



IN THE MATTER AND IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of Hearing of Submissions and
Further Submissions on the
Proposed Gore District Plan

Minute of the Hearings Panel

**Request for Additional Information
Following Stream 2 Hearing**

Minute 11

26 June 2024

MINUTE OF THE HEARINGS PANEL

- 1 On 24 June 2024 the hearing was held to consider submissions and further submissions to the following zones in the Proposed District Plan:
 - Neighbourhood Centres Zone
 - Local Centre Zone
 - Mixed Use Zone
 - Town Centre Zone
 - Airport Zone
 - Natural Open Space Zone
 - Sports and Active Recreation Zone
 - Camp Columba Zone
 - Field Days Zone
- 2 Arising from the evidence and submissions made at the hearing, the Hearings Panel seeks additional information from two of the submitters as set out below. The Hearings Panel requests the additional information be submitted to the Council's Regulatory Administrator no later than Friday 5 June.
- 3 Any issues or queries regarding this Minute should be directed to the Council's Regulatory Administrator, Lindsey Crazy Wolf, phone (03) 209 0330 or email to lcrazywolf@goredc.govt.nz.

KiwiRail Holdings Ltd (KiwiRail)

- 4 At the hearing, legal submissions by A A Arthur-Young and K L Gunnell, and evidence from Michelle Grinlinton-Hancock and Louise Taylor was presented. The submissions and evidence had been precirculated in conformity with directions issued by the Hearings Panel.
- 5 On the day of the hearing, the authors of the Section 42A Reports submitted supplementary evidence, in which they provided feedback on the precirculated submissions and evidence of KiwiRail. This supplementary evidence was discussed with the KiwiRail representatives. Ms Gunnell on behalf of KiwiRail requested the opportunity to submit a written response to the supplementary evidence. The Hearings Panel agreed this was appropriate.
- 6 KiwiRail in submissions 132.214, 132.181, 132.197 and 132.228 seeks an amendment to the Commercial Centre Zones and Mixed Use Zone chapters to include an additional provision to require a 5 metre building setback to any boundary. The Hearings Panel requests a response from KiwiRail to the suggestion raised by Commissioner Hovell that the setback distance varies with the height of any building in proximity to the rail corridor boundary.

- 7 The Hearings Panel also seeks any information held by KiwiRail of incidences of interference in the rail corridor in the Gore District over the past few years.

Fire and Emergency NZ (FENZ)

- 8 FENZ in submissions 124.202, 124.161, 124.182, 124.225, 124.161, 124.182, and 124.225 seeks a new standard in the Commercial Centre Zones and Mixed Use Zone to require the storage of 45,000 litres of water and on-site treatment of wastewater on sites not connected to water and sewerage reticulation networks.
- 9 The Hearings Panel understands the interest of FENZ with regard to the adequate supply of water, anticipating this is to ensure an adequate supply for fire-fighting purposes. The Hearings Panel does wonder however, if the distance to a fire hydrant is the concern, rather than whether any building is connected to a water supply. The Hearings Panel seeks clarification of this point.
- 10 The Hearings Panel also requests further information on:
- (a) The interest of FENZ relating to, and why rules are sought for, sewage treatment and disposal on sites outside of the reticulated area.
 - (b) The rationale of on-site storage of 45,000 litres, given the size and capacity of water tanks for sale from retail stores.
 - (c) The type and size of towers and poles FENZ wish to have permitted in various zones.



Keith Hovell
Chair, District Plan Hearing Panel
Under delegated authority