> Lynda Murchison <[REDACTED]>  
**Subject:** RE: S01541200 Gore and Matura Wetland Scenarios

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Kia ora Riki,

Appreciate you may need some time to consider this – would you be able to get a response back to us by Monday 22<sup>nd</sup> of January?

Nga mihi

**From:** Riki Parata <[REDACTED]>  
**Sent:** Thursday, December 14, 2023 9:12 PM  
**To:** Matt Bayliss <[REDACTED]>  
**Cc:** Jean Chye <[REDACTED]>; Jason Domigan <[REDACTED]>

**From:** Jean Chye <[REDACTED]>  
**Sent:** Monday, December 11, 2023 1:54 PM  
**To:** Matt Bayliss <[REDACTED]>  
**Cc:** Eoghan O'Neill <[REDACTED]>  
**Subject:** S01541200 Gore and Mataura Wetland Scenarios

Hi Matt,

Following the working group hui on 18 August 2023, we discussed four – five scenarios to be investigated so that the working group can make a decision around the preferences between HSSF and VF wetland, and the min. acceptable HRT. The decision around this will help refine the MCA assessment (and cost estimates) for the preferred option report.

The agreed scenarios were:

1. Cost breakdown and discharge quality for all plant upgrades at Gore to HSSF wetland, in comparison to the current Gore WWTP to VF wetlands.
2. Cost breakdown and discharge quality for all plant upgrades at Gore to HSSF wetland, in comparison to all plant upgrades at Gore WWTP to VF wetlands.
3. Cost breakdown and discharge quality for all plant upgrades at Gore to a HSSF wetland (designed for 2d or 4d HRT).
4. Cost breakdown and discharge quality for MABR upgrade at Gore to a HSSF wetland (designed for 1d or 2d HRT).
5. Cost breakdown and discharge quality for existing Mataura pond to a HSSF wetland (designed for 1d or 2d HRT)

Please find **attached** the summary for Scenarios 1 – 4. I have included median and 95%tile concentrations from the treatment plant, and the expected treatment quality from the wetland.

I've removed the Mataura scenario because I don't think there's much value in providing a scenario for the existing Mataura pond to a 1d or 2d HRT HSSF wetland.

This is because:

- The quality of the wastewater is relatively good already so it is not expected that additional treatment can be provided in a 2-day wetland.
- A 2-day HRT wetland will require additional land to be purchased.
- We haven't considered a 2-day HRT for Mataura before, so I will have to spend additional work to calculate the pipe/pumps/storage costs.
- Potentially unreliable pond quality data. We don't have a lot of sampling data from the existing Mataura pond, other than the additional samples GDC had collected from Nov 2022 to Jul 2023 (N=10). This data also doesn't overlap with the inflow data, so may not be reliable.

I can look at the cost breakdown for existing Mataura pond to a 1 day HSSF wetland, in comparison to existing Mataura pond to a VF wetland. However, I'll need to spend more time figuring out the VF component (sizing and costs) because a high level calc resulted in a VF wetland area of 5-7ha (for 3,000 m<sup>3</sup>/d to 4,000 m<sup>3</sup>/d) which is unlikely to fit within the existing site. I have, however, included the quality data in the summary.

We're also working to get a draft version of the final preferred option report out to you by the end of this week.

Cheers,

**Jean Chye – MEngNZ** | Senior Environmental Engineer

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Kia ora all,

Please see **attached** site investigation report from PDP. Let me know if you have any questions or comments regarding this.

I believe PDP are very closing to issuing a first draft of the short list options report but suspect we may not see this before Christmas now.

Nga mihi

**From:** Jean Chye <[REDACTED]>  
**Sent:** Friday, December 15, 2023 4:15 PM  
**To:** Matt Bayliss <[REDACTED]>  
**Cc:** Eoghan O'Neill <[REDACTED]>  
**Subject:** S01541200 Gore and Mataura WWTP Discharge Options - Site Investigations Report

Hi Matt,

Please find **attached** the draft site investigations report for Gore and Mataura. Happy to discuss any of the conclusions if you have queries.

This is the report that will inform the MCA for the final preferred option report.

Have a great weekend.

Cheers,

**Jean Chye – MEngNZ** | Senior Environmental Engineer

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Hi Lynda

Further to our discussion last week, please find **attached** the most up to date application and support documentation for your information.

If you have any questions, please dont hesitate to contact me.

Thanks

Jason

Tēnā koe Luke,

Please see the **attached** feedback letter from Hokonui Rūnanga Inc. regarding the Gore District Council closed landfill remediation land use consent application that was previously sent to Riki Parata.

Please contact myself or Lynda Murchison (cc'ed) if you have any queries on this. We look forward to hearing from you.

Ngā mihi nui,

**Louise Dennison**

Graduate Environmental Planner

Hokonui Rūnanga Floriculture (Hokonui Rūnanga Kaupapa Taiao)

[REDACTED]  
140 Charlton Road, Gore 9774

Waea pūkoro: [REDACTED]

Website - [Taiao – Hokonui Rūnanga Kaupapa \(hokonuitaiao.org.nz\)](http://hokonuitaiao.org.nz)



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Tēnā koe,

outside scope of request

Please find attached a stakeholder update regarding the re-consenting of Gore and Mataura's wastewater discharge consents.

Ngā mihi,

Kia Ora,

Please see attached s42A reports and appendices for HS3 - Rural Zone and Mana Whenua. They will be available on the website by the end of the day today.

Noho ora mai,

Lindsey

Kia ora Riki

Thanks very much – that's great news. I'll just check with Jo, and get some images through to you (along with a rough time-line).

I'll also get you a draft of Brian's essay – just to give you a context. Again, it's more of an overview.

Really looking forward to working with you.

Jim



**Kia ora Riki**

**Really glad that you will be involved.**

**I have attached two files:**

- 1). A list of all 26 works from Jo, and it also lists the individual species featured in each painting (flora and fauna).**
  
- 2). An essay by Brian Rance (of DoC) – who Jo has worked with, and is a botanist very familiar with the Maitava Valley.**

**I had a good catch up with Jo Brand at the rōnanga yesterday – to bring her (and Terry) up to speed with the project, and run Jo Ogier’s idea for an exhibition title by them: *‘The River’s Lament – A Pathway of Treasures’* Jo Brand is going to work on this with Matu – for te reo.**

**Brian has obviously written about the botanical species, and he’s chosen to attach that info to the local host environments. What ever approach you feel comfortable with in terms of fauna, is absolutely fine by us. In terms of length, maybe use Brian’s as a guide, but it doesn’t have to be the same length and format – totally up to you. In terms of deadline, would 20 September work for you?**

**Just one request from the two Jo’s and myself – could you please double check to placenames on Jo’s species list?**

**Again, we’re absolutely delighted to have you working with us.**

Yes those mokomoko are the ones we know of around our hills, I think I sent you this list a while back which confirms. Mokomoko are very significant for Hokonui Rūnanga due to the pūrākau associated with the area, i.e. Matamata, and Tamatea's dream of mokomoko, unfortunately, we don't know what exact mokomoko it was.

As for what was around pre-european at the falls I am unsure, but it sounds like Samuel is onto it. I can also connect you to Phil Melgren from DOC who is a bit of gecko guru if you would like.

Looking forward to the final result!

Ngā mihi

Riki

**From:** Jo Ogier <[REDACTED]>  
**Sent:** Sunday, June 30, 2024 9:32 PM  
**To:** Riki Parata <[REDACTED]>; Terry Nicholas (Rep) <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** Te Au Nui/ Mataura Falls - Skink

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora

I hope everything is going well.

I was just wanting your feedback as to what skink you think I should include in the Te Au Nui/ Matura Falls Artwork. I was wondering if you had noticed or knew of any skinks that are currently present? or if any of the recommendations below you feel could have been present in a pre European context?

These recommendations are the from Samuel Purdie, he is a seasoned herpetologist from Dunedin and an amazing wildlife photographer [www.samuelpurdielife.com](http://www.samuelpurdielife.com)

### **Te Au Nui/ Matura Falls – Broadleaved-podocarp forest**

"These are all very speculative, but occur nearby and could conceivably occupy the habitat featured in your image. Matura skinks are primarily a high-elevation species that primarily occupies sub-alpine grassy/shrubby habitats (and also occur further north-west around Mid Dome/Matura Range).

- Southland green skink (*Oligosoma chloronoton*).
- Cryptic skink (*Oligosoma inconspicuum*). Note: herbfield skinks (*Oligosoma murihiku*) may have also occupied this area or replaced cryptic skinks here. It is difficult to know.
- Tussock skink (*Oligosoma chionochoescens*; formerly comprised by 'southern grass skink').
- Kōrero gecko (*Woodworthia* "Otago/Southland large")".

I have included the Southland green skink (*Oligosoma chloronoton*), and the Kōrero gecko (*Woodworthia* "Otago/Southland large") in other works, so it is down to the herbfield skinks - Cryptic skink - *Oligosoma inconspicuum* or *Oligosoma murihiku* or the Tussock skink (*Oligosoma chionochoescens*; formerly comprised by 'southern grass skink').

Any suggestions?

**Here are his other recommendations for 3 of the other works I thought you might find interesting.**

"I have compiled some options for you to consider below. Some of these are speculative, but reasonably informed by historic records and habitats they are known to occur in.

#### **Kowhaka-ruru/ Pyramid down to Te whare korokio**

- Kōrero gecko (*Woodworthia* "Otago/Southland large"). Still inhabits forests, shrublands, and rocky areas not too far from that area (e.g., Hokonui Hills)
- Tussock skink (*Oligosoma chionocholescens*; formerly comprised by 'southern grass skink'). Might still occur in this general area. Loves grassy, relatively damp habitats.

#### **Hokonui Hills - East Peak**

- Southland green skink (*Oligosoma chloronoton*). Still inhabits this general area (perhaps what you are referring to as 'Hokonui giant skink?'). Loves complex shrublands, grasslands, wetlands, and rocky habitats.
- Cryptic skink (*Oligosoma inconspicuum*). Still inhabits this general area. Has similar habitat preferences to green skink, but possibly more tolerant of aridity/predators.
- McCann's skink (*Oligosoma maccanni*). Still inhabits this general area. Has flexible habitat tolerances, but often found in rocky, grassy, shrubby areas (can probably tolerate much dryer habitats than many other native skinks).
- Tussock skink (*Oligosoma chionocholescens*; formerly comprised by 'southern grass skink').
- Kōrero gecko (*Woodworthia* "Otago/Southland large").

#### **Lower canopy and forest floor**

- Kōrero gecko (*Woodworthia* "Otago/Southland large").
- Tautuku gecko (*Mokopirirakau* "southern forest"). We don't precisely know what their former distribution was, and it may have been complex in western Southland (because Tākitimu geckos occupy similar habitats), but I think you are at liberty to include one of these if you wish! There are museum specimens thought to be this species from Riverton, and they are widespread in the Catlins, so they probably occurred throughout many of the indigenous forests in Southland.

**Other taxa to consider** • Native frog (*Leiopelma* spp.). We do not know what species occurred in this area (it could be an unknown extinct lineage), but *Leiopelma* remains have been found at Forest Hill. Therefore, *Leiopelma* frogs likely once occurred in the forests of southern Aotearoa.

- Foveaux Strait giant wētā (*Deinacrida carinata*). We do not understand the pre-human distribution of anostomatid wētā, but I suspect there must have been at least one species occupying southern New Zealand. It is possible that *D. carinata* occurred on the mainland (given that many of the terrestrial animals they coexist with do) and these might have occupied Southland's forests, river margins, and/or shrublands.
- Helm's stag beetle (*Geodorcus helmsi*). An amazing stag beetle that still occurs in forests of the Catlins and near Invercargill.

- Ngāokeoke (*Peripatoides taitonga*). As you have indicated, velvetworms might make a good addition. *P. taitonga* occurs in the Catlins and has been recorded in Croydon Bush and the Hokonui Hills".

Your feedback would be really appreciated. The exhibition is due to open on the 5th of October.  
:)

Kind Regards

Jo

[www.JoOgier.co.nz](http://www.JoOgier.co.nz)

#joogierartist

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Kia ora,

Please see attached Minute.

Commented [MH6]: PDP Minute 15

Noho ora mai,

Lindsey

Hi Louise,

Please find enclosed the submitted consent for the Mataura Emergency Supply. It includes the newly designed fish screen for the flexi pipe suction line placed in the river for water extraction.

We would appreciate your guidance on where the Hokonui Rūnanga might stand regarding an exemption from the 3mm fish screen requirement.

If you have any questions, please feel free to reach out.

Cheers,  
Aaron

Hi Louise

As mentioned, the other day we were in the process of completing our application for a consent renewal. I now have all the information and am happy to share it with you. The consent is being lodged today as mentioned the hydrology assessment has held things up and we hadn't had a chance to share before needing to submit it.

If you have any questions or comments, please reach out.

Cheers  
Aaron

## Appendix 1

# Terms of Reference for the Gore Biodiversity Technical Working Group

## Introduction

Gore District Council notified the Proposed District Plan (PDP) on 31 August 2023. The Ecosystems and Indigenous Biodiversity chapter of the PDP (the PDP chapter) was drafted to implement the recently gazetted NPS-IB. The PDP chapter signals that Gore District Council will work in partnership with Local authorities, mana whenua, stakeholders, and landowners to identify Significant Natural Areas (SNAs) meeting the NPS-IB criteria via a variation to the PDP.

The first step in this work is to gather information from mana whenua and key stakeholders that can be used to inform SNA mapping and landowner support. This will be followed by landowner engagement to test the veracity of the mapping information and consider how the provisions of the chapter can be improved.

## Purpose

The Gore Biodiversity Technical Working Group (the Group) has been formed to guide and contribute to:

- Significant Natural Area mapping in Gore,
- the Gore District Plan variation to the Ecosystems and Indigenous Biodiversity chapter of the Proposed District Plan, and
- associated landowner engagement.

The purpose of this work is to implement the National Policy Statement Indigenous Biodiversity (NPS-IB) and the requirements of the RMA.

The Group will also explore non-regulatory options (including funding, incentives, and physical works) to support landowners to protect SNA's and maintain indigenous biodiversity values.

## Group Membership

The Group consists of representatives from:

- *Gore District Council*
- *Environment Southland*
- *Southland District Council*
- *Department of Conservation*
- *Federated Farmers*
- *Forest and Bird*
- *Southland Fish and Game*
- *Hokonui Rūnanga*
- *Ngāi Tahu*

## Meeting Frequency

Monthly or as required.

## Deliverables

- A set of preliminary SNA maps that meet the requirements of the NPS-IB
- A list of issues and options to consider for the PDP chapter variation
- A landowners communications and engagement plan
- A package of non-regulatory support for SNA landowners
- An indicative work programme and funding strategy to achieve the deliverables

## Confidentiality

All discussions and materials presented to and by the Group will be confidential so that discussions can be free and frank and that any commercially sensitive information and sensitive mātauranga Māori information can be protected. Information will remain confidential insofar as is legally permissible. It is acknowledged that some agencies have specific public interest obligations under the Local Government Official Information and Meetings Act 1987, which may override the requirement for all information to remain confidential.

## Operating Principles

### Group members commit to:

- Share relevant information / reciprocate/ transfer ideas through the group
- Offer skills/ information openly and freely
- Provide communications from our organisations back to the group
- Be open honest and work in good faith
- Commitment time
  - Attend meetings
  - Prepare for meetings - do more than just turn up to meetings
  - engage in group projects
- Come prepared with issues and talk openly – as much as our role and confidentiality permits.
- have courage to have necessary conversations
- members need to be mindful of the resourcing and other constraints within our own roles and within the roles of others.
- GDC commit to coordinate/chair the Group.