

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Gore District Council	S65.001	SIGN – Signs	SIGN-S4	Amend	1(B) mandates a 2.6m clearance from the bottom of signs to the ground, leading to signs being a significant height. The purpose of this requirement is unclear, clarification found the rule pertains to veranda signs rather than free-standing signs.	Delete SIGN-S4 1(b)
Gore District Council	S65.002	TREE – Notable Trees	TREE - General	Amend	The Parks and Recreation Manager has advised that some trees on the Notable Tree List have died while others have been removed. A review of the current listings needs to be reviewed to ensure the PDP is up to date.	Update the Notable tree list.
Gore District Council	S65.003	SUB - Subdivision	SUB-S4	Amend	Provides a level of flexibility for future development. Mirrors the provisions in DEV2.	Amend to: Being in general accordance with the outlined plan approval.
Gore District Memorial RSA (Inc)	S49.001	TREE – Notable Trees	TREE-SCHED-TREE-9	Amend	The current root system is growing under the pathway causing an uneven surface and poses a safety hazard to community/veterans. The current tree drops large branches and debris. We intend to replace the trees with a Gallipoli pine from the veteran community of the RSA. This pine has been seeded from a tree on the Gallipoli peninsula holding large significance to past veterans and community of the district. This pine does not grow as large as the existing trees with a maximum height of 5 meters.	Allow the removal of the two beach trees on the South-western entryway to the cenotaph. The trees would be replaced by the planting of a new Gallipoli pine.
Greenbriar Ltd.	S128.001	Introduction	Purpose	Support	No Amendments	No Amendments
Greenbriar Ltd.	S128.002	Introduction	Description of the District	Support in part	Note the dominant land use is agriculture.	Amend as follows: The dominant land use in the district relates to agriculture. There are several large agribusinesses in the district as well as many small businesses supporting the rural sector. The ongoing success of the agricultural sector needs to be supported by other industries such as mining, quarrying and provision of resilient infrastructure. There are many other activities, which also occur in the district, which need to be recognised and provided for as part of promoting sustainable management of natural and physical resources in the Gore District
Greenbriar Ltd.	S128.003	Interpretation	mining	Support	Mining - Crown Minerals Act definition adopted	No amendments
Greenbriar Ltd.	S128.004	Interpretation	primary production	Support	Primary Production - NZ Planning standards definition adopted	No amendments
Greenbriar Ltd.	S128.005	Interpretation	non-renewable electricity generation	Neutral	There is a potential issue created by this definition in that it recognises the generation from nonrenewable energy sources, but not the source materials. This may mean that the Energy policy framework is not applicable to applications for nonrenewable energy sources, even those that are required to support the transition from nonrenewable to renewables.	Amendments to Energy Provisions to address the issue that the definition recognises the generation from nonrenewable energy sources, but not the source materials. This may mean that the Energy policy framework is not applicable to applications for nonrenewable energy sources, even those that are required to support the transition from nonrenewable to renewables.

SUMMARY OF SUBMISSIONS

Greenbriar Ltd.	S128.006	Interpretation	rural industry	Support		No amendments
Greenbriar Ltd.	S128.007	MW - Mana Whenua	MW-2.3.2	Support in part	Mining identified as being an activity that contributes to the degradaton of biodiversity, soil and water. This is only considered to be the case if not managed 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 producton which can be a significant contributor to the degradaton of biodiversity, soil, and water. Other land uses including forestry, general earthworks, mining, and waste and hazard management practces create similar issues if not appropriately managed .
Greenbriar Ltd.	S128.008	UFD – Urban form and development	UFD-Overview	Support in part	Overview – Does not identfy non-renewable energy resources or renewable energy resources. Notes Business land identified to meet majority of employment needs, this appears at odds with the earlier purpose descripton regarding the dominance of land use particularly agriculture. The chapter does not appear to cover the field in terms of the overarching objectives for the District. As the only strategic directon chapter addressing land use activites it needs to address a wider form of development more comprehensively.	Add additon text as follows Additonal provision for industrial and rural industry activtes has been made proximate to Gore and Maitara to accommodate the majority of the District’s future urban employment needs. In additon, land in Waikaka, Mandeville, and Pukerau has been classified as Settlement Zone to beter reflect the business and community services currently provided in these areas. A number of Special Purpose Zones have also been identified to recognise the contributon these areas play in supporting the District’s economic development and employment needs and/or their locational constraints . The Special Purpose Zones include Camp Columba, Charlton Aerodrome, Field Days, New Vale and the Mult-sports and Showgrounds areas. The balance of the district is predominantly zoned Rural which will enable the ongoing use and development for primary producton, particularly agriculture which is the dominant land use within Gore. The interface between rural and non-rural land needs to be managed to ensure reverse sensitvity effects do not arise. This will see productvity of rural land, including highly productive soils maintained.
Greenbriar Ltd.	S128.009	UFD – Urban form and development	UFD-O1	Support in part	UFD-O1 - no recogniton of locatonally constrained resources	Add additon text as follows Add new Objective 3A: recognises that some resources and associated activtes are locatonally constrained;
Greenbriar Ltd.	S128.010	UFD – Urban form and development	UFD-O10	Support		No amendments required
Greenbriar Ltd.	S128.011	UFD – Urban form and development	UFD-O11	Support	UFD-O11 - protect and maintain productive and versatile land and natural and physical resources.	No amendments required
Greenbriar Ltd.	S128.012	UFD – Urban form and development	UFD-Additional provisions sought	Not Stated	A variety of activtes must locate where the resources required for them exist or to serve partcular functons - for example renewable energy generaton, mining, quarrying, infrastructure such as electricity lines.	UFD-O12 - activtes reliant on locatonally constrained resources or with functonal and operatonal needs that dictate their locaton are provided for.
Greenbriar Ltd.	S128.013	ENRG – Energy	ENRG-Overview	Support in part	Recognizes Lignite reserves, but not other Coal. Not clear why this approach has been taken. The Overview does not address the importance of energy to support key sectors for the District, particularly agriculture and the current utilization of Coal to support this producton. There is also a need to recognise the functional and locatonal constraints associated with energy resources.	Energy is required to meet the day-to-day needs of people and communities, and to facilitate social, cultural and economic activites. Agriculture and other primary producton which is the dominant land use within the District has high energy demands associated with processing of food and fibre. Development and use of renewable energy resources is becoming increasingly important as a way of meetng future energy demand in an environmentally sustainable manner. ... The Gore District has the potential to provide for large scale energy producton utlising wind. The District also contains substantial ~~coal and lignite reserves. However, the adverse environmental effects arising from its producton and use, particularly its contributon to climate change, rules out the development of lignite under current technology.~~ It is preferrable, where non-renewable energy sources need to be utilised that they are sourced as close to where they are needed as possible, whilst also to recognising that they are locatonally constrained. Small scale electricity generaton is utilised in the District using solar, water and wind sources. Coal, including lignite, remains a significant source of home heatng and provides energy to large scale producton facilites within Gore District and the wider Southland Region. The Southland Regional Air Plan includes provisions providing for a transiton away from this energy source

SUMMARY OF SUBMISSIONS

						to improve air quality. Factors such as emissions reduction targets under the Climate Change Response legislation are also likely to result in reduced reliance on nonrenewable energy generation over time. Although, there will still be certain situations where it may need to be retained. The location of renewable electricity generation facilities is often driven by their functional need and operational need to access renewable energy resources. With wind for example, suitable sites are located on exposed ridge lines where there is a constant wind. This limits the geographic areas where renewable electricity generation activities can occur. Logistical or technical practicalities, and the need to integrate with existing supporting infrastructure, may also place constraints on the location of these activities. Sources of material for non-renewable energy generation are locationally constrained.
Greenbriar Ltd.	S128.014	ENRG – Energy	ENRG-O1	Support in part	Non-renewable energy generation relies on a supply of resources. If that is not recognised the policy framework is incomplete.	The significant local, regional and national benefits derived from the use and development of renewable energy resources are recognised and provided for and the transitional need for non-renewable energy, including the resources to provide it are recognised.
Greenbriar Ltd.	S128.015	ENRG – Energy	ENRG-O3	Support in part	This provision only addresses renewable energy supply when it should address both renewable and non-renewable.	ENRG-O3 - Effects from electricity generation activities on communities, the environment and the underlying relationship Ngāi Tahu hold with the natural environment are managed, while recognising practical constraints (eg, technical, locational, operational) from the use and development of renewable energy, including renewable energy and materials to produce nonrenewable sources of energy.
Greenbriar Ltd.	S128.016	ENRG – Energy	ENRG-Additional provisions sought	Not Stated	A separate provision recognizing the need to manage non-renewable energy generation required on a transition basis is necessary.	ENRG-03A - Where non-renewable energy is required (including provision of energy sources) on a transitional basis the effects of these activities must be managed while recognising the locational constraints and the functional and operational needs of the activities.
Greenbriar Ltd.	S128.017	ENRG – Energy	ENRG-P7	Support in part	It is unclear what the areas of indigenous Biodiversity is intended to cover given significant natural areas are also included. This creates uncertainty.	ENRG-P7 Avoid the location of renewable and non-renewable electricity generation activities within the following areas unless adverse effects can be mitigated: 1. outstanding natural features and landscapes 2. significant natural areas ~~3. areas of indigenous biodiversity~~
Greenbriar Ltd.	S128.018	ENRG – Energy	ENRG-P8	Amend	Clarity is sought about what is captured by ‘undeveloped energy resources’. But the intent of the provision is supported. It is submitted that it should include both the existing generation systems, and the resources that are required to provide energy. Support subject to clarification that ‘energy resources’ includes nonrenewable energy sources’ If that is not the case then provision is opposed and amendments are required.	Amendments to ensure non-renewable energy sources are included.
Greenbriar Ltd.	S128.019	ENRG – Energy	ENRG-P10	Support	Support the importance of ensuring resilient energy supply. This includes the pipeline of energy sources.	No amendments required
Greenbriar Ltd.	S128.020	SASM - Sites and Areas of	SASM-Overview	Support	Overview identifies that all areas significant. Objectives and provisions in lines with that	No amendments required

SUMMARY OF SUBMISSIONS

		Significance to Māori				
Greenbriar Ltd.	S128.021	ECO – Ecosystems and Indigenous Biodiversity	ECO - General	Not Stated	Identifies that further work required to give effect to NPSIB so current provisions a partial step.	Identifies that further work required to give effect to NPSIB so current provisions a partial step.
Greenbriar Ltd.	S128.022	ECO – Ecosystems and Indigenous Biodiversity	ECO-O1	Support	Maintain IBD and protect SNA -consider this appropriate given focus on significant areas.	No amendments required
Greenbriar Ltd.	S128.023	ECO – Ecosystems and Indigenous Biodiversity	ECO-O2	Support	Partnership approach to identify and protect IBD	No amendments required.
Greenbriar Ltd.	S128.024	ECO – Ecosystems and Indigenous Biodiversity	ECO-P2	Support in part	Provides for activities with functional need which is important, but should also recognize locationally constrained activities. As the planning standards define both functional need and operational need both components should be included in the provision.	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 is locationally constrained or has a functional and/or operational 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.
Greenbriar Ltd.	S128.025	ECO – Ecosystems and Indigenous Biodiversity	ECO-P3	Support	Sets out a regime consistent with the NPSIB.	No amendments
Greenbriar Ltd.	S128.026	ECO – Ecosystems and Indigenous Biodiversity	ECO-P4	Support	Sets out a regime consistent with the NPSIB.	No amendments
Greenbriar Ltd.	S128.027	ECO – Ecosystems and Indigenous Biodiversity	ECO-P6	Support	Sets out a regime consistent with the NPSIB.	No amendments
Greenbriar Ltd.	S128.028	ECO – Ecosystems and Indigenous Biodiversity	ECO-P11	Support	Sets out a regime consistent with the NPSIB.	No amendments
Greenbriar Ltd.	S128.029	ECO – Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Not Stated	New provision sought to provide for ecological enhancement on Highly Productive Land	ECO P11A - provide for ecological enhancement works that will enhance indigenous ecological biodiversity to occur on highly productive land.
Greenbriar Ltd.	S128.030	ECO – Ecosystems and Indigenous Biodiversity	ECO-R1	Oppose	Requiring a discretionary consent for all indigenous vegetation clearance and land disturbance outside SNA's is considered overly onerous. The provisions do not implement ECO-P4. Having single activity status for clearance within an SNA does not reflect the nuance of the policy regime appropriately.	1. ECO-R(1) - restricted discretionary. A new rule be created for indigenous vegetation clearance and land disturbance within a Highly Mobile Fauna Specified Area - Discretionary. A new rule be created for activities addressed in ECO-P4 - Discretionary
Greenbriar Ltd.	S128.031	EW - Earthworks	EW - General	Support	Considered appropriate to manage EW as proposed- support full chapter	No amendments required
Greenbriar Ltd.	S128.032	NOISE – Noise	NOISE - General	Support	Appropriate noise standards are necessary to manage effects of activities	No amendments required, subject to below as a consequence of relief for New Vale Special Purpose Zone.

SUMMARY OF SUBMISSIONS

Greenbriar Ltd.	S128.033	NOISE – Noise	NOISE-S1	Support	Noise standards are appropriate for the various zones	No amendments required
Greenbriar Ltd.	S128.034	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support		No amendments required
Greenbriar Ltd.	S128.035	GRUZ - General Rural Zone	GRUZ-O1	Support		No Amendments Required
Greenbriar Ltd.	S128.036	GRUZ - General Rural Zone	GRUZ-O2	Support		No Amendments Required
Greenbriar Ltd.	S128.037	GRUZ - General Rural Zone	GRUZ-O3	Support		No Amendments Required
Greenbriar Ltd.	S128.038	GRUZ - General Rural Zone	GRUZ-O4	Support		No Amendments Required
Greenbriar Ltd.	S128.039	GRUZ - General Rural Zone	GRUZ-O5	Support	Recognises the value and long-term benefits of using HPL and protecting it for future generations	No Amendments Required
Greenbriar Ltd.	S128.040	GRUZ - General Rural Zone	GRUZ-P1	Support	Enables primary production which includes mining. (submitter identifies GRUZ-O6 -primary production in submission, P1 relates to enabling primary production)	Nothing stated
Greenbriar Ltd.	S128.041	GRUZ - General Rural Zone	GRUZ-P5	Support in part	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 policy which is to recognize the benefits of mining generally.	GRUZ-P5 Recognize the benefits of quarrying and mining activities on the local economy and supporting associated industries through enabling ~~small scale~~ quarries and mines.
Greenbriar Ltd.	S128.055	GRUZ - General Rural Zone	GRUZ-P6	Support in part	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	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, remedied , mitigated, offset or compensated for .
Greenbriar Ltd.	S128.056	GRUZ - General Rural Zone	GRUZ-P9	Neutral	There is a question about what ‘non-rural’ activities includes. Submitter is interested in clarification	Clarify what ‘non-rural’ activities includes
Greenbriar Ltd.	S128.057	GRUZ - General Rural Zone	GRUZ-P10	Support	Protect HPL from irreversible loss	No amendments required
Greenbriar Ltd.	S128.058	GRUZ - General Rural Zone	GRUZ-P11	Neutral	Activities with incompatible character - a question of what is ‘incompatible’?	Neutral - subject to clarification - what is ‘incompatible’?

SUMMARY OF SUBMISSIONS

Greenbriar Ltd.	S128.059	GRUZ - General Rural Zone	GRUZ-R2	Support		No amendments required
Greenbriar Ltd.	S128.060	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Request - NEW VALE SPECIAL PURPOSE ZONE	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 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 organisatins and individuals reliant on it prior to their transition to alternative renewable sources of energy
Greenbriar Ltd.	S128.061	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	New Definition - New Vale Mining Activity	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.
Greenbriar Ltd.	S128.062	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Objectives as listed for the proposed New Vale Special Purpose Zone	NVSZ-O1 - Ongoing efficient operation of New Vale mine supports the economic sustainability and productivity of the Gore District and wider Southland Region. 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.
Greenbriar Ltd.	S128.063	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Policies as listed for the proposed New Vale Special Purpose Zone	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.
Greenbriar Ltd.	S128.064	Special Purpose zones	Special Purpose Zone - additional	Not Stated	Notes for the proposed New Vale Special Purpose Zone	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.

SUMMARY OF SUBMISSIONS

			provision sought			
Greenbriar Ltd.	S128.065	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Rules for the proposed New Vale Special Purpose Zone	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 duratoon 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 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
Greenbriar Ltd.	S128.066	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Rules for the proposed New Vale Special Purpose Zone	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
Greenbriar Ltd.	S128.067	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Rules for the proposed New Vale Special Purpose Zone	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
Greenbriar Ltd.	S128.068	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Rules for the proposed New Vale Special Purpose Zone	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
Greenbriar Ltd.	S128.069	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Consequential addition of New Vale Special Purpose Zone to NOISE-S1 – 2.	Need to include special zone in Noise Standard Provisions
Greenbriar Ltd.	S128.070	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	See appendix 2 in original submission for Mapped area requested.	Additions of New Vale Special Purpose Zone as identified in Appendix 2 Submitter would<b also accept </balternative relief that achieves the same outcome. If the Special Zone is not accepted Greenbriar </bseek to have the provisions outlined in the Special Zone Table included as provisions in the General </bRural Zone as alternative relief, and/or the development of a New Vale Precinct within the Rural </bZone</b/b
Greenbriar Ltd.	S128.071	ECO – Ecosystems and Indigenous Biodiversity	ECO-R2	Oppose in part	Requiring a discretionary consent for all indigenous vegetation clearance and land disturbance outside SNA's is considered overly onerous. The provisions do not implement ECO-P4. Having single activity	Amend activity status to restricted discretionary A new rule be created for activities addressed in ECO-P4 - Discretionary

SUMMARY OF SUBMISSIONS

					status for clearance within an SNA does not reflect the nuance of the policy regime appropriately.	
Greenbriar Ltd.	S128.072	ECO – Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Amend	The provisions do not implement ECO-P4. Having single activity status for clearance within an SNA does not reflect the nuance of the policy regime appropriately.	A new rule be created for indigenous vegetation clearance and land disturbance within a Highly Mobile Fauna Specified Area - Discretionary
Greg Bokser	S117.001	SASM - Sites and Areas of Significance to Māori	SASM - General	Oppose	Identifying the whole district as SASM may unnecessarily require consent and consultation for day-to-day farm activities, increasing time, cost and workload. As objectives and policies regarding Ngāi Tahu values have been incorporated into the plan, there is no justification for the entire district to be a SASM. The SASM chapter should instead provide further clarity to plan users by identifying and delineating those specific sites, areas and landscapes that are significant to Māori. Similar approaches have been undertaken in other recently reviewed district plans.	Sites and Areas of Significance to Māori are identified and mapped in the planning maps through a transparent, consistent process..
Greg Bokser	S117.002	SASM - Sites and Areas of Significance to Māori	SASM-O1	Oppose	Stoney Creek is concerned that the broad-brush approach within the PGDP creates uncertainty for plan users as to what activities require consultation with mana whenua and could increase time, cost and workload of day-to-day farm activities. The approach creates disproportionate onus on applicants and is also unclear what “appropriate considerations” (as referred to in Objective SASM-O1) may be. The SASM chapter should provide further clarity by identifying and delineating those specific sites.	Amend SASM-O1 to read: ~~All~~ Those lands, waterbodies, natural features, and marae within Gore District identified as Sites of Significance to Māori in the Planning Maps are recognised as sites and areas of cultural significance to mana whenua and/or tangata whenua, and are afforded appropriate considerations with regard to the cultural values identified in MW-2.3 in relation to their management, development, and use.
Greg Bokser	S117.003	SASM - Sites and Areas of Significance to Māori	SASM-P1	Oppose	Stoney Creek requests that existing activities are provided for in accordance with s10 of the RMA.	Amend SASM-P1 to read: New u se, subdivision, and development is enabled where adverse effects on ~~the~~ Ngāi Tahu cultural values, including those listed in MW-2.3, are avoided, remedied or mitigated. Council shall have regard to any other benefits (e.g. pest control) provided by the proposed activity.
Greg Bokser	S117.004	SASM - Sites and Areas of Significance to Māori	SASM-P2	Oppose	Amendments are suggested to align with the concerns raised with regard to SASM-O1	Amend SASM-P2 to read: The impact of proposed activities on Sites of Significance to Māori as identified in the Planning Maps on the Ngāi Tahu cultural values identified in MW-2.3, and their underlying relationship with the natural environment is determined in partnership with Hokonui Rūnanga and takes into account any benefits of the proposal.
Greg Bokser	S117.005	ECO – Ecosystems and Indigenous Biodiversity	ECO-O1	Oppose	Stoney Creek supports the alignment NPSIB and requests that this objective reflect the wording contained within the NPSIB. The use of 'significant indigenous vegetation' and 'significant habitats of indigenous fauna' is unclear.	Amend ECO-O1 to read: Maintain Indigenous biological diversity in the Gore District and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna (~~Significant Natural Areas~~). through the identification of Significant Natural Areas.

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.006	ECO – Ecosystems and Indigenous Biodiversity	ECO-O3	Oppose	The wording of this policy is more stringent than the NPSIB as it requires the “enhancement” of values. Amend wording to align with NPSIB.	Amend ECO-O3 to read: Provide for ~~appropriate~~ -new subdivision, use and development within and adjacent to Significant Natural Areas where adverse effects on the values of the area can be avoided or managed . ~~maintained and enhanced.~~
Greg Bokser	S117.007	ECO – Ecosystems and Indigenous Biodiversity	ECO-P2	Oppose	Existing activities within or affecting SNAs are provided for in Policy 9 and Clause 3.15 of the NPSIB. Amend wording to better align with the NPSIB objectives.	Amend ECO-P2 to read: ~~Allow~~ Enable activities within or affecting Significant Natural Areas that may impact the extent or ecological integrity of the SNA ~~indigenous biodiversity values~~ where: 1. ~~This~~ The activity 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 or operational need to be located in the area; or ...
Greg Bokser	S117.008	ECO – Ecosystems and Indigenous Biodiversity	ECO-P3	Amend	Stoney Creek supports the alignment of the PGDP objectives and policies with the wording of the NPSIB which allows for new subdivision, use or development where this is required to address a high risk to public health or safety.	Amend ECO-P3 to read: Any new subdivision, use, or development shall avoid adverse effects on an SNA that result in:1. loss of ecosystem representation and extent; ... Unless: 6A. The activity is required to address a high risk to public health or safety. or: The activity relates to: ~~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;
Greg Bokser	S117.009	ECO – Ecosystems and Indigenous Biodiversity	ECO-P8	Oppose	ECO-P8 has a different set of criteria to the NPSIB. Managing effects on indigenous biodiversity outside of SNAs by applying the effects management hierarchy would be in line with the NPSIB.	Preferred relief: Withdraw ECO-P8 and redraft in consultation with key stakeholders, including Stony Creek Station. Include in the revised policy balanced provisions recognising that some vegetation removal is necessary and providing for this where effects are managed using the effects management hierarchy. Alternative relief: Amend Policy ECO-P8 to read: When assessing consents for subdivision, land use and development outside of SNAs, require applicants to demonstrate that effects on indigenous biodiversity will be managed by applying the effects management hierarchy., ~~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

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.010	ECO – Ecosystems and Indigenous Biodiversity	ECO-P9	Oppose	ECO-P9 gives no weight to existing activities but should reflect that there may be lawfully established activities within or affecting SNAs that may require resource consent but do not have adverse effects on ecological values and may provide benefits such as pest control. ECP-P9 Point 8 refers to ECO-P7 for offsetting, however ECO-P7 does not refer to offsetting.	Amend ECO-P9 to read: When assessing resource consents in Significant Natural Areas, consider the following matters: ... 5. The effects the activity may have on the introduction, ~~or~~ spread or control of exotic pest plant and animal weed -species and pest animals both terrestrial and aquatic; ... 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. 9. Whether the activity is a lawfully established existing activity that is no grater in intensity, scale or character and will not result in a loss of extent or degradation of ecological integrity of a SNA.
Greg Bokser	S117.011	ECO – Ecosystems and Indigenous Biodiversity	ECO-P10	Amend	Stoney Creek supports the recognition of the benefits farmers provide in the management of indigenous biodiversity but wish to better recognise the extent of benefits. Clause 6 of ECO-P10 encouraging the provision of free ecological surveys, financial support and rates remissions for SNA landholders is supported.	Amend ECO-P10 to read: Maintain indigenous biodiversity across the district by: ... 8. Recognising the benefits of farm management practices and active management of indigenous biodiversity, including but not limited to voluntary animal and plant pest and stock control, fencing , and/or formal legal protection. ...
Greg Bokser	S117.012	ECO – Ecosystems and Indigenous Biodiversity	ECO-P11	Oppose	There may be situations where offsetting is appropriate but is not for cultural purposes or is consistent with other values or drivers.	Preferred relief: Withdraw ECO-P11 and redraft in consultation with key stakeholders, including Stony Creek Station. Alternative relief: Amend Policy-P11 as follows: 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; or 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~~
Greg Bokser	S117.013	ECO – Ecosystems and Indigenous Biodiversity	ECO-R1	Oppose	Stoney Creek supports Indigenous Vegetation Clearance and Land Disturbance rules but finds Rule ECO-R1 too restrictive, especially for fencing. The rule's broad definition of "Land Disturbance" raises confusion, as it encompasses all land activities without clarification. The permitted width for disturbance is impractical for installing fences, it does not allow for access and maintenance. The rule lacks provisions for upgrading existing structures, which may have better environmental outcomes and should be enabled. Maintenance of improved pasture under ECO-R1(e) is more restrictive than NPSIB. The inclusion of a permitted activity rule for the incidental removal of	Preferred Relief: Withdraw ECO-R1 and redraft in consultation with key stakeholders, including Stony Creek Station. Include in the revised rule an exemption for indigenous vegetation removal and land disturbance associated with farming activities within the new Hokonui Hills Special Precinct (discussed further below). Alternative relief: Amend ECO-R1 as follows: Indigenous Vegetation Clearance and Land Disturbance associated with Indigenous Vegetation Clearance

					indigenous species during exotic species control is supported but should be clarified in the rule. There should be no limits around the removal of deliberately planted vegetation. A restricted discretionary status would be more appropriate for minor environmental effects. Non-complying activity status for indigenous vegetation removal for those activities listed in ECO-R1(1) where this falls within a SNA does not acknowledge the presence of existing activities within SNAs (as allowed for under the NPSIB). Therefore, Discretionary activity status is proposed for these activities.	Activity status: Permitted 1. It is necessary for the following purposes: (aa) The installation, maintenance, repair, replacement or upgrade of: (i) Fences (ii) Farm tracks (iii) Farm infrastructure [Refer to proposed definition] (a) The maintenance, repair, or replacement or upgrade of existing lawfully established: ~~(i) fences,~~ (ii) vehicle tracks, (iii) roads, (iv) 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)~~ ... (e) Maintenance of improved pasture outside of a SNA, where: ~~(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~~ 7.5m from the exterior wall of an existing building. (h) The removal indigenous vegetation that is incidental to 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. ... 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). Activity status where compliance is not achieved with: ECO-R1(1) and ECO-R1(2)(a)(i) or ~~ECO-R1(1)(a)(vi)~~ Restricted discretionary Where: 1. The indigenous vegetation clearance and associated land disturbance takes place outside a Significant Natural Area. ~~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.
--	--	--	--	--	--

SUMMARY OF SUBMISSIONS

						2. the matters outlined in ~~ECO-P3, ECO-P7, ECO-P8, ECO-P9~~ and ECO-P10. ... 7. The benefits to indigenous biodiversity provided by the proposed activity. ECO-R1(3): Restricted Discretionary 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 benefits of the proposed activity. 5. The mitigation proposed. ECO-R1(1) and ECO-R1(2): ~~Discretionary-Non-complying~~ Where: 1. The indigenous vegetation clearance and land disturbance takes place inside a Significant Natural Area. NOTE - the 1.5m limit for vegetation clearance and land disturbance associated with fences ECO-R1 was withdrawn by Council resolution on 21 November 2023
Greg Bokser	S117.014	ECO – Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Support	indigenous vegetation clearance and land disturbance for any purpose other than those listed in ECO-R1(1) is a discretionary activity and there are instances where this is too restrictive. There's no provision for removing regenerating vegetation in areas lawfully cleared before. A proposed new rule aims to grant permitted activity status for minor vegetation clearance.	Add a new Rule ECO-R1(2): 2. Indigenous Vegetation Clearance and any associated land disturbance outside a SNA for any purpose other than listed in ECO-R1(1) or ECO-R1(3), provided:(a) The vegetation to be cleared is regenerating indigenous vegetation less than 15 years old, where the land was previously lawfully cleared of indigenous vegetation; or(b) The area of indigenous vegetation clearance does not exceed 500 m2 in any 12 month period.
Greg Bokser	S117.015	ECO – Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Support	The maintenance of improved pasture within or adjacent to a SNA is provided for in the NPSIB, but this is not reflected in the PGDP rule framework.	Add a new Rule ECO-R1(3): Indigenous vegetation clearance and any associated land disturbance required for the maintenance of improved pasture within or affecting a SNA where: (i) the maintenance of improved pasture is part of a regular cycle of periodic maintenance, and (ii) the intensity, scale or character of the effects are not increased, and (iii) the improved pasture has not itself become a SNA, and (iv) the land is not an uncultivated depositional landform, and (v) the maintenance will not adversely affect a Threatened or At Risk (declining) species.

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.016	NFL – Natural Features and Landscapes	NFL - General	Oppose	As drafted, the ONL chapter is fundamentally flawed as it fails to acknowledge the established presence of pastoral farming within mapped ONL areas and would significantly restrict farming activities. There seems to be no justification for this as comments in the S32 seem to contradict the change. Considers the evaluation and assessment in the report insufficient. The rule framework is overly restrictive particularly when the policy framework acknowledges the presence and benefits provided by existing pastoral farming within the Hokonui Hills ONL which, by GDC's own assessment, has not resulted in significant adverse effects under the current framework.	Preferred Relief: Withdraw the Natural Features and Landscapes chapter in its entirety and redraft in consultation with key stakeholders, including Stony Creek Station. Stony Creek Station considers that an appropriate resolution would be to create a Hokonui Hills Special Precinct, within which rural activities associated with pastoral farming are permitted, with appropriate and practical limits set. The provisions of the other chapters of the PGDP would not apply to farming activities within the Hokonui Hills Special Precinct
Greg Bokser	S117.017	NFL – Natural Features and Landscapes	NFL-P1	Oppose	Inclusion of policies that recognise pastoral farming within ONLs but considers NFL-P1 does not go far enough to recognise the benefits of pastoral farming.	Amend NFL-P1 to read: Avoid adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by: ... 2. Recognising the benefits provided by existing ~~existence of~~ working pastoral farms and their contribution to the openness and landform legibility of outstanding natural features and landscapes;
Greg Bokser	S117.018	NFL – Natural Features and Landscapes	NFL-P4	Oppose	When assessing resource consents within the ONL, it is important to recognise the presence of existing activities within these areas.	Amend NFL-P4 to read: When assessing resource consents within Outstanding Natural Features and Landscapes, consider the following matters; ... 4. The presence of existing activities within the ONL and whether the activity is changing in intensity, scale or character.
Greg Bokser	S117.019	NFL – Natural Features and Landscapes	NFL - General	Amend	The Rule table within the NFL chapter states that the rules are applicable in "All zones". This is misleading as the rules only apply within an identified ONL or ONF.	Amend "All zones" under rules NFL-R1 to NFL-R8 to read "All areas identified as ONL/ONF in the Planning Maps".
Greg Bokser	S117.020	NFL – Natural Features and Landscapes	NFL-R1	Oppose	The increased number of activities controlled in the Hokonui Hills ONL contradicts the comments made in the S32 report and there is seemingly no justification for the increase. The findings of the report are disputed, including the cost benefit analysis. Considers the rule framework overly restrictive and that it contradicts the policy framework which acknowledges the presence and benefits of pastoral farming, especially as the existing provision has not resulted in significant adverse effects.	Amend NFL-R1 to read: Activity status: Permitted Where: 1. The building or structure is for farming purposes; ~~excluding residential use;~~ (a) Does not exceed 500 30 m ² in area; and (b) Height shall not exceed 8 3 m; 2. Buildings or structures for non-farming purposes; (a) The maximum height does not exceed 2m; and (b) The maximum gross floor area is no more than 5m ² 3. All buildings and structures (excluding fences and buildings and structures for farming purposes) must be finished in materials with a maximum reflectance value of 30%
Greg Bokser	S117.021	NFL – Natural Features and Landscapes	NFL-R2	Amend	Supportive of permitted status for tree planting but it is not appropriate to limit this for certain purposes as this may discourage further planting e.g. where non-indigenous species may be required for wind breaks, shelter belts etc.	Amend NFL-R2 to read: Tree planting, other than plantation forestry within an identified ONF/L Activity status: Permitted Where: 1. The tree planting is of indigenous species or is required and for restoration, conservation, or hazard prevention measures, shelter belts, wind breaks, or to address land instability or erosion. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed in NFL-APP

SUMMARY OF SUBMISSIONS

						Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3. 3. Any benefits provided by the proposed tree planting.
Greg Bokser	S117.022	NFL – Natural Features and Landscapes	NFL-R3	Oppose	S32 report states the operative plan controls were effective at managing activities within ONLs. As such, additional controls in the PGDP are not supported and should align more with the controls that exist currently.	Amend Rule NFL-R3 to read: Land disturbance and earthworks within an identified ONF/L Activity status: Permitted Where: X. Required for cultivation, fencing or pest plant management; or X. Associated with the construction of any road or track no greater than 7 metres in width or requiring more than 2 metres of cut or fill for a total distance greater than 100 metres; or X. The earthworks do not exceed 100 linear metres in any direction; and 1. The depth of the earthworks shall not exceed ~~1m~~ 2m below the original surface of the ground; and 2. the ~~depth~~ height of fill or stockpiles shall not exceed ~~1m~~ 3m above the original surface of the ground; and 3. the area of the earthworks shall not exceed 100m2 in any 12 month period; and 4. the width of land disturbance for fencing shall not exceed 1m; and 5. the ground for fencing related land disturbance is reinstated to original levels within 48 hours of work being completed.
Greg Bokser	S117.023	NFL – Natural Features and Landscapes	NFL-R4	Oppose	Supportive of permitted activity status that allows earthworks to maintain existing facilities within an ONL, however considers the scope of NFL-R4 to be too narrow.	Amend Rule NFL-R4 to read: Maintenance repair, replacement or upgrade of buildings and structures (excluding fences) , critical infrastructure, existing roads, farm tracks, walking and cycling trails, waterway crossings, or improved pasture within an identified ONF/L Activity status: Permitted Where: 1. The scale of the activity critical infrastructure, road, farm or trail is not increased. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5 resulting from an increase in the scale of the activity. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3. 3. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape.
Greg Bokser	S117.024	NFL – Natural Features and Landscapes	NFL-R5	Oppose	Supportive of the inclusion of a permitted activity status for fences within the ONL, but questions why only post and wire fences are permitted. Fences are not visually dominant structures and are required for good animal husbandry, health and safety and stock management and are overly restricted within ONLs.	Amend Rule NFL-R5 to read: Fences within an identified ONF/L Activity status: Permitted Where: 1. The fence is required for the exclusion or control of stock or to delineate property boundaries. ~~a post and wire fence;~~ Note: fences are a structure and therefore subject to the river setback rules Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5. ~~2. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3.~~

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.025	NFL – Natural Features and Landscapes	NFL-R6	Oppose	NFL-R6 duplicates ECO-R1(1) and creates confusion as to which standard applies.	Delete Rule NFL-R6 in its entirety.
Greg Bokser	S117.026	NFL – Natural Features and Landscapes	NFL-Additional provisions sought	Amend	Farm tracks are essential to pastoral farming and new tracks are sometimes required to avoid sensitive environments. Requiring consent for any new farm track is too restrictive to farming operations.	Add a new rule NFL-R6A: New farm tracks within an identified ONF/L. Activity status: Permitted. Where: 1. Any new farm track is no greater than 7 metres in width. 2. Unretained cut and fill batters shall not: (a) be steeper than 2 horizontal to 1 vertical; (b) be constructed using moisture content susceptible soils; (c) have a bench with a width of more than 1.8m. 3. Excess material from the construction of the farm track is reinstated to match the natural contour of the surrounding land. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5. 2. The necessity of what is proposed and any alternatives. 3. Mitigation measures proposed. 4. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape

SUMMARY OF SUBMISSIONS

						5. The benefits of the proposed activity.
Greg Bokser	S117.027	NFL – Natural Features and Landscapes	NFL-R6	Oppose	Farm tracks are essential to pastoral farming and new tracks are sometimes required to avoid sensitive environments. Requiring consent for any new farm track is too restrictive to farming operations.	Amend Rule NFL-R6 to read: New Roads, farm tracks greater than 7 metres in width , walking and cycling tracks within an identified ONF/L Activity status: Restricted DiscretionaryMatters of Discretion:1. Effects on the values as listed within NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. ~~3. The necessity of what is proposed and any alternatives.~~ 4. Mitigation measures proposed. 5. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape 6. The benefits of the proposed activity
Greg Bokser	S117.028	NFL – Natural Features and Landscapes	NFL-R7	Oppose	NFL-R7 does not distinguish between extraction of material for use outside of the property from where it was taken and farm quarries as defined in the PGDP.	Amend NFL-R7 as follows: NFL-R7 Mining and Quarrying (excluding farm quarries) within an identified ONF/L Non-Complying
Greg Bokser	S117.029	NFL – Natural Features and Landscapes	NFL-Additional provisions sought	Amend	NFL-R7 does not distinguish between extraction of material for use outside of the property from where it was taken and farm quarries as defined in the PGDP.	Insert a new rule NFL-R7A: NFL-R7A Farm quarries that comply with GRUZ-R3. Activity status: Permitted
Greg Bokser	S117.030	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
Greg Bokser	S117.031	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
Greg Bokser	S117.032	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Greg Bokser	S117.033	SUB - Subdivision	SUB-S1	Oppose	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.	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.
Greg Bokser	S117.034	EW - Earthworks	EW - General	Oppose	Stoney Creek supports the recognition of the need for earthworks associated with rural production activities, however considers that the rules contained within the Earthworks Chapter do not	Preferred relief: Insert an exemption in the preamble of the chapter for any earthworks and land disturbance activities within the Hokonui Hills Special Precinct.

SUMMARY OF SUBMISSIONS

					reflect the specific constraints and complexities of the Hokonui Hills environment.	Develop appropriate earthwork provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site specific conditions and challenges of this area.
Greg Bokser	S117.035	EW - Earthworks	EW-O1	Oppose	Minor changes to this Objective are proposed to reflect the purpose of the RMA.	Amend EW-O1 as follows: Earthworks and land disturbance for subdivision, land use and development are facilitated and undertaken in a manner that avoids, remedies or minimises adverse effects on the ~~surrounding~~ environment and protects the natural environment, Ngāi Tahu cultural values, people and property.
Greg Bokser	S117.036	EW - Earthworks	EW-P1	Support	Supportive of the recognition of the need for earthworks associated with rural production activities.	Retain EW-P1(2) as drafted.
Greg Bokser	S117.037	EW - Earthworks	EW - General	Oppose	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. The activity status should be set by the rule and not the standard, otherwise it is implied activities require consent under both the rule and the standard.	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.
Greg Bokser	S117.038	EW - Earthworks	EW-Exemptions	Amend	Stoney Creek supports the listed exemptions from the Earthworks chapter, but questions the status of a note as opposed to a policy or rule.	Convert the exclusions note to a permitted activity rule in the Earthworks chapter.
Greg Bokser	S117.039	EW - Earthworks	EW-R1	Oppose	The permitted provisions of EW-R1 are inconsistent and more restrictive than those proposed in the NFL chapter. The width of land disturbance permitted by the rule is not achievable for the installation of fences and is unworkable for a farming operation. General earthworks are permitted up to 1000m3, there is no commentary in the S32 report why fences are further restricted.	Amend Rule EW-R1 to read: Land disturbance for the construction of fences (All zones except ONLs) Activity status: Permitted ~~Where:~~ ~~1. Any land disturbance does not exceed:~~ ~~(a) 1 metre in width for more than 10 metres in any 100 metre length; and/or~~ ~~(b) 1 metre in height or depth; and~~ ~~2. The ground is reinstated to original levels within 48 hours of work being completed.~~ 3. The works are undertaken in accordance with Earthworks Standards EW-S3, EW-S5 and EW-S7. No other Earthworks Standards apply.
Greg Bokser	S117.040	EW - Earthworks	EW-R7	Oppose	Stoney Creek supports a permitted activity standard for earthworks relating to common farming activities. However, maintenance, repair and upgrade of existing facilities should be excluded from the volume limitations given that these areas are already disturbed. It is not	Amend Rule EW-R7 as follows: General Rural Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ EW-R7 Activity status: Permitted

SUMMARY OF SUBMISSIONS

					considered necessary to further restrict earthwork activities in the ONL.	Where: 1. The total earthworks area for any new dead hole, farm rubbish pit, silage pit or farm track in any 12 month period does not exceed 2,500 m2 per site. 2. The area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5 and EWS7. No other Earthworks Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The timing and duration of the works. 2. Effects on ground stability. 3. Effects on any adjoining site, including visual effects, dust, noise, vibration or loss of privacy. 4. Visual amenity and landscape effects, and whetherthere is a functional or operational need for the location of the activity, and the extent to which alternative practicable options have been considered and their feasibility.... ~~9. The matters of discretion of any infringed Standard(s).~~ 10. Whether the earthworks are of a type, scale and form that is appropriate for the location and character of the zone.
Greg Bokser	S117.041	EW - Earthworks	EW-R8	Oppose	Stoney Creek supports a permitted activity standard for earthworks relating to common farming activities. However, maintenance, repair and upgrade of existing facilities should be excluded from the volume limitations given that these areas are already disturbed. It is not considered necessary tofurther restrict earthwork activities in the ONL.	Amend Rule EW-R8 as follows: General Rural Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ EW-R8 Activity status: Permitted Where: 1. The total earthworks area for any new dead hole, farm rubbish pit, silage pit or farm track in any 12 month period does not exceed 2,500 m2 per site. 2. The area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5 and EWS7. No other Earthworks Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The timing and duration of the works.

SUMMARY OF SUBMISSIONS

						2. Effects on ground stability. 3. Effects on any adjoining site, including visual effects, dust, noise, vibration or loss of privacy. 4. Visual amenity and landscape effects, and whether there is a functional or operational need for the location of the activity, and the extent to which alternative practicable options have been considered and their feasibility....~~9. The matters of discretion of any infringed Standard(s).~~10. Whether the earthworks are of a type, scale and form that is appropriate for the location and character of the zone.
Greg Bokser	S117.042	EW - Earthworks	EW-R9	Oppose	Stoney Creek supports a permitted activity standard for earthworks relating to common farming activities. However, maintenance, repair and upgrade of existing facilities should be excluded from the volume limitations given that these areas are already disturbed. It is not considered necessary to further restrict earthwork activities in the ONL.	Amend Rule EW-R9 as follows: General Rural Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ EW-R9 Activity status: Permitted Where: 1. The total earthworks area for any new dead hole, farm rubbish pit, silage pit or farm track in any 12 month period does not exceed 2,500 m2 per site. 2. The area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5 and EWS7. No other Earthworks Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The timing and duration of the works. 2. Effects on ground stability. 3. Effects on any adjoining site, including visual effects, dust, noise, vibration or loss of privacy. 4. Visual amenity and landscape effects, and whether there is a functional or operational need for the location of the activity, and the extent to which alternative practicable options have been considered and their feasibility....~~9. The matters of discretion of any infringed Standard(s).~~10. Whether the earthworks are of a type, scale and form that is appropriate for the location and character of the zone.
Greg Bokser	S117.043	EW - Earthworks	EW-R14	Oppose	Stoney Creek supports a permitted activity standard for earthworks not otherwise provided for. It is considered existing protection of ONLs is achieved through other chapters and further restrictions are unnecessary in the Earthworks chapter.	Amend EW-R14 as follows: Earthworks and land disturbance not otherwise provided for General Rural Zone, Industrial Zone, Airport Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ Permitted 1. In any 12 month period, the total volume of earthworks does not exceed 1,000m3 per site. 2. All Earthworks Effects Standards are complied with. Activity status where compliance is not achieved:

SUMMARY OF SUBMISSIONS

						Restricted Discretionary Matters of discretion: ... 11. Whether there is a functional or operational need for the location of the activity
Greg Bokser	S117.044	EW - Earthworks	EW-S3	Oppose	Earthworks for fencing activities for stock exclusion should be exempt from these requirements.	Amend EW-S3 as follows: Setbacks from rivers and streams 1. Earthworks (excluding where required for fencing for stock exclusion) shall be set back the minimum distances from the top of the closest bank of a river or stream 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 (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders
Greg Bokser	S117.045	EW - Earthworks	EW-S4	Oppose	It is onerous to consider that any earthworks on land over 15 degrees require a site specific geotechnical assessment, where these could be very minor activities with no adverse effects.	Amend EW-S4 as follows: Instability of Land 1. Earthworks shall not result in any instability of land or structures beyond the boundary of the site where the earthworks occur. ~~be undertaken on land with an existing slope angle exceeding 15 degrees.~~
Greg Bokser	S117.046	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
Greg Bokser	S117.047	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
Greg Bokser	S117.048	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Greg Bokser	S117.049	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	Amend GRUZ-O2 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 and roads; and...
Greg Bokser	S117.050	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Greg Bokser	S117.051	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Greg Bokser	S117.052	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	Amend GRUZ-O5 as follows: 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.
Greg Bokser	S117.053	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.054	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Greg Bokser	S117.055	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Greg Bokser	S117.056	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Greg Bokser	S117.057	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Greg Bokser	S117.058	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Greg Bokser	S117.059	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
Greg Bokser	S117.060	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Greg Bokser	S117.061	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Greg Bokser	S117.062	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Greg Bokser	S117.063	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
Greg Bokser	S117.064	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or~~ structure (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply.

SUMMARY OF SUBMISSIONS

						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 Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1
Greg Bokser	S117.065	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity ~~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. No other Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Location and scale of the activity ... 12. The need for the activity to support primary production.
Greg Bokser	S117.066	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
Greg Bokser	S117.067	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.068	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	Amend GRUZ-R7 to read: Residential Activity All areas 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 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(~~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
-------------	----------	---------------------------	---------	-------	--	--

SUMMARY OF SUBMISSIONS

						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.
Greg Bokser	S117.069	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
Greg Bokser	S117.070	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Greg Bokser	S117.071	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Greg Bokser	S117.072	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Greg Bokser	S117.073	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
Greg Bokser	S117.074	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Amend GRUZ-R20 to read: 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
Greg Bokser	S117.075	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site
Greg Bokser	S117.076	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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 whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.077	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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 ~~200m~~ 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 7. The ownership of the adjoining site and whether it forms part of the same farming operation.
Greg Bokser	S117.078	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road;

SUMMARY OF SUBMISSIONS

						... 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
Greg Bokser	S117.079	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) 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: ... 8. Whether the activity will result in environmental benefits through the exclusion of stock.
Greg Bokser	S117.080	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.081	Interpretation	agricultural aviation activity	Support	Supportive of this definition.	Retain 'agricultural aviation activity' definition as drafted.
Greg Bokser	S117.082	Interpretation	agricultural, horticultural and pastoral activities	Amend	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	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 (except farm quarries) or direct sales.
Greg Bokser	S117.083	Interpretation	conservation activity	Support	Supportive of this definition.	Retain 'conservation activities' definition as drafted.
Greg Bokser	S117.084	Interpretation	cultivation	Support	Supports the alignment of definitions with the National Planning Standards.	Retain 'cultivation' definition as drafted.
Greg Bokser	S117.085	Interpretation	dead holes	Support	Supports this definition.	Retain 'dead holes' definition as drafted.
Greg Bokser	S117.086	Interpretation	earthworks	Support	Supports this definition.	Retain 'earthworks' definition as drafted.
Greg Bokser	S117.087	Interpretation	farm quarry	Support	Supportive of this definition.	Retain 'farm quarry' definition as notified.
Greg Bokser	S117.088	Interpretation	farm track	Amend	Supportive of the definition but wishes to de-couple the definition from 'vehicle access' as farm tracks do not provide vehicle access to legal roads.	Amend the definition for farm track to read: Means ~~vehicle access~~ tracks for the movement of vehicles and/or stock associated with agriculture, pastoral and horticultural activities.
Greg Bokser	S117.089	Interpretation	fences	Oppose	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Amend the definition for fences to read: 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.
Greg Bokser	S117.090	Interpretation	helicopter Landing Area	Amend	Should be clear that areas used temporarily for helicopter landing areas are also included.	Amend the definition for helicopter landing areas to read: Any area of land, building or structure outside of the Airport Zone intended or designed to be used (including temporarily), whether wholly or partly, for helicopter movement or servicing, including heliports and helipads
Greg Bokser	S117.091	Interpretation	highly productive land	Amend	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.	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)

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.092	Interpretation	improved pasture	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'improved pasture' definition as drafted.
Greg Bokser	S117.093	Interpretation	indigenous vegetation	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'indigenous vegetation' definition as drafted.
Greg Bokser	S117.094	Interpretation	indigenous vegetation clearance	Oppose	This definition does not align with the definition for 'vegetation clearance' but should be defined in the same manner regardless of indigenous or exotic species.	Either: Amend the definition for indigenous vegetation clearance as follows: Means the ~~clearing or~~ removal of indigenous vegetation by vegetation clearance ~~any means, including cutting, crushing, cultivation, irrigation, chemical application, drainage, stopbanking, overplanting, burning or any other mechanical means as well as mob stocking.~~ Or: Delete the definition of Indigenous Vegetation Clearance entirely
Greg Bokser	S117.095	Interpretation	land disturbance	Support	Supportive of the definitions with National Planning Standards.	Retain 'land disturbance' definition as drafted.
Greg Bokser	S117.096	Interpretation	LUC 1, 2 or 3	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'LUC 1, 2 or 3' as drafted.
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.	Amend the definition of mahinga kai to: 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 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.~~

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.098	Interpretation	maintenance of improved pasture	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'maintenance of improved pasture' definition as drafted.
Greg Bokser	S117.099	Interpretation	primary production	Support	Supportive of the alignment with national planning standards.	Retain 'primary production' definition as drafted.
Greg Bokser	S117.100	Interpretation	rural airstrip	Support	Supportive of this definition.	Retain 'rural airstrip' definition as notified.
Greg Bokser	S117.101	Interpretation	rural commercial recreation activity	Support	Supportive of this definition.	Retain 'rural commercial recreation activity' definition as drafted.
Greg Bokser	S117.102	Interpretation	rural environment	Support	Supportive of this definition.	Retain 'rural environment' definition as drafted.
Greg Bokser	S117.103	Interpretation	rural industry	Support	Supportive of the alignment with national planning standards.	Retain 'rural industry' definition as drafted.
Greg Bokser	S117.104	Interpretation	rural produce retail activity	Support	Supportive of this definition.	Retain 'rural produce retail activity' as drafted.
Greg Bokser	S117.105	Interpretation	significant natural area (SNA)	Oppose	This definition does not accurately reflect the definition in the NPSIB and would include areas without following the correct process.	Amend the definition for significant natural area to reflect the NPSIB wording, as follows: Has the same meaning as per the National Policy Statement for Indigenous Biodiversity and means: ~~(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~~ ~~(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~~ 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. (a) any area that, after 4 August 2023, is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 1 of the NPSIB; and (b) any area that, on 4 August 2023, is already identified in a policy statement or plan as an area of significant indigenous vegetation or significant habitat of indigenous fauna (regardless of how it is described); in which case it remains as an SNA unless or until a suitably qualified ecologist engaged by the relevant local authority determines that it is not an area of significant indigenous vegetation or significant

SUMMARY OF SUBMISSIONS

						habitat of indigenous fauna.
Greg Bokser	S117.106	Interpretation	vegetation clearance	Oppose	Querying why grazing has been so limited in this definition as when managed should not constitute vegetation clearance. This definition is more restrictive than higher documents. Mob-stocking and over planting are technical terms and it is unclear exactly what these refer to as they are not in the PGDP definitions.	Amend the definition of vegetation clearance to read:- (a) the disturbance, damage, destruction, or removal of vegetation by any means (for example, by cutting, crushing, application of chemicals, or burning); and (b) includes activities that result in the disturbance, damage, destruction, or removal of vegetation (for example, ~~over-planting~~ , applying the seed of exotic pasture species, ~~mob-stocking~~ , or draining away water); but(c) does not include-...v) ~~the grazing of improved pasture within the relevant setback from a natural wetland~~
Greg Bokser	S117.107	Interpretation	Definitions	Amend	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.	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.
Greg Bokser	S117.108	Interpretation	Definitions	Amend	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.	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).
Greg Bokser	S117.109	Appendix 5 - NFL-APP - Landscape Values	APP5-NFL-APP	Oppose	Supportive of background information but concerns are raised that the extent, description and attributed values fail to recognise and misrepresent the current land use and values of the area. There is insufficient supporting documentation regarding the extent of the ONL area. Stoney Creek considers that the values listed to be protected are not present over much of the ONL area, which is working farmland and that the ONL area should be reduced. The description does not recognise the character and structures of the station which occupies 42 percent of the area and list qualities of naturalness and wilderness as values to be protected when over 70 percent of the area is a modified pastoral landscape. Pastoral farming can also provide benefits to landscape values through pest and weed management. Croydon Bush Scenic Reserve has distinctively different vegetation form the rest of the ONL, and exotic vegetation has not been listed as a potential threat. The description also does not recognise the historical and cultural values of the Croydon Area which is one of the earliest European	Amend Appendix 5 in a way that: - Accurately reflects the significant presence of pastoral farming within the ONL; - Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL; - Recognises that the patterns and values of indigenous biodiversity vary significantly across the extent of the ONL and the highest value area is concentrated within the Croydon Bush SNA; - Corrects the statement that the ONL is free of structures; - Recognises the historical and cultural significance of the area to the rural community; and - Make available all documents referred to within Appendix 5, the s32 Report and the Landscape Assessment prepared by Mike Moore publicly available on the Gore District Council website.

SUMMARY OF SUBMISSIONS

					settlements in Southland. The Southland Murihiku Regional Landscape Study (Boffa Miskell, 2019) which was relied upon in determining the ONL status should be made publicly available.	
Greg Bokser	S117.110	Natural environmental Values map layers	NFL-MAP-Hokonui Hills	Oppose	The spatial extent of the ONL as notified in the Planning Maps is fundamentally flawed. The mapping appears to be carried over from previous versions of the Plan without review or updates.	Amend the Hokonui Hills ONL boundaries to accurately reflect the area of Outstanding Natural Landscape values. Figure 10 of Appendix B [refer to original submission] provides a suggestion of the extent of the ONL area within Stoney Creek station which can be discussed further with the Council, including incorporating evidence provided by a landscape expert at the hearing stage.
Greg Bokser	S117.111	Maps	MAP-Additional provisions sought	Amend	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 limites to protect the Hokonui Hills.	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.
Greg Bokser	S117.112	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Greg Bokser	S117.113	Interpretation	silage pit	Oppose	This definition is broad and could be taken to include areas for the storage of hay or grain within a silo/container, or small scale storage of bagged feed. Alignment with the definition as per the Proposed Southland Land and Water plan is suggested.	Amend the definition of silage pit as follows: ~~Means an area constructed and used for the purpose of fermentation and storage for animal feed.~~ land or structures on which silage (plant material harvested while green for fodder and kept succulent by partial fermentation, but does not include baleage or hay) is stored, processed or directly utilised, excluding the storage of bales of plant material completely encapsulated in plastic.
Greg Bokser	S117.114	Whole Plan	Whole Plan	Not Stated	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to continue operating.	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023
Greg Bokser	S117.115	NFL – Natural Features and Landscapes	NFL - General	Oppose	The mapped extent of Hokonui Hills ONL extends beyond the area of outstanding natural values and there is no justification provided for the extent. No evidence provided to suggest that the level of protection provided by the Operative Gore District Plan was insufficient.	Modified pastoral landscape should not be mapped as ONL Reduce restrictions relating to the Hokonui Hills ONL overlay

SUMMARY OF SUBMISSIONS

Greg Bokser	S117.116	ECO – Ecosystems and Indigenous Biodiversity	ECO - General	Oppose	The provisions were developed in a matter of months after the commencement of the NPSIB which left little space for consultation outside of the formal notification process. A plan change will be necessary to amend rules and map Significant Natural Areas. Blanket protections proposed in the Ecosystems and Indigenous Biodiversity chapter provide little to no ability for essential pastoral farming practices such as fencing and the construction or maintenance of farm tracks to be undertaken without resource consent. The immediate legal effect of the rules within the Ecosystems and Indigenous Biodiversity chapter significantly hinders the ability of Stoney Creek Station (and farmers in general) to effectively manage vegetation on their properties.	Withdraw chapter
Greg Bokser	S117.117	Whole Plan	Whole Plan	Oppose	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	Amend as per submission.
Groundswell NZ	S66.001	Whole Plan	Whole Plan	Oppose in part	Groundswell NZ voices concerns about private land classifications under the RMA, including Significant Natural Areas, Natural Features and Landscapes, Sites of Significance to Maori, cultural landscapes and cultural sites, wetlands and riparian margins, citing stress and financial hardships for property owners. They critique RMA's treatment of natural and cultural values, advocate for integrated policies, and oppose the Gore District Council's proposal to classify the entire district. Groundswell NZ aims to collaborate with governments to address issues and emphasizes property owner support in policy development. They highlight the negative impact of RMA zoning, arguing for fairer processes. Groundswell NZ anticipates significant modifications to environmental legislation under the new government, aiming to enhance respect for private property rights. Refer to original submission for full details	Pause the Gore District Plan until the failings of the RMA have been addressed and clarity around the NPS-IB and the RMA replacement the NBA.

SUMMARY OF SUBMISSIONS

Groundswell NZ	S66.002	Whole Plan	Whole Plan	Oppose in part	Groundswell NZ voices concerns about private land classifications under the RMA, including Significant Natural Areas, Natural Features and Landscapes, Sites of Significance to Māori, cultural landscapes and cultural sites, wetlands and riparian margins, citing stress and financial hardships for property owners. They critique RMA's treatment of natural and cultural values, advocate for integrated policies, and oppose the Gore District Council's proposal to classify the entire district. Groundswell NZ aims to collaborate with governments to address issues and emphasizes property owner support in policy development. They highlight the negative impact of RMA zoning, arguing for fairer processes. Groundswell NZ anticipates significant modifications to environmental legislation under the new government, aiming to enhance respect for private property rights. Refer to original submission for full details	If our submission for the Proposed Gore District Plan to be paused is not accepted, then our submission would be the sections relating to the RMA Section 6 zoning issues outlined in full submission paused. Failing that submission our third preference and submission would be for all Section 6 zonings, policies and related rules be removed altogether for failing to meet the purpose of the RMA. This includes the new SASM classification and policies. We submit natural, historic, and cultural values be protected through an alternative mechanism that is outcomes focused and supports and empowers property owners, rather than penalizing them. One alternative option is a non-stutory plan that sits outside the formal plan but is referenced as meeting the Councils RMA requirements, including Section 6. Groundswell NZ are promoting an environmentla policy approach based on inegrated and and holisitc outcomes anda actions focused framework in a manner that addresses the environemtnal issues relevant to that propoerty A core component of this is advisors working in partnership with propoerty owners to identify key environemtnal risks, threats and opportunites, and an action plan based on the most urgen priorities tairlered to each individual propoerty owners resources.
Hamish Weir	S74.001	SASM - Sites and Areas of Significance to Māori	SASM-O1	Oppose in part	The objective would effectively place an overlay over the entire district, leading to increased costs and uncertainty in the RMA process. Identifying sites will remove uncertainty and provide clarity.	The objectives wording should be modified as follows; All Identified land, waterbodies, natural features, and marae within Gore District are recognised as sites and areas of cultural significance to mana whenua and/or tangata whenua, and are afforded appropriate considerations in relation to their management, development, and use.
Hamish Weir	S74.002	TRANS – Transport	TRANS - General	Oppose	Repeating standards will cause conflict adding significant costs to the consent process. The duplication will require 2 documents to be updated, which creates costs for the ratepayer. It is simpler to refer to the Subdivision and Land Development Bylaw.	Removal of all rules relating to matters covered by the Subdivision and Land Development Bylaw 2019.
Hamish Weir	S74.003	TRANS – Transport	TRANS-S1	Oppose in part	Engineering design solutions are constantly changing with permeable surface solutions becoming available. An example is laying gravel and using reinforced pavers to stabilise the surface, which aids in reducing time of concentration of stormwater during rainfall events. See original submission for image. Design solutions like this welcome variety in urban environments. The plan should encourage solutions that mitigate stormwater affects and enhance urban design. Rule doesn't distinguish between residential, commercial and industrial zones, it is not appropriate to require marking for parking at a typical residential site, multi-level apartments (that may warrant this) are highly unlikely in the District.	The rule should be amended as follows; 2. The surface of all vehicle parking areas within the urban area, shall be ~~sealed~~ appropriately surfaced and all nonresidential use parking spaces marked.

SUMMARY OF SUBMISSIONS

Hamish Weir	S74.004	TRANS – Transport	TRANS-S10	Oppose in part	Many urban subdivisions the submitter has undertaken rely on this rule to provide a driveway. The note is required to ensure development can still happen without excessive resource consent processes.	Table S10 is missing a critical Note 4 comment as identified by the following markup; 4 The minimum reserve width of an access serving a single household unit may be reduced to 3 metres if the driveway has unrestricted visibility and the length does not exceed 30 metres.
Hamish Weir	S74.005	ECO – Ecosystems and Indigenous Biodiversity	ECO-R1	Support in part	The Croydon Bush reserve has an extensive network of mountain bike tracks that require maintenance and repairs. It would be beyond the means of the groups/individuals responsible for the tracks to gain resource consent for works. Works required to maintain the permitted features will normally extend further than 1 metre beyond the feature. An example is a native tree falling in a storm crossing a walkway or mountain bike track. The tree needs to be dealt with at its stump which is often well removed from the track. Using the reworded ‘practically required’ allows scope for this to occur without resource consent as otherwise trail volunteer maintenance within native bush will not be feasible. Waterway setback planting should be encouraged by removing potential resource consent barriers. Mountain biking trails are scalable and technically challenging tracks using steep terrain natural features such as banks, hollows and tree stumps to provide challenging obstacles for advanced riders. Minimal modification is required for the trails which should be permitted. Similarly, more advanced hiking trails such as the East Peak tracks do not require significant clearance works should also be permitted. These trails differ from the more accessible Hokonui Water Race bike trail and Dolamore Park walking trails which are wide, level and require water table drains and gravelled surfaces.	1. An additional point needs to be added to ECO-R1 1. (a) as follows; (x) mountain bike tracks 2. The wording of the note at the bottom of ECO-R1 1. (a) needs to be rewritten as follows; the clearance or land disturbance is no more than ~~1.0m~~ practically required in width from those works in (i) (ii), (iii), (iv), (v), <b (vi)</b, (vii), (viii) and (ix), NOTE - the 1.5m limit for vegetation clearance and land disturbance associated with fences ECO-R1 was withdrawn by Council resolution on 21 November 2023 ~~and 1.5m for (i) and (vi).~~ 3. An additional point needs to be added to ECO-R1 1. (k) as follows; <b(iii) planting for waterbody setbacks 4. An additional permitted rule for construction of mountain bike and hiking trails <b(I) works associated with construction of mountain bike and hiking trails that utilise natural features and ground profile
Hamish Weir	S74.009	NFL – Natural Features and Landscapes	NFL - General	Oppose in part	It is acknowledged that protections should be afforded to distinctive areas such as the Hokonui Hills. The submitter is concerned that the proposed regulatory approach could be contrary to this. Having been a frequent user of the Croydon Bush Reserve and adjacent trails in Dolamore Park and East Peak areas I have noticed the frequent incursion of pest plant species, especially gorse. If resource consent processes are required to farm the hills around these areas then there will be no	1) Inclusion of permitted rules for fencing capable of preventing movement of all stock and feral animals including deer.2) Inclusion of permitted rules for establishment of additional recreational assets such as mountain bike tracks 3) Protections against establishment of any form of forestry on the Hills should be enforced to prevent a loss of their natural and distinctive rugged character.

SUMMARY OF SUBMISSIONS

					economic incentive to manage the pest species present. Regulating to require this will only result in the property being abandoned with the cost ultimately falling to the rate payer. It would be an indictment on the district to see the Hokonui Hills turn yellow each spring. To date the majority of work done to construct mountain bike and walking trails in the Hokonui's has been voluntary. Given there is limited funding for this work it would be counterproductive to trigger resource consent requirements that would likely soak up all the funds available. I suspect that resource consents will be a significant barrier to any further trail development.	
Hamish Weir	S74.013	SUB - Subdivision	SUB-Additional provisions sought	Support	No reference is made in the PDP to s226 of the RMA. Creating disparity between the Act and the plan. It would be better to deal with this by including a Rule	An additional rule is sought as follows; SUB-R4A - Certification of existing allotments under s226 of the RMA 1991 Where; 1. an existing allotment not bound by way of an amalgamation condition or covenant exists in the Cadastre 2. having no less than 3.5m wide frontage to a legal road 3. the site is not subject to any readily identifiable natural hazard Matters of Control 1. The design and provision of access; and 2. The provision, design and construction of infrastructure and services
Hamish Weir	S74.014	SUB - Subdivision	SUB-R1	Support in part	It is necessary to minimise costs relating to correcting discrepancies between land occupation and Cadastral Records. Allotments containing features are generally large in size and the feature is a significant distance from the proposed boundary adjustment. These boundaries may need to be aligned with SNA or ONL for management purposes, which these subdivisions could facilitate. Positive effects will arise when the proposed boundary delineates the SNA or ONL and adverse effects when the boundary dissects the SNA or ONL. The amendment would result in activities being controlled, reducing costs which will likely result in more uptake of subdivisions improving the alignment of Cadastral Records with land use and physical layout of the land.	Amend as follows: The ~~site does not contain a~~ proposed new boundary do not bisect a Significant Natural Area or Outstanding Natural Landscape or Feature;
Hamish Weir	S74.015	SUB - Subdivision	SUB-R2	Support	The submitter supports this rule, noting the conversion of tenure is usually used to resolve existing conflicts or to improve ownership rights generating positive effects.	Retain this rule.

SUMMARY OF SUBMISSIONS

Hamish Weir	S74.016	SUB - Subdivision	SUB-R3	Support in part	Cross leases plans and Land Transfer plans differ in format. Easements are not created on cross lease plans and services are managed through the lease document which specifies maintenance rights when services pass under, through or over adjacent lease areas. The idea being that the owners undivided equal share of the underlying allotment means there is no need to delineate an LT easement area for services. Access is covered by covenant areas on the cross-lease plan which are often in common ownership. Easements cannot be created on a cross lease plans and should not be required as this would require a separate LT plan not connected to the cross lease and potentially in conflict with.	Retain this rule, with a minor alteration to matter of control 3; 3. The requirement for any easements to legalise access and services and any necessary consent notices.
Hamish Weir	S74.017	SUB - Subdivision	SUB-R4	Support in part	National Planning Standards definition of a boundary adjustment does not include subdivisions which are divided by roads or have multiple parcels. The minor alteration proposed will address this. 1. The title does not align with the intention, which is a focus on records. Records of title are saleable, and allotments aren't without a separate record of title. The proposed change will align the two. 2. As per the reason given under SUB-R1-6 previously	1. The title of the rule should be rewritten as follows; Subdivision resulting in no additional lots records of title created 2. The wording of SUB-R4 - 6 is proposed to be rewritten as follows; The site does not contain a proposed new boundaries do not bisect a Significant Natural Area or Outstanding Natural Landscape or Feature;
Hamish Weir	S74.018	SUB - Subdivision	SUB-R5	Support in part	With the gradual scaling back of the historic copper network and provision of telecommunications, in this predominantly rural district, are more commonly by wireless means. This addition to the matter of discretion clarifies that unaffordable extensions to underground fibre network are not required. Chorus often try to take advantage of any District Plan requirements to fund their programmed network extensions which this alteration would prevent. Minor non conformances should not be elevated beyond Discretionary status.	Retain this rule with a minor amendment:9; 9. Provision for servicing, including water supply, firefighting water supply, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications (including by wireless means) 2. Non-conformance to the standards should be Discretionary .
Hamish Weir	S74.019	SUB - Subdivision	SUB-S1	Support in part	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	Rule 1(h) should be reworded as follows; General Rural - ~~8ha-2ha~~

SUMMARY OF SUBMISSIONS

					garden operations just 1.2ha. Horticultural uses of properties at this size are also possible along with calf rearing operations aimed at reducing bobby calf slaughter rates.	
Hamish Weir	S74.020	SUB - Subdivision	SUB-S1	Oppose	The submitter opposes the determination of non-conformance. Address minor non-conformances, like a 10m ² shortfall or 1m deviation in shape factor, through specific conditions and mitigation methods. This approach avoids expensive consent hearings and neighbor disputes, preventing potential setbacks for valuable projects that could otherwise be jeopardized, to the detriment of the district.	Non-conformance to the standards should be Discretionary .
Hamish Weir	S74.021	SUB - Subdivision	SUB-S2	Oppose	The submitter opposes the determination of non-conformance. Address minor non-conformances, like a 10m ² shortfall or 1m deviation in shape factor, through specific conditions and mitigation methods. This approach avoids expensive consent hearings and neighbor disputes, preventing potential setbacks for valuable projects that could otherwise be jeopardized, to the detriment of the district.	Non-conformance to the standards should be Discretionary .
Hamish Weir	S74.022	SUB - Subdivision	SUB-S3	Oppose	The submitter opposes the determination of non-conformance. Address minor non-conformances, like a 10m ² shortfall or 1m deviation in shape factor, through specific conditions and mitigation methods. This approach avoids expensive consent hearings and neighbor disputes, preventing potential setbacks for valuable projects that could otherwise be jeopardized, to the detriment of the district.	Non-conformance to the standards should be Discretionary .
Hamish Weir	S74.023	EW - Earthworks	EW-R1	Support in part	Ground disturbance is variable dependent on topography for installation of fence lines. A level surface is required for fence lines to occupy for H&S reasons during construction and as an efficient stock barrier. E.g. if the ground cut was placed adjacent to the fence, stock would be able to jump over the fence. High costs associated with earth moving equipment naturally restricts work to the minimal necessary. (Farmers are in business and wont waste money) so no requirement for a specific standard. The submitter cannot identify when excessive earthworks resulted from fence construction.	The permitted baseline for fencing construction needs to be expanded; Rewritten as follows; 1. Any land disturbance ~~does not exceed:~~ is limited to the amount practically required to install the fence. ~~(a) 1 metre in width for more than 10 metres in any 100 metre length; and/or~~ ~~(b) 1 metre in height or depth; and~~ ~~2. The ground is reinstated to original levels within 48 hours of work being completed.~~ 3. The works are undertaken in accordance with Earthworks Standards EW-S3, EW-S5 and EW-S7.
Hamish Weir	S74.024	EW - Earthworks	EW-S1	Support in part	Batters of 1 in 2 are usually stable which the requested change reflects. To avoid unnecessary complexity, aligning the setback rules for both earthworks and general setbacks (1m in urban areas) is recommended. This simplification will	Conflict with urban setback rules need to be resolved. Rewrite as follows: 1. Cut depth or fill height shall not: (b) exceed a cut depth or fill height (measured vertically) of 3 meters; or (c) exceed a cut depth or fill height (measured

SUMMARY OF SUBMISSIONS

					significantly reduce compliance conflicts and costs in consent processes.	vertically) of 0.5 meters within ~~1.5m~~ 1m of a boundary with a site in different ownership
Hamish Weir	S74.025	EW - Earthworks	EW-S4	Oppose in part	Specific cultural consideration for earthworks on steeper ground when not required elsewhere does not make sense.	I propose the removal of the following matter of discretion; ~~5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.~~
Hamish Weir	S74.026	CCZ – Camp Columba Zone	CCZ-R6	Support in part	Existing residences at Camp Columba should be permitted for the same usage. This rule adds unnecessary complexity and removes flexibility, if for example the camp managers residence is being substantially renovated then he/she would logically relocate to another.	That the Camp Columba Zone be included in the Plan with the removal of CCZ-R6 3; ~~3. One residential unit is only occupied on a short term basis (no more than 3 months at a time) by a person employed at Camp Columba.~~
Helen McIntosh	S24.001	NFL – Natural Features and Landscapes	NFL - General	Not Stated	Adopts submission points within Appendix A of Stoney Creek's submission. Considers there is a lack of evidence for the mapped extent of the Hokonui Hills ONL and Plan provisions. Concerned that limits on development potential are not proportionate to the potential environmental effects. The provisions do not recognise the benefits of farming activities which have low environmental effects.	Seeks the relief sought within the Stoney Creek submission
Helen McIntosh	S24.002	ECO – Ecosystems and Indigenous Biodiversity	ECO - General	Not Stated	Considers that the blanket protections do not provide sufficient ability for pastoral farming practices such as fencing and vegetation clearance for farm tracks to be undertaken without resource consent.	Seeks the relief sought within the Stoney Creek submission.
Helen McIntosh	S24.003	SASM - Sites and Areas of Significance to Māori	SASM - General	Oppose	Identifying the whole district as SASM may unnecessarily require consent and consultation for day-to-day farm activities, increasing time, cost and workload. As objectives and policies regarding Ngāi Tahu values have been incorporated into the plan, there is no justification for the entire district to be a SASM. The SASM chapter should instead provide further clarity to plan users by identifying and delineating those specific sites, areas and landscapes that are significant to Māori. Similar approaches have been undertaken in other recently reviewed district plans.	Sites and Areas of Significance to Māori are identified and mapped in the planning maps through a transparent, consistent process..
Helen McIntosh	S24.004	SASM - Sites and Areas of Significance to Māori	SASM-O1	Oppose	Stoney Creek is concerned that the broad-brush approach within the PGDP creates uncertainty for plan users as to what activities require consultation with mana whenua and could increase time, cost and workload of day-to-day farm activities. The approach creates disproportionate onus on applicants and is also unclear what “appropriate considerations” (as referred to in Objective SASM-O1) may be. The	Amend SASM-O1 to read: ~~All~~ Those lands, waterbodies, natural features, and marae within Gore District identified as Sites of Significance to Māori in the Planning Maps are recognised as sites and areas of cultural significance to mana whenua and/or tangata whenua, and are afforded appropriate considerations with regard to the cultural values identified in MW-2.3 in relation to their management, development, and use.

SUMMARY OF SUBMISSIONS

					SASM chapter should provide further clarity by identifying and delineating those specific sites.	
Helen McIntosh	S24.005	SASM - Sites and Areas of Significance to Māori	SASM-P1	Oppose	Stoney Creek requests that existing activities are provided for in accordance with s10 of the RMA.	Amend SASM-P1 to read: New u Use, subdivision, and development is enabled where adverse effects on the Ngāi Tahu cultural values, including those listed in MW-2.3, are avoided, remedied or mitigated. Council shall have regard to any other benefits (e.g. pest control) provided by the proposed activity.
Helen McIntosh	S24.006	SASM - Sites and Areas of Significance to Māori	SASM-P2	Oppose	Amendments are suggested to align with the concerns raised with regard to SASM-O1	Amend SASM-P2 to read: The impact of proposed activities on Sites of Significance to Māori as identified in the Planning Maps on the Ngāi Tahu cultural values identified in MW-2.3, and their underlying relationship with the natural environment is determined in partnership with Hokonui Rūnanga and takes into account any benefits of the proposal.
Helen McIntosh	S24.007	ECO – Ecosystems and Indigenous Biodiversity	ECO-O1	Oppose	Stoney Creek supports the alignment NPSIB and requests that this objective reflect the wording contained within the NPSIB. The use of 'significant indigenous vegetation' and 'significant habitats of indigenous fauna' is unclear.	Amend ECO-O1 to read: Maintain Indigenous biological diversity in the Gore District and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna ~~(Significant Natural Areas)~~ . through the identification of Significant Natural Areas.
Helen McIntosh	S24.008	ECO – Ecosystems and Indigenous Biodiversity	ECO-O3	Oppose	The wording of this policy is more stringent than the NPSIB as it requires the “enhancement” of values. Amend wording to align with NPSIB.	Amend ECO-O3 to read: Provide for ~~appropriate new~~ subdivision, use and development within and adjacent to Significant Natural Areas where adverse effects on the values of the area can be avoided or managed . ~~maintained and enhanced.~~
Helen McIntosh	S24.009	ECO – Ecosystems and Indigenous Biodiversity	ECO-P2	Oppose	Existing activities within or affecting SNAs are provided for in Policy 9 and Clause 3.15 of the NPSIB. Amend wording to better align with the NPSIB objectives.	Amend ECO-P2 to read: ~~Allow~~ Enable activities within or affecting Significant Natural Areas that may impact the extent or ecological integrity of the SNA ~~indigenous biodiversity values~~ where: 1. ~~This~~ The activity 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 or operational need to be located in the area; or ...
Helen McIntosh	S24.010	ECO – Ecosystems and Indigenous Biodiversity	ECO-P3	Amend	Stoney Creek supports the alignment of the PGDP objectives and policies with the wording of the NPSIB which allows for new subdivision, use or development where this is required to address a high risk to public health or safety.	Amend ECO-P3 to read: Any new subdivision, use, or development shall avoid adverse effects on an SNA that result in:1. loss of ecosystem representation and extent; ... Unless: 6A. The activity is required to address a high risk to public health or safety. or: The activity relates to: ~~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;
Helen McIntosh	S24.011	ECO – Ecosystems and Indigenous Biodiversity	ECO-P8	Oppose	ECO-P8 has a different set of criteria to the NPSIB. Managing effects on indigenous biodiversity outside of SNAs by applying the effects	Preferred relief: Withdraw ECO-P8 and redraft in consultation with key stakeholders, including Stony Creek Station. Include in the revised policy balanced provisions

SUMMARY OF SUBMISSIONS

					management hierarchy would be in line with the NPSIB.	recognising that some vegetation removal is necessary and providing for this where effects are managed using the effects management hierarchy. Alternative relief: Amend Policy ECO-P8 to read: When assessing consents for subdivision, land use and development outside of SNAs, require applicants to demonstrate that effects on indigenous biodiversity will be managed by applying the effects management hierarchy. , 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
Helen McIntosh	S24.012	ECO – Ecosystems and Indigenous Biodiversity	ECO-P9	Oppose	ECO-P9 gives no weight to existing activities but should reflect that there may be lawfully established activities within or affecting SNAs that may require resource consent but do not have adverse effects on ecological values and may provide benefits such as pest control. ECP-P9 Point 8 refers to ECO-P7 for offsetting, however ECO-P7 does not refer to offsetting.	Amend ECO-P9 to read: When assessing resource consents in Significant Natural Areas, consider the following matters: ... 5. The effects the activity may have on the introduction, ~~or~~ spread or control of exotic pest plant and animal weed -species and pest animals both terrestrial and aquatic; ... 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. 9. Whether the activity is a lawfully established existing activity that is no grater in intensity, scale or character and will not result in a loss of extent or degradation of ecological integrity of a SNA.
Helen McIntosh	S24.013	ECO – Ecosystems and Indigenous Biodiversity	ECO-P10	Amend	Stoney Creek supports the recognition of the benefits farmers provide in the management of indigenous biodiversity but wish to better recognise the extent of benefits. Clause 6 of ECO-P10 encouraging the provision of free ecological surveys, financial support and rates remissions for SNA landholders is supported.	Amend ECO-P10 to read: Maintain indigenous biodiversity across the district by: ... 8. Recognising the benefits of farm management practices and active management of indigenous biodiversity, including but not limited to voluntary animal and plant pest and stock control, fencing , and/or formal legal protection. ...
Helen McIntosh	S24.014	ECO – Ecosystems and Indigenous Biodiversity	ECO-P11	Oppose	There may be situations where offsetting is appropriate but is not for cultural purposes or is consistent with other values or drivers.	Preferred relief: Withdraw ECO-P11 and redraft in consultation with key stakeholders, including Stony Creek Station. Alternative relief: Amend Policy-P11 as follows: 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,

SUMMARY OF SUBMISSIONS

						preferably, a net gain of biodiversity of similar species and location where practicable; or 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~~
Helen McIntosh	S24.015	ECO – Ecosystems and Indigenous Biodiversity	ECO-R1	Oppose	Stoney Creek supports Indigenous Vegetation Clearance and Land Disturbance rules but finds Rule ECO-R1 too restrictive, especially for fencing. The rule's broad definition of "Land Disturbance" raises confusion, as it encompasses all land activities without clarification. The permitted width for disturbance is impractical for installing fences, it does not allow for access and maintenance. The rule lacks provisions for upgrading existing structures, which may have better environmental outcomes and should be enabled. Maintenance of improved pasture under ECO-R1(e) is more restrictive than NPSIB. The inclusion of a permitted activity rule for the incidental removal of indigenous species during exotic species control is supported but should be clarified in the rule. There should be no limits around the removal of deliberately planted vegetation. A restricted discretionary status would be more appropriate for minor environmental effects. Non-complying activity status for indigenous vegetation removal for those activities listed in ECO-R1(1) where this falls within a SNA does not acknowledge the presence of existing activities within SNAs (as allowed for under the NPSIB). Therefore, Discretionary activity status is proposed for these activities.	Preferred Relief: Withdraw ECO-R1 and redraft in consultation with key stakeholders, including Stony Creek Station. Include in the revised rule an exemption for indigenous vegetation removal and land disturbance associated with farming activities within the new Hokonui Hills Special Precinct (discussed further below). Alternative relief: Amend ECO-R1 as follows: Indigenous Vegetation Clearance and Land Disturbance associated with Indigenous Vegetation Clearance Activity status: Permitted 1. It is necessary for the following purposes: (aa) The installation, maintenance, repair, replacement or upgrade of: (i) Fences (ii) Farm tracks (iii) Farm infrastructure [Refer to proposed definition] (a) The maintenance, repair, or replacement or upgrade of existing lawfully established: ~~(i) fences,~~ (ii) vehicle tracks, (iii) roads, (iv) 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)~~ ... (e) Maintenance of improved pasture outside of a SNA, ~~where:~~ ~~(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~~ 7.5m from the exterior wall of an existing building. (h) The removal indigenous vegetation that is incidental to 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. ... 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). Activity status where compliance is not achieved with: ECO-R1(1) and ECO-R1(2)~~(a)(i) or ECO-R1(1)(a)(vi)~~ Restricted discretionary Where: 1. The indigenous vegetation clearance and associated land disturbance takes place outside a Significant Natural Area. ~~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. ... 7. The benefits to indigenous biodiversity provided by the proposed activity. ECO-R1(3): Restricted Discretionary 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 benefits of the proposed activity. 5. The mitigation proposed. ECO-R1(1) and ECO-R1(2): Discretionary-Non-complying Where: 1. The indigenous vegetation clearance and land disturbance takes place inside a Significant Natural Area. NOTE - the 1.5m limit for vegetation clearance and land disturbance associated with fences ECO-R1 was withdrawn by Council resolution on 21 November 2023
--	--	--	--	--	--	---

SUMMARY OF SUBMISSIONS

Helen McIntosh	S24.016	ECO – Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Support	indigenous vegetation clearance and land disturbance for any purpose other than those listed in ECO-R1(1) is a discretionary activity and there are instances where this is too restrictive. There's no provision for removing regenerating vegetation in areas lawfully cleared before. A proposed new rule aims to grant permitted activity status for minor vegetation clearance.	Add a new Rule ECO-R1(2): 2. Indigenous Vegetation Clearance and any associated land disturbance outside a SNA for any purpose other than listed in ECO-R1(1) or ECO-R1(3), provided:(a) The vegetation to be cleared is regenerating indigenous vegetation less than 15 years old, where the land was previously lawfully cleared of indigenous vegetation; or(b) The area of indigenous vegetation clearance does not exceed 500 m2 in any 12 month period.
Helen McIntosh	S24.017	ECO – Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Support	The maintenance of improved pasture within or adjacent to a SNA is provided for in the NPSIB, but this is not reflected in the PGDP rule framework.	Add a new Rule ECO-R1(3): Indigenous vegetation clearance and any associated land disturbance required for the maintenance of improved pasture within or affecting a SNA where: (i) the maintenance of improved pasture is part of a regular cycle of periodic maintenance, and (ii) the intensity, scale or character of the effects are not increased, and (iii) the improved pasture has not itself become a SNA, and (iv) the land is not an uncultivated depositional landform, and (v) the maintenance will not adversely affect a Threatened or At Risk (declining) species.
Helen McIntosh	S24.018	NFL – Natural Features and Landscapes	NFL - General	Oppose	As drafted, the ONL chapter is fundamentally flawed as it fails to acknowledge the established presence of pastoral farming within mapped ONL areas and would significantly restrict farming activities. There seems to be no justification for this as comments in the S32 seem to contradict the change. Considers the evaluation and assessment in the report insufficient. The rule framework is overly restrictive particularly when the policy framework acknowledges the presence and benefits provided by existing pastoral farming within the Hokonui Hills ONL which, by GDC's own assessment, has not resulted in significant adverse effects under the current framework.	Preferred Relief: Withdraw the Natural Features and Landscapes chapter in its entirety and redraft in consultation with key stakeholders, including Stony Creek Station. Stony Creek Station considers that an appropriate resolution would be to create a Hokonui Hills Special Precinct, within which rural activities associated with pastoral farming are permitted, with appropriate and practical limits set. The provisions of the other chapters of the PGDP would not apply to farming activities within the Hokonui Hills Special Precinct
Helen McIntosh	S24.019	NFL – Natural Features and Landscapes	NFL-P1	Oppose	Inclusion of policies that recognise pastoral farming within ONLs but considers NFL-P1 does not go far enough to recognise the benefits of pastoral farming.	Amend NFL-P1 to read: Avoid adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by: ... 2. Recognising the benefits provided by existing ~~existence of~~ working pastoral farms and their contribution to the openness and landform legibility of outstanding natural features and landscapes;
Helen McIntosh	S24.020	NFL – Natural Features and Landscapes	NFL-P4	Oppose	When assessing resource consents within the ONL, it is important to recognise the presence of existing activities within these areas.	Amend NFL-P4 to read: When assessing resource consents within Outstanding Natural Features and Landscapes, consider the following matters; ... 4. The presence of existing activities within the ONL and whether the activity is changing in intensity, scale or character.

SUMMARY OF SUBMISSIONS

Helen McIntosh	S24.021	NFL – Natural Features and Landscapes	NFL - General	Amend	The Rule table within the NFL chapter states that the rules are applicable in “All zones”. This is misleading as the rules only apply within an identified ONL or ONF.	Amend “All zones” under rules NFL-R1 to NFL-R8 to read “All areas identified as ONL/ONF in the Planning Maps”.
Helen McIntosh	S24.022	NFL – Natural Features and Landscapes	NFL-R1	Oppose	The increased number of activities controlled in the Hokonui Hills ONL contradicts the comments made in the S32 report and there is seemingly no justification for the increase. The findings of the report are disputed, including the cost benefit analysis. Considers the rule framework overly restrictive and that it contradicts the policy framework which acknowledges the presence and benefits of pastoral farming, especially as the existing provision has not resulted in significant adverse effects.	Amend NFL-R1 to read: Activity status: PermittedWhere: 1. The building or structure is for farming purposes; ~~excluding residential use;~~ (a) Does not exceed 500 30m2 in area; and (b) Height shall not exceed 8 3m ; 2. Buildings or structures for non-farming purposes; (a) The maximum height does not exceed 2m; and (b) The maximum gross floor area is no more than 5m2 3. All buildings and structures (excluding fences and buildings and structures for farming purposes) must be finished in materials with a maximum reflectance value of 30%
Helen McIntosh	S24.023	NFL – Natural Features and Landscapes	NFL-R2	Amend	Supportive of permitted status for tree planting but it is not appropriate to limit this for certain purposes as this may discourage further planting e.g. where non-indigenous species may be required for wind breaks, shelter belts etc.	Amend NFL-R2 to read:Tree planting, other than plantation forestry within an identified ONF/L Activity status: Permitted Where: 1. The tree planting is of indigenous species or is required and for restoration, conservation, or hazard prevention measures, shelter belts, wind breaks, or to address land instability or erosion. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed in NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3. 3. Any benefits provided by the proposed tree planting.
Helen McIntosh	S24.024	NFL – Natural Features and Landscapes	NFL-R3	Oppose	S32 report states the operative plan controls were effective at managing activities within ONLs. As such, additional controls in the PGDP are not supported and should align more with the controls that exist currently.	Amend Rule NFL-R3 to read: Land disturbance and earthworks within an identified ONF/L Activity status: Permitted Where: X. Required for cultivation, fencing or pest plant management; or X. Associated with the construction of any road or track no greater than 7 metres in width or requiring more than 2 metres of cut or fill for a total distance greater than 100 metres; or X. The earthworks do not exceed 100 linear metres in any direction; and 1. The depth of the earthworks shall not exceed ~~1m~~ 2m below the original surface of the ground; and 2. the ~~depth~~ height of fill or stockpiles shall not exceed ~~1m~~ 3m above the original surface of the ground; and 3. the area of the earthworks shall not exceed 100m2 in any 12 month period; ~~and 4. the width of land disturbance for fencing shall not exceed 1m; and 5. the ground for fencing related land disturbance is reinstated to original levels within 48 hours of work being completed.~~
Helen McIntosh	S24.025	NFL – Natural Features and Landscapes	NFL-R4	Oppose	Supportive of permitted activity status that allows earthworks to maintain existing facilities within an ONL, however considers the scope of NFL-R4 to be too narrow.	Amend Rule NFL-R4 to read:Maintenance repair, replacement or upgrade of buildings and structures (excluding fences) , critical infrastructure, existing roads, farm tracks, walking and cycling trails, waterway crossings, or improved pasture within an identified ONF/L Activity status: Permitted Where: 1. The scale of the activity critical infrastructure, road, farm or trail is not increased.Activity status where compliance is not achieved:

SUMMARY OF SUBMISSIONS

						Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5 resulting from an increase in the scale of the activity. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3. 3. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape.
Helen McIntosh	S24.026	NFL – Natural Features and Landscapes	NFL-R5	Oppose	Supportive of the inclusion of a permitted activity status for fences within the ONL, but questions why only post and wire fences are permitted. Fences are not visually dominant structures and are required for good animal husbandry, health and safety and stock management and are overly restricted within ONLs.	Amend Rule NFL-R5 to read: Fences within an identified ONF/L Activity status: Permitted Where:1. The fence is required for the exclusion or control of stock or to delineate property boundaries.~~a post and wire fence.~~Note: fences are a structure and therefore subject to the river setback rulesActivity status where compliance is not achieved: ~~Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP~~ ~~Appendix 5.~~ ~~2. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3.~~
Helen McIntosh	S24.027	NFL – Natural Features and Landscapes	NFL-R6	Oppose	NFL-R6 duplicates ECO-R1(1) and creates confusion as to which standard applies.	Delete Rule NFL-R6 in its entirety.
Helen McIntosh	S24.028	NFL – Natural Features and Landscapes	NFL-Additional provisions sought	Amend	Farm tracks are essential to pastoral farming and new tracks are sometimes required to avoid sensitive environments. Requiring consent for any new farm track is too restrictive to farming operations.	Add a new rule NFL-R6A: New farm tracks within an identified ONF/L. Activity status: Permitted. Where: 1. Any new farm track is no greater than 7 metres in width. 2. Unretained cut and fill batters shall not: (a) be steeper than 2 horizontal to 1 vertical; (b) be constructed using moisture content susceptible soils; (c) have a bench with a width of more than 1.8m. 3. Excess material from the construction of the farm track is reinstated to match the natural contour of the surrounding land.

SUMMARY OF SUBMISSIONS

						Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5. 2. The necessity of what is proposed and any alternatives. 3. Mitigation measures proposed. 4. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape 5. The benefits of the proposed activity.
Helen McIntosh	S24.029	NFL – Natural Features and Landscapes	NFL-R6	Oppose	Farm tracks are essential to pastoral farming and new tracks are sometimes required to avoid sensitive environments. Requiring consent for any new farm track is too restrictive to farming operations.	Amend Rule NFL-R6 to read: New Roads, farm tracks greater than 7 metres in width , walking and cycling tracks within an identified ONF/L Activity status: Restricted DiscretionaryMatters of Discretion:1. Effects on the values as listed within NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. ~~3. The necessity of what is proposed and any alternatives.~~ 4. Mitigation measures proposed. 5. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape 6. The benefits of the proposed activity
Helen McIntosh	S24.030	NFL – Natural Features and Landscapes	NFL-R7	Oppose	NFL-R7 does not distinguish between extraction of material for use outside of the property from where it was taken and farm quarries as defined in the PGDP.	Amend NFL-R7 as follows: NFL-R7 Mining and Quarrying (excluding farm quarries) within an identified ONF/L Non-Complying
Helen McIntosh	S24.031	NFL – Natural Features and Landscapes	NFL-Additional provisions sought	Amend	NFL-R7 does not distinguish between extraction of material for use outside of the property from where it was taken and farm quarries as defined in the PGDP.	Insert a new rule NFL-R7A: NFL-R7A Farm quarries that comply with GRUZ-R3. Activity status: Permitted
Helen McIntosh	S24.032	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
Helen McIntosh	S24.033	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.

SUMMARY OF SUBMISSIONS

					when the environmental effects of these activities are negligible.	
Helen McIntosh	S24.034	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Helen McIntosh	S24.035	SUB - Subdivision	SUB-S1	Oppose	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.	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.
Helen McIntosh	S24.036	EW - Earthworks	EW - General	Oppose	Stoney Creek supports the recognition of the need for earthworks associated with rural production activities, however considers that the rules contained within the Earthworks Chapter do not reflect the specific constraints and complexities of the Hokonui Hills environment.	Preferred relief: Insert an exemption in the preamble of the chapter for any earthworks and land disturbance activities within the Hokonui Hills Special Precinct. Develop appropriate earthwork provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site specific conditions and challenges of this area.
Helen McIntosh	S24.037	EW - Earthworks	EW-O1	Oppose	Minor changes to this Objective are proposed to reflect the purpose of the RMA.	Amend EW-O1 as follows: Earthworks and land disturbance for subdivision, land use and development are facilitated and undertaken in a manner that avoids, remedies or minimises adverse effects on the ~~surrounding~~ environment and protects the natural environment, Ngāi Tahu cultural values, people and property.
Helen McIntosh	S24.038	EW - Earthworks	EW-P1	Support	Supportive of the recognition of the need for earthworks associated with rural production activities.	Retain EW-P1(2) as drafted.
Helen McIntosh	S24.039	EW - Earthworks	EW - General	Oppose	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. The activity status should be set by the rule and not the standard, otherwise it is implied activities require consent under both the rule and the standard.	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.
Helen McIntosh	S24.040	EW - Earthworks	EW-Exemptions	Amend	Stoney Creek supports the listed exemptions from the Earthworks chapter, but questions the status of a note as opposed to a policy or rule.	Convert the exclusions note to a permitted activity rule in the Earthworks chapter.
Helen McIntosh	S24.041	EW - Earthworks	EW-R1	Oppose	The permitted provisions of EW-R1 are inconsistent and more restrictive than those proposed in the NFL chapter. The width of land disturbance permitted by the rule is not achievable for the installation of fences and is unworkable for	Amend Rule EW-R1 to read: Land disturbance for the construction of fences (All zones except ONLs) Activity status: Permitted ~~Where:~~

SUMMARY OF SUBMISSIONS

					a farming operation. General earthworks are permitted up to 1000m³, there is no commentary in the S32 report why fences are further restricted.	~~1. Any land disturbance does not exceed:~~ ~~(a) 1 metre in width for more than 10 metres in any 100 metre length; and/or~~ ~~(b) 1 metre in height or depth; and~~ ~~2. The ground is reinstated to original levels within 48 hours of work being completed.~~ 3. The works are undertaken in accordance with Earthworks Standards EW-S3, EW-S5 and EW-S7. No other Earthworks Standards apply.
Helen McIntosh	S24.042	EW - Earthworks	EW-R7	Oppose	Stoney Creek supports a permitted activity standard for earthworks relating to common farming activities. However, maintenance, repair and upgrade of existing facilities should be excluded from the volume limitations given that these areas are already disturbed. It is not considered necessary to further restrict earthwork activities in the ONL.	Amend Rule EW-R7 as follows: General Rural Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ EW-R7 Activity status: Permitted Where: 1. The total earthworks area for any new dead hole, farm rubbish pit, silage pit or farm track in any 12 month period does not exceed 2,500 m² per site. 2. The area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5 and EWS7. No other Earthworks Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The timing and duration of the works. 2. Effects on ground stability. 3. Effects on any adjoining site, including visual effects,

SUMMARY OF SUBMISSIONS

						dust, noise, vibration or loss of privacy. 4. Visual amenity and landscape effects, and whether there is a functional or operational need for the location of the activity, and the extent to which alternative practicable options have been considered and their feasibility.... ~~9. The matters of discretion of any infringed Standard(s).~~ 10. Whether the earthworks are of a type, scale and form that is appropriate for the location and character of the zone.
Helen McIntosh	S24.043	EW - Earthworks	EW-R8	Oppose	Stoney Creek supports a permitted activity standard for earthworks relating to common farming activities. However, maintenance, repair and upgrade of existing facilities should be excluded from the volume limitations given that these areas are already disturbed. It is not considered necessary to further restrict earthwork activities in the ONL.	Amend Rule EW-R8 as follows: General Rural Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ EW-R8 Activity status: Permitted Where: 1. The total earthworks area for any new dead hole, farm rubbish pit, silage pit or farm track in any 12 month period does not exceed 2,500 m2 per site. 2. The area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5 and EWS7. No other Earthworks Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The timing and duration of the works. 2. Effects on ground stability. 3. Effects on any adjoining site, including visual effects, dust, noise, vibration or loss of privacy. 4. Visual amenity and landscape effects, and whether there is a functional or operational need for the location of the activity, and the extent to which alternative practicable options have been considered and their feasibility....~~9. The matters of discretion of any infringed Standard(s).~~10. Whether the earthworks are of a type, scale and form that is appropriate for the location and character of the zone.

SUMMARY OF SUBMISSIONS

Helen McIntosh	S24.044	EW - Earthworks	EW-R9	Oppose	Stoney Creek supports a permitted activity standard for earthworks relating to common farming activities. However, maintenance, repair and upgrade of existing facilities should be excluded from the volume limitations given that these areas are already disturbed. It is not considered necessary to further restrict earthwork activities in the ONL.	Amend Rule EW-R9 as follows: General Rural Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ EW-R9 Activity status: Permitted Where: 1. The total earthworks area for any new dead hole, farm rubbish pit, silage pit or farm track in any 12 month period does not exceed 2,500 m2 per site. 2. The area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5 and EWS7. No other Earthworks Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The timing and duration of the works. 2. Effects on ground stability. 3. Effects on any adjoining site, including visual effects, dust, noise, vibration or loss of privacy. 4. Visual amenity and landscape effects, and whether there is a functional or operational need for the location of the activity, and the extent to which alternative practicable options have been considered and their feasibility....~~9. The matters of discretion of any infringed Standard(s).~~10. Whether the earthworks are of a type, scale and form that is appropriate for the location and character of the zone.
Helen McIntosh	S24.045	EW - Earthworks	EW-R14	Oppose	Stoney Creek supports a permitted activity standard for earthworks not otherwise provided for. It is considered existing protection of ONLs is achieved through other chapters and further restrictions are unnecessary in the Earthworks chapter.	Amend EW-R14 as follows: Earthworks and land disturbance not otherwise provided for General Rural Zone, Industrial Zone, Airport Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ Permitted 1. In any 12 month period, the total volume of earthworks does not exceed 1,000m3 per site. 2. All Earthworks Effects Standards are complied with. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...11. Whether there is a functional or operational need for the location of the activity
Helen McIntosh	S24.046	EW - Earthworks	EW-S3	Oppose	Earthworks for fencing activities for stock exclusion should be exempt from these requirements.	Amend EW-S3 as follows: Setbacks from rivers and streams 1. Earthworks (excluding where required for fencing for stock exclusion) shall be set back the minimum distances from the top of the closest bank of a river or stream 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

SUMMARY OF SUBMISSIONS

						(c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders
Helen McIntosh	S24.047	EW - Earthworks	EW-S4	Oppose	It is onerous to consider that any earthworks on land over 15 degrees require a site specific geotechnical assessment, where these could be very minor activities with no adverse effects.	Amend EW-S4 as follows: Instability of Land 1. Earthworks shall not result in any instability of land or structures beyond the boundary of the site where the earthworks occur. ~~be undertaken on land with an existing slope angle exceeding 15 degrees.~~
Helen McIntosh	S24.048	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
Helen McIntosh	S24.049	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
Helen McIntosh	S24.050	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Helen McIntosh	S24.051	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	Amend GRUZ-O2 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 and roads; and...
Helen McIntosh	S24.052	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Helen McIntosh	S24.053	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Helen McIntosh	S24.054	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	Amend GRUZ-O5 as follows: 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.
Helen McIntosh	S24.055	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
Helen McIntosh	S24.056	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Helen McIntosh	S24.057	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Helen McIntosh	S24.058	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.

SUMMARY OF SUBMISSIONS

Helen McIntosh	S24.059	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Helen McIntosh	S24.060	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Helen McIntosh	S24.061	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
Helen McIntosh	S24.062	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Helen McIntosh	S24.063	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Helen McIntosh	S24.064	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Helen McIntosh	S24.065	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
Helen McIntosh	S24.066	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or~~ structure (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. 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 Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1

SUMMARY OF SUBMISSIONS

Helen McIntosh	S24.067	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity ~~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. No other Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Location and scale of the activity ... 12. The need for the activity to support primary production.
Helen McIntosh	S24.068	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
Helen McIntosh	S24.069	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Helen McIntosh	S24.070	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	Amend GRUZ-R7 to read: Residential Activity All areas Activity status: Permitted Where:

SUMMARY OF SUBMISSIONS

						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 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(~~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.
Helen McIntosh	S24.071	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.

SUMMARY OF SUBMISSIONS

Helen McIntosh	S24.072	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Helen McIntosh	S24.073	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Helen McIntosh	S24.074	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Helen McIntosh	S24.075	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
Helen McIntosh	S24.076	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Amend GRUZ-R20 to read: 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
Helen McIntosh	S24.077	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site
Helen McIntosh	S24.078	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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 whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals
Helen McIntosh	S24.079	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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;

SUMMARY OF SUBMISSIONS

						3. Buildings greater than 500 square metres are setback ~~200m~~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 7. The ownership of the adjoining site and whether it forms part of the same farming operation.
Helen McIntosh	S24.080	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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) ~~100m~~ 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:

SUMMARY OF SUBMISSIONS

						Restricted Discretionary Matters of discretion: ... 8. The functional or operational need for the building to be located within the road setback
Helen McIntosh	S24.081	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) 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: ... 8. Whether the activity will result in environmental benefits through the exclusion of stock.
Helen McIntosh	S24.082	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~
Helen McIntosh	S24.083	Interpretation	agricultural aviation activity	Support	Supportive of this definition.	Retain 'agricultural aviation activity' defintion as drafted.
Helen McIntosh	S24.084	Interpretation	agricultural, horticultural and pastoral activities	Amend	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	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

SUMMARY OF SUBMISSIONS

						processing, quarrying (except farm quarries) or direct sales.
Helen McIntosh	S24.085	Interpretation	conservation activity	Support	Supportive of this definition.	Retain 'conservation activities' definition as drafted.
Helen McIntosh	S24.086	Interpretation	cultivation	Support	Supports the alignment of definitions with the National Planning Standards.	Retain 'cultivation' definition as drafted.
Helen McIntosh	S24.087	Interpretation	dead holes	Support	Supports this definition.	Retain 'dead holes' definition as drafted.
Helen McIntosh	S24.088	Interpretation	earthworks	Support	Supports this definition.	Retain 'earthworks' definition as drafted.
Helen McIntosh	S24.089	Interpretation	farm quarry	Support	Supportive of this definition.	Retain 'farm quarry' definition as notified.
Helen McIntosh	S24.090	Interpretation	farm track	Amend	Supportive of the definition but wishes to de-couple the definition from 'vehicle access' as farm tracks do not provide vehicle access to legal roads.	Amend the definition for farm track to read: ~~Means vehicle access tracks~~ Means vehicle access tracks for the movement of vehicles and/or stock associated with agriculture, pastoral and horticultural activities.
Helen McIntosh	S24.091	Interpretation	fences	Oppose	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Amend the definition for fences to read: 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.
Helen McIntosh	S24.092	Interpretation	helicopter Landing Area	Amend	Should be clear that areas used temporarily for helicopter landing areas are also included.	Amend the definition for helicopter landing areas to read: Any area of land, building or structure outside of the Airport Zone intended or designed to be used (including temporarily), whether wholly or partly, for helicopter movement or servicing, including heliports and helipads
Helen McIntosh	S24.093	Interpretation	highly productive land	Amend	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.	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)
Helen McIntosh	S24.094	Interpretation	improved pasture	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'improved pasture' definition as drafted.
Helen McIntosh	S24.095	Interpretation	indigenous vegetation	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'indigenous vegetation' definition as drafted.
Helen McIntosh	S24.096	Interpretation	indigenous vegetation clearance	Oppose	This definition does not align with the definition for 'vegetation clearance' but should be defined in the same manner regardless of indigenous or exotic species.	Either: Amend the definition for indigenous vegetation clearance as follows: Means the ~~clearing or~~ removal of indigenous vegetation by vegetation clearance ~~any means, including cutting, crushing, cultivation, irrigation, chemical application,~~

SUMMARY OF SUBMISSIONS

						~~drainage, stopbanking, overplanting, burning or any other mechanical means as well as mob stocking.~~ Or: Delete the definition of Indigenous Vegetation Clearance entirely
Helen McIntosh	S24.097	Interpretation	land disturbance	Support	Supportive of the definitions with National Planning Standards.	Retain 'land disturbance' definition as drafted.
Helen McIntosh	S24.098	Interpretation	LUC 1, 2 or 3	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'LUC 1, 2 or 3' as drafted.
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.	Amend the definition of mahinga kai to: 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 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.~~
Helen McIntosh	S24.100	Interpretation	maintenance of improved pasture	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'maintenance of improved pasture' definition as drafted.
Helen McIntosh	S24.101	Interpretation	primary production	Support	Supportive of the alignment with national planning standards.	Retain 'primary production' definition as drafted.
Helen McIntosh	S24.102	Interpretation	rural airstrip	Support	Supportive of this definition.	Retain 'rural airstrip' definition as notified.
Helen McIntosh	S24.103	Interpretation	rural commercial	Support	Supportive of this definition.	Retain 'rural commercial recreation activity' definition as drafted.

SUMMARY OF SUBMISSIONS

			recreation activity			
Helen McIntosh	S24.104	Interpretation	rural environment	Support	Supportive of this definition.	Retain 'rural environment' definition as drafted.
Helen McIntosh	S24.105	Interpretation	rural industry	Support	Supportive of the alignment with national planning standards.	Retain 'rural industry' definition as drafted.
Helen McIntosh	S24.106	Interpretation	rural produce retail activity	Support	Supportive of this definition.	Retain 'rural produce retail activity' as drafted.
Helen McIntosh	S24.107	Interpretation	significant natural area (SNA)	Oppose	This definition does not accurately reflect the definition in the NPSIB and would include areas without following the correct process.	Amend the definition for significant natural area to reflect the NPSIB wording, as follows: Has the same meaning as per the National Policy Statement for Indigenous Biodiversity and means: ~~(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~~ ~~(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~~ 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. (a) any area that, after 4 August 2023, is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 1 of the NPSIB; and (b) any area that, on 4 August 2023, is already identified in a policy statement or plan as an area of significant indigenous vegetation or significant habitat of indigenous fauna (regardless of how it is described); in which case it remains as an SNA unless or until a suitably qualified ecologist engaged by the relevant local authority determines that it is not an area of significant indigenous vegetation or significant habitat of indigenous fauna.
Helen McIntosh	S24.108	Interpretation	vegetation clearance	Oppose	Querying why grazing has been so limited in this definition as when managed should not constitute vegetation clearance. This definition is more restrictive than higher documents. Mob-stocking and over planting are technical terms and it is unclear exactly what these refer to as they are not in the PGDP definitions.	Amend the definition of vegetation clearance to read:- (a) the disturbance, damage, destruction, or removal of vegetation by any means (for example, by cutting, crushing, application of chemicals, or burning); and (b) includes activities that result in the disturbance, damage, destruction, or removal of vegetation (for example, ~~over-planting~~, applying the seed of exotic

SUMMARY OF SUBMISSIONS

						pasture species, ~~mob-stocking~~ , or draining away water); but(c) does not include-...v) the grazing of improved pasture within the relevant ~~setback from a natural wetland~~
Helen McIntosh	S24.109	Interpretation	Definitions	Amend	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.	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.
Helen McIntosh	S24.110	Interpretation	Definitions	Amend	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.	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).
Helen McIntosh	S24.111	Appendix 5 - NFL-APP - Landscape Values	APP5-NFL-APP	Oppose	Supportive of background information but concerns are raised that the extent, description and attributed values fail to recognise and misrepresent the current land use and values of the area. There is insufficient supporting documentation regarding the extent of the ONL area. Stoney Creek considers that the values listed to be protected are not present over much of the ONL area, which is working farmland and that the ONL area should be reduced. The description does not recognise the character and structures of the station which occupies 42 percent of the area and list qualities of naturalness and wilderness as values to be protected when over 70 percent of the area is a modified pastoral landscape. Pastoral farming can also provide benefits to landscape values through pest and weed management. Croydon Bush Scenic Reserve has distinctively different vegetation form the rest of the ONL, and exotic vegetation has not been listed as a potential threat. The description also does not recognise the historical and cultural values of the Croydon Area which is one of the earliest European settlements in Southland. The Southland Murihiku Regional Landscape Study (Boffa Miskell, 2019) which was relied upon in determining the ONL status should be made publicly available.	Amend Appendix 5 in a way that: - Accurately reflects the significant presence of pastoral farming within the ONL; - Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL; - Recognises that the patterns and values of indigenous biodiversity vary significantly across the extent of the ONL and the highest value area is concentrated within the Croydon Bush SNA; - Corrects the statement that the ONL is free of structures; - Recognises the historical and cultural significance of the area to the rural community; and - Make available all documents referred to within Appendix 5, the s32 Report and the Landscape Assessment prepared by Mike Moore publicly available on the Gore District Council website.
Helen McIntosh	S24.112	Natural environmental Values map layers	NFL-MAP-Hokonui Hills	Oppose	The spatial extent of the ONL as notified in the Planning Maps is fundamentally flawed. The mapping appears to be carried over from previous versions of the Plan without review or updates.	Amend the Hokonui Hills ONL boundaries to accurately reflect the area of Outstanding Natural Landscape values. Figure 10 of Appendix B [refer to original submission] provides a suggestion of the extent of the ONL area within Stoney Creek station which can be discussed further

SUMMARY OF SUBMISSIONS

						with the Council, including incorporating evidence provided by a landscape expert at the hearing stage.
Helen McIntosh	S24.113	Maps	MAP-Additional provisions sought	Amend	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 limites to protect the Hokonui Hills.	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.
Helen McIntosh	S24.114	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Helen McIntosh	S24.115	Interpretation	silage pit	Oppose	This definition is broad and could be taken to include areas for the storage of hay or grain within a silo/container, or small scale storage of bagged feed. Alignment with the definition as per the Proposed Southland Land and Water plan is suggested.	Amend the definition of silage pit as follows: ~~Means an area constructed and used for the purpose of fermentation and storage for animal feed.~~ land or structures on which silage (plant material harvested while green for fodder and kept succulent by partial fermentation, but does not include baleage or hay) is stored, processed or directly utilised, excluding the storage of bales of plant material completely encapsulated in plastic.
Helen McIntosh	S24.116	Whole Plan	Whole Plan	Not Stated	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to continue operating.	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023
Helen McIntosh	S24.117	NFL – Natural Features and Landscapes	NFL - General	Oppose	The mapped extent of Hokonui Hills ONL extends beyond the area of outstanding natural values and there is no justification provided for the extent. No evidence provided to suggest that the level of protection provided by the Operative Gore District Plan was insufficient.	Modified pastoral landscape should not be mapped as ONLReduce restrictions relating to the Hokonui Hills ONL overlay
Helen McIntosh	S24.118	ECO – Ecosystems and Indigenous Biodiversity	ECO - General	Oppose	The provisions were developed in a matter of months after the commencement of the NPSIB which left little space for consultation outside of the formal notification process. A plan change will be necessary to amend rules and map Significant Natural Areas. Blanket protections proposed in the Ecosystems and Indigenous Biodiversity chapter provide little to no ability for essential pastoral farming practices such as fencing and the construction or maintenance of farm tracks to be undertaken without resource consent. The	Withdraw chapter

SUMMARY OF SUBMISSIONS

					immediate legal effect of the rules within the Ecosystems and Indigenous Biodiversity chapter significantly hinders the ability of Stoney Creek Station (and farmers in general) to effectively manage vegetation on their properties.	
Helen McIntosh	S24.119	Whole Plan	Whole Plan	Oppose	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	Amend as per submission.
Heritage New Zealand Pouhere Taonga	S123.001	HH – Historical Heritage	HH - General	Support	Heritage definitions, objectives, policies, rules and appendices- The pGDP is required to recognise and provide for matters of national importance under the Resource Management Act 1991, in particular 6(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga; and 6(f) the protection of historic heritage from inappropriate subdivision, use and development. The provisions of the pGDP acknowledge the significance of, and the potential to adversely affect, historic heritage and cultural values and that appropriate management of these values is a priority.	Adopt the provisions of the Gore District Plan relating to historic heritage, including cultural heritage and archaeology, except where amendments are sought in other submissin points
Heritage New Zealand Pouhere Taonga	S123.002	Information only map layers	MAP Archaeological Alert Layer	Not Stated	The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of HNZPT. HNZPT is supportive that the mapped extent of any recorded archaeological sites in the District has been included on the online mapping tool, however, there are not many recorded archaeological sites in Gore and this does not alert landowners to areas of high potential for archaeological discovery. HNZPT recommends establishing an archaeological alert layer to identify areas that have a strong likelihood of containing archaeological features. There would not be specific rules attached to these areas but the layer would create awareness for landowners of their responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 rather than	Add archaeological alert overlay

SUMMARY OF SUBMISSIONS

					duplicating the authority process by requiring additional resource consents for work that may disturb archaeological sites. The relevant shapefiles to create the overlay were provided to the consultants working on behalf of Council on the District Plan review by HNZPT. The pGDP includes an appropriate description of the Archaeological Alert Overlay (Historic Heritage Note 3 and Earthworks Note 4), however, the overlay does not appear to have been included on the online mapping tool.	
Heritage New Zealand Pouhere Taonga	S123.003	Interpretation	alteration	Amend	HNZPT supports the inclusion of a definition for the alteration of historic heritage but recommends stating that this may include changes to the setting of the heritage item. The rules applying to the alteration of or addition to a heritage item, include consideration of effects to the setting.	Amend: n relation to an historic heritage item it means any changes to the fabric or characteristics of a building and its setting involving, but not limited to...
Heritage New Zealand Pouhere Taonga	S123.004	MW - Mana Whenua	MW - General	Support in part	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. HNZPT advocates for the identification and scheduling of wāhi tupuna. Protection of taonga, including wāhi tapū, wāhi tūpuna and whakapapa, is a key principle of Te Tiriti o Waitangi. Cultural landscapes, maunga and awa, are the heart of iwi, hapū and hāpori identity, mātauranga Māori, and wellbeing and must be protected as part of the fulfilment of the principles of Te Tiriti. 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. 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.	Add Identification, scheduling and rules for Sites and Areas of Significance to Māori

SUMMARY OF SUBMISSIONS

Heritage New Zealand Pouhere Taonga	S123.005	HH – Historical Heritage	HH-P6	Amend	HNZPT recommends an amendment to policy 6 require the development of all new buildings and structures within the setting of a heritage item is appropriately considered against the matters identified in a)-e). The surroundings associated with a heritage place, is important for interpreting its heritage significance. The construction of new buildings can undermine the integrity of historic places and areas, including landscapes, regardless of scale. New buildings should be managed so they are designed in a manner that is sympathetic to the overall existing character of historic buildings and areas.	Amend HH-P6. Within the identified setting of a scheduled heritage item, enable minor works, maintenance and repair, and temporary activities ~~and some small scale buildings and structures~~
Heritage New Zealand Pouhere Taonga	S123.006	HH – Historical Heritage	HH - General	Support in part	Note 2: Other Legislation- HNZPT supports including a reference to the archaeological provisions of the Heritage Pouhere Taonga Act 2014 to create awareness with plan users. HNZPT recommends that the reference to when an archaeological assessment is undertaken is amended to state “reasonable cause to suspect”, as this aligns with the terminology from the HNZPTA. HNZPT supports the direction to follow the HNZPT Archaeological Discovery Protocol (ADP) in the event of an accidental discovery in Note 2. The ADP manages unidentified archaeological sites that may be discovered as a result of earthworks that had been assessed to have a low/negligible chance of encountering archaeology. The ADP requires: - HNZPT to be contacted for any archaeological discovery; - HNZPT and the appropriate papatipu rūnaka to be contacted if the site is of Māori origin; and - HNZPT, the New Zealand Police and the appropriate papatipu rūnaka to be contacted if human remains are discovered. Therefore, these requirements do not need to be repeated in this note and the plan user should be directed to follow the ADP in its entirety.	Amend: it is unlawful to destroy, damage or modify an archaeological site (regardless of whether the archaeological site is identified in the District Plan or not) ... If there is reasonable cause to suspect any works may encounter archaeology, ... An archaeological site is defined in this ~~a~~ Act as any place in New Zealand ... ~~You will need to contact Heritage New Zealand Pouhere Taonga for advice on how to proceed. The Police will also need to be notified if human remains are revealed. If any artefacts are found, they must be handed over to the Ministry for Culture and Heritage. It is strongly recommended that Hokonui Rūnanga also be contacted in the event of Māori artifacts or kōiwi (human remains).~~
Heritage New Zealand Pouhere Taonga	S123.007	HH – Historical Heritage	HH-R1	Amend	HNZPT recommends HH-R1 Maintenance, repair, and restoration to align with the changes sought in the definitions for maintenance and repair, and restoration. HNZPT recommends an amendment to state the repainting of existing painted surfaces should use either: - the same or closely similar colours to what is existing; or - colours as advised by a suitably qualified and experienced heritage expert and/or Heritage New Zealand Pouhere Taonga. The colour of an historic place contributes to its values and an unsympathetic colour scheme may have adverse effects on the heritage value of the structure and wider streetscape. Requiring the use of exterior colours sympathetic to the heritage	Amend 1. ... b) Repainting of existing painted surfaces using colours which are the same or closely similar to what is existing, or colours as advised by a suitably qualified and experienced heritage expert and/or Heritage New Zealand Pouhere Taonga.

SUMMARY OF SUBMISSIONS

					values of the building and wider area is aligned with other District Plan requirements in the Region and the level of consultation required would be minimal.	
Heritage New Zealand Pouhere Taonga	S123.008	HH – Historical Heritage	HH-R4	Amend	As stated for policy 6, HNZPT recommends an amendment to rule 4 to require the development of all new buildings and structures within the setting of a heritage item is appropriately managed. The surroundings associated with a heritage place, is important for interpreting its heritage significance. The construction of new buildings or replacement of accessways can undermine the integrity of historic places and areas, including landscapes. New buildings should be managed so they are designed in a manner that is sympathetic to the overall existing values and character of historic buildings and areas.	Amend ~~1. a) any non-habitable building or structure less than 10 square metres in area and 2 metres in height that is not visible from a public place ...~~ (f) the maintenance, and repair ~~and replacement~~ of existing carpark areas, accessways, driveways, or paved areas.
Heritage New Zealand Pouhere Taonga	S123.009	HH – Historical Heritage	HH-R5	Oppose	HNZPT supports the scheduling of significant archaeological sites as this enables a high level of protection under the RMA, allows public consultation to occur and non-physical effects (such as visual effects) to be taken into account. However, the permitted land uses under rule 5 may have adverse effects on archaeology. The potential effects of the permitted activities would depend on the nature of the archaeological site (examples given in original submission- pg. 5) It is noted that HNZPT’s comments have been considered through the section 32 report and states that “to not allow for these activities within 100 metres of an undefined site would mean that the land use restrictions would be quite prohibitive for landowners. One potential solution is to undertake further work based on already collected data to define the extent of sites more clearly and adopt HNZ recommendations”. HNZPT agrees that restricting land use, such as animal grazing, within the buffer of 100m proposed by the Council would, depending on the nature of the site, be unnecessarily restrictive. HNZPT would support assessment of the scheduled archaeological sites to determine either site extents or a reduced buffer that is appropriate for the nature of the archaeological sites. The inclusion of maintenance, upgrading and repair of existing infrastructure or above ground network may be appropriate as a permitted activity where earthworks are restricted to areas of modern disturbance and excluded areas of additional excavation and realignment, as stated in the description. Heritage restoration needs to be undertaken according to best practice and	Amend: HH-R5 Archaeological sites ... 1. Land disturbance, where these are limited to: ~~a) animal grazing~~ b) maintenance, upgrading and repair of existing infrastructure or above ground network utilities such as support structures, fences, drains, carpark areas, accessways, driveways, or paved areas that does not involve their realignment or additional excavation. 2. ~~Demolition, removal or alteration of a structure where: a) there is no associated excavation. b) there is no change to the size, location or design of the structure's foundation or building footprint;~~ 3. ~~Temporary structures that are movable and does not involve land disturbance to fix them to the ground, such as any vehicle, trailer, tent, caravan or boat.~~ 4. Maintenance ~~and heritage restoration~~ of the archaeological site.

SUMMARY OF SUBMISSIONS

					should therefore be considered by local authorities in consultation with HNZPT to ensure that appropriate methodology, materials, and expertise is applied to avoid adverse effects or complete loss. Demolition, removal, alteration or heritage restoration of pre-1900 structures, regardless of whether soil disturbance will occur, may require an archaeological authority to be obtained from HNZPT under the Heritage New Zealand Pouhere Taonga Act 2014	
Heritage New Zealand Pouhere Taonga	S123.010	HH – Historical Heritage	HH-R7	Oppose	HNZPT recommends a non-complying activity status for partial demolition of a heritage item listed in HH SCHED2. Partial demolition, as defined under the pGDP, can involve the destruction of the majority of a heritage structure. The potential adverse effects from this could be equivalent or similar to those from complete demolition, therefore, the activity status should align. The section 32 report states the Restricted Discretionary Activity status for partial demolition can be retained as drafted, provided there are enough checks and balances and supported by clear definitions. However, HNZPT considers that HH-R7, and subclause 1(b) in particular, may allow for partial demolition as a restricted discretionary activity without sufficient justification. Subclause 1(b) may, for example, allow partial demolition based on a current owner's priorities and financial circumstances irrespective of the long-term viability of the structure as a whole under alternative ownership. Given the above, HNZPT considers that proposed HH-R7 does not achieve HH-O3 or give effect to the Southland Regional Policy Statement.	Amend HH-R7 Activity Status: ~~Restricted Discretionary~~ Non complying
Heritage New Zealand Pouhere Taonga	S123.011	HH – Historical Heritage	HH-SCHED2	Oppose	HNZPT is supportive of all heritage places on the New Zealand Heritage List/Rārangī Kōrero being entered on the GDP schedule, including the listing number, category and a link to the List. However, HNZPT opposes only the exterior envelope of the heritage items being protected unless the interior has been assessed and found that it does not contain any extant fabric or features of heritage significance. For the purposes of plan preparation, the RMA requires local authorities to have regard to any relevant entry in the New Zealand Heritage List/Rārangī Kōrero established under the Heritage NZ Pouhere Taonga Act 2014. The six entries on the List within the Gore District, include the structure in its entirety, exterior and interior, and its curtilage. (examples of highly significant interiors which would not be protected from	Amend HH-SCHED2 - The exterior and interior of all heritage sites, buildings, structures and items are included as protected elements, particularly all places on the New Zealand Heritage List/Rārangī Kōrero, unless the interior has been assessed and found that it does not contain any extant fabric or features of heritage significance.

SUMMARY OF SUBMISSIONS

					inappropriate development under the pGDP are provided in original submsiion- see pg 7)., HNZPT considers that HH-SCHED2- Heritage Sites, Buildings, Structures and Items are not being adequately protected to achieve HH-O3 or give effect to the Southland Regional Policy Statement and the Resource Management Act 1991.	
Heritage New Zealand Pouhere Taonga	S123.012	HH – Historical Heritage	HH-SCHED2	Amend	The section 32 report sets out the Council’s intention to manage the District’s historic cemeteries in the following statement “In order to provide for the recognition and protection of heritage monuments, sites, and other features within cemeteries it is considered that a Conservation Plan and/or an Asset Management Plan is the best vehicle by which to deliver good heritage outcomes within the wider context of the use and management of the district’s historic cemeteries” (page 11, Historic Heritage section 32 report). HNZPT supports the development of Conservation Plans and Asset Management Plans but further recommends that the District’s cemeteries are assessed and any features with significant heritage values are provided further protection by including them on the HHSCHED2- Heritage Sites, Buildings, Structures and Items.	Add Heritage Sites, Buildings, Structures and Items of heritage significance within cemeteries to HHSCHED2
Heritage New Zealand Pouhere Taonga	S123.013	EW - Earthworks	EW - General	Amend	Historic Heritage sites are referred to throughout the Earthworks chapter, however, Historic Heritage site has not been included within the pGDP definitions. HNZPT recommends that the defined term ‘Heritage Item’ is referred to instead, which will achieve consistency and certainty throughout the pGDP. As stated in the definitions, ‘heritage item’ means any type of historic heritage sites, buildings, structures and areas listed in HH-SCHED2 fulfilling the criteria as identified in HH-SCHED 1.	Amend: ~~Historic Heritage site~~ Heritage Item
Heritage New Zealand Pouhere Taonga	S123.014	EW - Earthworks	EW-P4	Amend	HNZPT recommends an amendment to policy 4, to reflect the potential adverse effects on heritage values, including cultural and archaeological. The values of heritage sites, buildings and surrounding areas beyond amenity and character needs to be managed. The current proposed policy structure may not provide for the protection of historic heritage where these values aren’t recognised as contributing to the character and amenity of the wider zone.	Amend EW-P4 Require earthworks to be appropriately designed, located and undertaken so that: ... 8. historic heritage values are maintained or enhanced.
Heritage New Zealand Pouhere Taonga	S123.015	EW - Earthworks	EW - General	Amend	The Earthworks chapter overview states that “This chapter excludes earthworks provisions relating to Historic Heritage sites, Significant Natural Areas, Outstanding Natural Landscapes or Features and Amenity Landscapes. For earthworks rules relating	Amend All earthworks chapter rules to consistent restate or not state that Historic Heritage sites are exempt.

SUMMARY OF SUBMISSIONS

					to these topics, refer to those chapters”. Some of the rules under this chapter restate that these provisions exclude historic heritage sites and some of the rules do not. This may lead to plan users incorrectly applying certain rules in the earthworks chapter to historic heritage sites. HNZPT recommends either restating the exemption of historic heritage sites under all rules within the earthworks chapter or under none of them.	
Heritage New Zealand Pouhere Taonga	S123.016	EW - Earthworks	EW - General	Amend	Related to: EW-R1-R14 and any Relevant standards- HNZPT recommends an amendment to the Earthworks chapter rules to reflect the potential adverse effects on archaeological values. Land use affecting scheduled archaeological sites is mainly addressed under the Historic Heritage chapter. However, consideration of the effects on archaeological sites, including any sites not entered on the GDP schedule, should also be appropriately addressed under the Earthworks chapter. EW-P5(3) requires that the “design, location and undertaking of earthworks...protects archaeological sites”. In order to give effect to this policy, the matters of discretion should provide for the consideration of archaeology.	Amend: Activity status where compliance not achieved: ...Visual amenity, heritage values including archaeology , and landscape effects.
Heritage New Zealand Pouhere Taonga	S123.017	SIGN – Signs	SIGN-P3	Amend	HNZPT recommends an amendment to policy 3 to reflect that incompatible signage can affect heritage values beyond the character of the area, which needs to be appropriately managed. The matters of discretion direct proposals to be assessed in terms of their consistency with protecting the heritage fabric and values of the heritage item, which is supported. Providing for the protection of historic heritage within the policy framework would align with the matters of discretion. The relevant sign Standards should be amended to incorporate consideration for heritage values in line with the recommended amendment for Policy 3.	Amend Ensure signs are of a type, scale and design which is appropriate for the location by having regard to the following: ... 2. the amenity and heritage values, local character, cultural relationships and streetscape.
Heritage New Zealand Pouhere Taonga	S123.018	SIGN – Signs	SIGN-S3	Amend	HNZPT recommends that an additional note for clarification is included within the Signs chapter to ensure that effects on heritage values of individual buildings and the wider heritage streetscape are appropriately managed. Digital signs within areas of heritage value and character may give rise to significant adverse effects on the values of individual heritage places and the wider streetscape, particularly withing the Town Centre Core Zone and the Local Centre Core Zone, through visual dominance, impeding view shafts and incompatibility with amenity values. Including this	Amend :SIGN-S3 Requirements for digital signs Note: The relevant standards for freestanding signs and signs attached to buildings also apply to digital signs.

SUMMARY OF SUBMISSIONS

					note ensures that plan users are aware that, where compliance is not achieved, the matters of discretion under SIGN-S2 and SIGN-S5 must be considered, including the visual amenity of the surrounding environment.	
Heritage New Zealand Pouhere Taonga	S123.019	Appendices	Additonal appendice provision sought	Amend	HNZPT recommends including the corresponding heritage records for each item on HHSCHED2- Heritage Sites, Buildings, Structures and Items. As the section 32 report states, "...heritage records will promote public awareness of heritage values and guide decision making, increasing transparency and clarity" (page 15, Historic Heritage section 32 report), however, we were unable to find this information within the pGDP. It is anticipated that the heritage record forms will provide more specific information about the heritage values for each item and that the schedule will identify the protected elements based on the assessed heritage values.	Add Heritage records for Heritage Sites, Buildings, Structures and Items on HH-SCHED2 as an appendix.
Heritage New Zealand Pouhere Taonga	S123.020	Whole Plan	Whole Plan	Amend	Recommend including a hyperlink to the Heritage New Zealand Pouhere Taonga Act 2014 (the Act) online where the Act is referred to, as has been added on page 183, throughout the GDP. A link to the Act would allow plan users ease of access and create awareness of the purpose and provisions of the Act, including any landowner responsibilities under the archaeological provisions.	Add Heritage New Zealand Pouhere Taonga Act 2014 hyperlink
Heritage New Zealand Pouhere Taonga	S123.021	TCZ – Town Centre Zone	TCZ - General	Support	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Matura 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.	Adopt
Heritage New Zealand Pouhere Taonga	S123.022	LCZ – Local Centre Zone	LCZ - General	Support	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Matura 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.	Adopt

SUMMARY OF SUBMISSIONS

Heritage New Zealand Pouhere Taonga	S123.023	LIZ – Light Industrial Zone	LIZ - General	Support	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Matura 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.	adopt
Heritage New Zealand Pouhere Taonga	S123.024	MRZ – Medium Density Residential Zone	MRZ - General	Support	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Matura 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.	adopt
Heritage New Zealand Pouhere Taonga	S123.025	SETZ – Settlement Zone	SETZ - General	Support	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Matura 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.	adopt
Heritage New Zealand Pouhere Taonga	S123.026	GIZ – General Industrial Zone	GIZ - General	Support	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Matura 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.	adopt
Heritage New Zealand Pouhere Taonga	S123.027	SASM - Sites and Areas of Significance to Māori	SASM- Additional provisions sought	Support in part	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	Add Identification, scheduling and rules for Sites and Areas of Significance to Māori

SUMMARY OF SUBMISSIONS

					enabled in the GDP, regardless of the location. HNZPT advocates for the identification and scheduling of wāhi tupuna. Protection of taonga, including wāhi tapū, wāhi tūpuna and whakapapa, is a key principle of Te Tiriti o Waitangi. Cultural landscapes, maunga and awa, are the heart of iwi, hapū and hāpori identity, mātauranga Māori, and wellbeing and must be protected as part of the fulfilment of the principles of Te Tiriti. 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. 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.	
Heritage New Zealand Pouhere Taonga	S123.029	Whole Plan	Whole Plan	Not Stated	HNZPT advocates for robust provisions to be established to ensure that residential intensification will not be at the expense of Gore's historic heritage. The construction of a greater number, and potentially taller buildings close to a heritage structure could result in its heritage values being put at risk. This includes issues associated with construction, such as vibration, and potential long-term conservation and liveability problems associated with loss of sunlight, overshadowing and damp. Although development on the site of the heritage item may still be subject to resource consent requirements, permitted development on an adjacent property may have as detrimental an effect.	Consideration of the appropriateness of increased residential development should go beyond consistency with the area's anticipated character and amenity values. Measures such as increased setbacks or reduced heights may assist in mitigating adverse effects on a neighbouring heritage item. HNZPT recommends that appropriate standards are applied to sites adjoining a scheduled historic heritage item or area under the District Plan, as historic heritage is a section 6 matter and also a qualifying matter under the NPS-UD.
Hokonui Rūnanga Inc	S139.001	MPZ – Māori Purpose Zone	MPZ-Overview and Purpose	Support in part	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. 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.	Amend the first paragraph of introduction to read:“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.”

SUMMARY OF SUBMISSIONS

Hokonui Rūnanga Inc	S139.002	MPZ – Māori Purpose Zone	MPZ-O1	Support in part	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.	Amend MPZ-O1 " 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. " Renumber as MPZ-O2.
Hokonui Rūnanga Inc	S139.003	MPZ – Māori Purpose Zone	MPZ-O2	Oppose in part	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.	Delete the Objective and replace with " 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. " Reorder as MPZ-O1
Hokonui Rūnanga Inc	S139.004	MPZ – Māori Purpose Zone	MPZ-O3	Oppose in part	The objectives [MPZ-O2 and MPZ-O3] 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. MPZ-O3 is a policy not an objective.	Delete MPZ-O3 and replace with the amended Objective sought under MPZ-O2.
Hokonui Rūnanga Inc	S139.005	MPZ – Māori Purpose Zone	MPZ-P2	Support in part	The activities listed in MPZ-P2 are narrower than provided for in the rules. It is not clear why employment opportunities would be limited to environmental areas only in a MPZ. The Policy	Amend the policy to create two policies which read: 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:1. Residential development, including papakāinga/kāinga nohoanga;2. Marae and other cultural facilities and

SUMMARY OF SUBMISSIONS

					should be amended to better provide for a range of activities appropriate for MPZ, while ensuring key potential environmental effects are managed.	activities;3. Mahinga kai and primary production;4. Environmental restoration and enhancement activities;5. Employment and business opportunities;6. Community, educational, recreational and health facilities and activities; and7. Urupā.”Ensure activities within the Māori Purpose Zone:1. Do not create or exacerbate natural hazard risk;2. Have appropriate standards of access and infrastructure; and3. Do not have adverse effects such as noise or night-lighting which are incompatible with the amenity values of the area.”
Hokonui Rūnanga Inc	S139.006	MPZ – Māori Purpose Zone	MPZ-P3	Oppose	It isn't clear which activity 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.	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.
Hokonui Rūnanga Inc	S139.007	MPZ – Māori Purpose Zone	MPZ-R8	Support in part	The rules should provide for activities allowed by MPZ-P2.	Amend the rule to read: Community and cultural facilities, ~~activity-facilities,~~ activities and events.
Hokonui Rūnanga Inc	S139.008	MPZ – Māori Purpose Zone	MPZ-R9	Support in part	The rules should provide for activities allowed by MPZ-P2.	Amend the rule to read: “Commercial ~~activity-~~ activities and facilities.”
Hokonui Rūnanga Inc	S139.009	MPZ – Māori Purpose Zone	MPZ-Additional provisions sought	Amend	The rules should provide for activities allowed by MPZ-P2.	Add new rule MPZ-R11 that reads: Educational facilities and activities
Hokonui Rūnanga Inc	S139.010	MPZ – Māori Purpose Zone	MPZ-Additional provisions sought	Amend	The rules should provide for activities allowed by MPZ-P2.	Add new rule MPZ-R12 that reads Health facilities
Hokonui Rūnanga Inc	S139.011	ECO – Ecosystems and Indigenous Biodiversity	ECO-Overview	Support in part	The relationship of mana whenua with indigenous vegetation is recognised in ECO-O4 but is not discussed in the overview and purpose.	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).Recognising and providing for the relationship of Māori and their customs and traditions with their ancestral lands, waters, sites wāhi tapu and other taonga is a Matter of National Importance under s6(c) of the RMA. 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. ”
Hokonui Rūnanga Inc	S139.012	ECO – Ecosystems and Indigenous Biodiversity	ECO-O1	Oppose	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 & ECO-P10 which apply	Delete ECO-O1 and replace with "The quantum, quality and health of indigenous ecosystems and habitats is enhanced within Gore District."

SUMMARY OF SUBMISSIONS

					more broadly than SNAs. The objectives and policies should align under s75(1) of the RMA. Objectives should be written as outcomes not actions. ECO-O2, ECO-O3 and part of ECO-O4 are policies rather than objectives.	
Hokonui Rūnanga Inc	S139.013	ECO – Ecosystems and Indigenous Biodiversity	ECO-O2	Oppose	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 & ECO-P10 which apply more broadly than SNAs. The objectives and policies should align under s75(1) of the RMA. Objectives should be written as outcomes not actions. ECO-O2, ECO-O3 and part of ECO-O4 are policies rather than objectives.	Delete and replace ECO-O2 with "Sites of significant indigenous vegetation and habitats of indigenous fauna are recognised and protected from inappropriate subdivision, use or development."
Hokonui Rūnanga Inc	S139.014	ECO – Ecosystems and Indigenous Biodiversity	ECO-O3	Oppose	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 & ECO-P10 which apply more broadly than SNAs. The objectives and policies should align under s75(1) of the RMA. Objectives should be written as outcomes not actions. ECO-O2, ECO-O3 and part of ECO-O4 are policies rather than objectives.	Delete and replace ECO-O3 with 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: - Enabling the exercise of kaitiakitanga; - Enabling mahinga kai; and - Maintaining or where degraded restoring the mauri of indigenous ecosystems.
Hokonui Rūnanga Inc	S139.015	ECO – Ecosystems and Indigenous Biodiversity	ECO-O4	Oppose	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 & ECO-P10 which apply more broadly than SNAs. The objectives and policies should align under s75(1) of the RMA. Objectives should be written as outcomes not actions. ECO-O2, ECO-O3 and part of ECO-O4 are policies rather than objectives.	Delete ECO-O4.
Hokonui Rūnanga Inc	S139.016	ECO – Ecosystems and Indigenous Biodiversity	ECO-P1	Support in part	The policy as written doesn't quite make sense and it is not clear if it intended to apply to sites that meet the criteria in Appendix 4 now or only once they are mapped and listed in the plan. 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.	Amend to read: 1. To identify as 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 once they are assessed and shown on the planning maps; and

SUMMARY OF SUBMISSIONS

Hokonui Rūnanga Inc	S139.017	ECO – Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Amend	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. This type of policy is needed to anchor general indigenous vegetation clearance rules.	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.”
Hokonui Rūnanga Inc	S139.018	ECO – Ecosystems and Indigenous Biodiversity	ECO-P2	Oppose	ECO-P2, P3, P4, and P7 all direct the management of activities in SNAs and appear to contradict each other. we appreciate these may be directions from NPSIB and cannot be altered but if they can be, we request the amendments in our submission. There should also be some encouragement for landholders to have sites assessed and manage their activities in accordance with them.	Delete and replace with: 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 site, its mauri or value as mahinga kai is minor; or (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 (iii) The activity is provided for and undertaken in accordance with an approved biodiversity management plan for the site.
Hokonui Rūnanga Inc	S139.019	ECO – Ecosystems and Indigenous Biodiversity	ECO-P3	Oppose	ECO-P2, P3, P4, and P7 all direct the management of activities in SNAs and appear to contradict each other. we appreciate these may be directions from NPSIB and cannot be altered but if they can be, we request the amendments in our submission. There should also be some encouragement for landholders to have sites assessed and manage their activities in accordance with them.	Delete ECO-P3 and replace with new policy as per ECO-P2.
Hokonui Rūnanga Inc	S139.020	ECO – Ecosystems and Indigenous Biodiversity	ECO-P4	Oppose	ECO-P2, P3, P4, and P7 all direct the management of activities in SNAs and appear to contradict each other. we appreciate these may be directions from NPSIB and cannot be altered but if they can be, we request the amendments in our submission. There should also be some encouragement for landholders to have sites assessed and manage their activities in accordance with them.	Delete ECO-P4 and replace with new policy as per ECO-P2.
Hokonui Rūnanga Inc	S139.021	ECO – Ecosystems and Indigenous Biodiversity	ECO-P7	Oppose	ECO-P2, P3, P4, and P7 all direct the management of activities in SNAs and appear to contradict each other. we appreciate these may be directions from NPSIB and cannot be altered but if they can be, we request the amendments in our submission. There should also be some encouragement for landholders to have sites assessed and manage their activities in accordance with them.	Delete ECO-P7 and replace with new policy as per ECO-P2.

SUMMARY OF SUBMISSIONS

Hokonui Rūnanga Inc	S139.022	Interpretation	Definitions	Amend	New definition for Approved Biodiversity management plan.	Add definition:“ 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. ”
Hokonui Rūnanga Inc	S139.023	ECO – Ecosystems and Indigenous Biodiversity	ECO-P5	Support in part	There are indigenous plant species that are important taonga species found in SNAs, but which are not included in subclause 2.	Add a new subclause 3 which reads: “ maintains the long-term population and health of all taonga species listed in schedule XX. ”
Hokonui Rūnanga Inc	S139.024	ECO – Ecosystems and Indigenous Biodiversity	ECO-P6	Support in part	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. 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) 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 & s.81 of the Local Government Act 2002.	Amend the policy:Promote the restoration of indigenous biodiversity by prioritising: 1. ~~SNAs whose ecological integrity is degraded;~~ 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. ~~natural inland wetlands whose ecological integrity is degraded or that no longer retain their indigenous vegetation or habitat for indigenous fauna~~ areas advanced by mana whenua anywhere in the district ; 5. ~~areas of indigenous biodiversity on specified Māori land where restoration is advanced by the Māori landowners~~ areas identified by landholders in farm or site management plans ; 6. any other priorities specified in regional biodiversity strategies, iwi planning documents or any national priorities for indigenous biodiversity restoration.
Hokonui Rūnanga Inc	S139.025	ECO – Ecosystems and Indigenous Biodiversity	ECO-P7	Support in part	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. 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. Combining ECO-P7 and ECO-p10 to create one policy is clearer and more concise. Promoting protected wildlife is a function of the Department of Conservation under the Wildlife Act 1953, not a district council RMA function.	Amend this policy to apply to all indigenous ecosystems not just significant sites and combine with ECO-P10 to read: ~~Maintain, protect, enhance and restore Significant Natural Areas~~ indigenous biodiversity 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; and ~~(d) the mauri of indigenous ecosystems~~ 2. Enhancing mahinga kai ; ~~2 3.~~ Promoting the creation of connections and ecological corridors between ~~Significant Natural Areas~~ areas of indigenous vegetation and habitats of indigenous fauna ; ~~4.~~ Maintaining viable populations of specified highly mobile fauna across their natural range ; ~~3.~~ 5. Promoting the use of eco-sourced species from the relevant ecological district; ~~4.~~ 6. Enabling opportunities for mana whenua to exercise their customary rights and responsibilities and mana whenua responsibilities as kaitiaki in encouraging the restoration, protection ~~and~~ or enhancement of areas of ~~significant~~ indigenous biodiversity and habitats ; and ~~5.~~ 7. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of ~~significant~~ indigenous biodiversity and habitats ; ~~8.~~ Applying the effects management hierarchy to address any adverse effects of subdivision, use or development; 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 10. Developing a Biodiversity Strategy to encourage non-regulatory assistance and landowner engagement.”
Hokonui Rūnanga Inc	S139.026	ECO – Ecosystems and Indigenous Biodiversity	ECO-P8	Support in part	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	Amend subclause 4 to read:“ ~~discourage~~ Prevent or restrict mana whenua access to ~~indigenous biodiversity for a mana whenua cultural purpose or use of mahinga kai~~ ”

SUMMARY OF SUBMISSIONS

					mahinga kai is one of the major and ongoing effects of subdivision and sale of land since colonisation.	
Hokonui Rūnanga Inc	S139.027	ECO – Ecosystems and Indigenous Biodiversity	ECO-P9	Support in part	Policies should be explicit about the cultural values activities may affect. Subclause 6 is repetitive re effects on mahinga kai.	Amend subclause 3 to read: "The extent to which the proposed activity recognises and provides for Ngāi Tahu cultural purposes, rights and interests will effect the mauri of the area or its values as mahinga kai " Delete subclause 6.
Hokonui Rūnanga Inc	S139.028	ECO - Ecosystems and Indigenous Biodiversity	ECO-P10	Oppose	ECO-P10 appears to cover the same activity as in ECO-P7.	Combine with ECO-P7 (as amended in accordance with submission) and delete ECO-P10.
Hokonui Rūnanga Inc	S139.029	ECO - Ecosystems and Indigenous Biodiversity	ECO-P11	Support in part	Policies should be explicit about the cultural values activities may affect.	Amend subclause 4 to read: " Any off-setting and compensation packages are ~~consistent with Ngāi Tahu cultural purposes~~ appropriate considering the whakapapa, mauri and any mahinga kai values of both sites and areas "
Hokonui Rūnanga Inc	S139.030	ECO - Ecosystems and Indigenous Biodiversity	ECO-P12	Oppose	The planting of plant pests or the farming of animal pests is managed under the Biosecurity Act 1993.	Delete this policy.
Hokonui Rūnanga Inc	S139.036	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1	Support in part	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. 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. 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.	Amend ECO-R1 by: • Include a provision under clause 1(a) for clearing vegetation and land disturbance associated with erection of new fences, firebreaks for water crossings; • Amending the maximum width of clearance allowed under clause (1)(a) to 2.5m either side of the structure; • 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;" • Delete clause (f); • Increase the distance from buildings in clause (g) to 5m and apply to new buildings as well; • Increase the distance from buildings in clause (g) to 5m and apply to new buildings as well; • Add to clause (k) a new subclause (iii) & (iv) which reads: "or for landscaping or amenity purposes; or as part of indigenous plant propagation or nursery activities." • 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." • Make non-compliance with any of the minimum setback distances for any activity in subclause (i)(a) a restricted discretionary activity. • Amend the Matters of Discretion by: - Deleting matter (2); and- - Adding a new matter of discretion which reads "The whakapapa of the site and effects on its mauri, mahinga kai values and taonga species;"<i>NOTE - the 1.5m limit for vegetation clearance and land disturbance associated with fences ECO-R1 was withdrawn by Council resolution on 21 November 2023</i>

SUMMARY OF SUBMISSIONS

Hokonui Rūnanga Inc	S139.037	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2	Oppose	Propagation/planting of pest plants and animals is managed through regional strategies under the Biosecurity Act 1993.	Delete the rule.
Hokonui Rūnanga Inc	S139.038	ECO - Ecosystems and Indigenous Biodiversity	ECO-R3	Oppose	Propagation/planting of pest plants and animals is managed through regional strategies under the Biosecurity Act 1993.	Delete the rule.
Hokonui Rūnanga Inc	S139.039	Whole Plan	Whole Plan	Oppose in part	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. 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.'	Delete all references to 'sites of cultural significance' and replace with ' or significant effects on the values mana whenua associate with the area '. Work with Hokonui Rūnanga Inc on a variation and guidance from a mana whenua perspective.
Hokonui Rūnanga Inc	S139.040	Whole Plan	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 referneces to 'Ngā Tahu values' with more detailed description of particular effects to be avoided, remedied or mitigated.
Hokonui Rūnanga Inc	S139.041	UFD - Urban form and development	UFD-O1	Support 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 clauses 2 and 3 to read: "2. minimises adverse impacts on natural, historic heritage, and 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 3. recognises and provides for the relationship of ~~Māori with their culture, traditions, lands, waterbodies, sites, areas and landscapes and other taonga of significance~~ ; mana whenua with whenua (land), wai (water), and mahinga kai. "
Hokonui Rūnanga Inc	S139.042	ENRG - Energy	ENRG-O3	Support 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 Clause 3 to read: Effects from electricity generation activities on people and communities, and the environment ~~and the underlying relationship Ngā Tahu hold with the natural environment~~ are managed, while recognising practical constraints (eg, technical, locational, operational) from the use and development of renewable energy; andThe whakapapa relationship of mana whenua with the whenua (land) and wai (water) is recognised and potential effects on mauri, wāhi tapu, mahinga kaiand 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.
Hokonui Rūnanga Inc	S139.043	ENRG - Energy	ENRG-S1	Support 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 align with the amendments sought for ENRG-O3.
Hokonui Rūnanga Inc	S139.044	ENRG - Energy	ENRG-S2	Support in part	Wherever possible the plan provisions should specify the particular effects of concern to mana	Make consequential amendments to align with the amendments sought for ENRG-O3.

SUMMARY OF SUBMISSIONS

					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.	
Hokonui Rūnanga Inc	S139.045	INFR - Infrastructure	INFR-P7	Support 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 to read: "Manage the development of infrastructure, ~~so that adverse effects on adjoining activities, sites, ecosystem health, and Ngāi Tahu cultural values are avoided, remedied or mitigated~~ to avoid, remedy, or mitigate any adverse effects on: - adjoining activities, sites or ecosystem health, and- 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."
Hokonui Rūnanga Inc	S139.046	INFR - Infrastructure	INFR-S2	Support 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 align with the amendments sought to INFR-P7.
Hokonui Rūnanga Inc	S139.047	INFR - Infrastructure	INFR-S3	Support 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 align with the amendments sought to INFR-P7.
Hokonui Rūnanga Inc	S139.048	INFR - Infrastructure	INFR-S4	Support 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 align with the amendments sought to INFR-P7.
Hokonui Rūnanga Inc	S139.049	INFR - Infrastructure	INFR-S5	Support 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 align with the amendments sought to INFR-P7.
Hokonui Rūnanga Inc	S139.050	INFR - Infrastructure	INFR-S6	Support 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 align with the amendments sought to INFR-P7.
Hokonui Rūnanga Inc	S139.051	TRANS - Transport	TRANS-P11	Support 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 to read "Manage the actual or potential effects from the design, location and operation of the transport network on ~~Ngāi Tahu cultural values and recognise the underlying relationship Ngāi Tahu hold with the natural environment by its design and location~~ 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 of wāhi tapu or other taonga, and encourage the urban design of a streetscape, with land transport infrastructure such as street furniture and artwork, ~~that contributes~~ which recognise and reflect the unique Ngāi Tahu cultural identity of the district. "

SUMMARY OF SUBMISSIONS

Hokonui Rūnanga Inc	S139.052	HAZS - Hazardous Substances	HAZS-O1	Support 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. The operation of hazardous facilities is managed under the Hazardous Substances and New Organisms Act 1996.	Amend to read: ~~Locate, design and operate~~ significant hazardous facilities are designed and located to prevent significant adverse effects on the health of people, the values of sensitive environments and ~~the underlying relationship Ngāi Tahu hold with the natural environment.~~ the mauri of whenua and wai, wāhi tapu, access to and use of mahinga kai, and other values associated with the natural environment.
Hokonui Rūnanga Inc	S139.053	CL - Contaminated Land	CL-P3	Support 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 clause 3 to read: "3. The values of site - including, heritage, archaeological and biodiversity values ~~and values to Māori communities,~~ whakapapa, mauri and effects on any wāhi tapu, mahinga kai or other customary uses. "
Hokonui Rūnanga Inc	S139.054	NH - Natural Hazards	NH-P6	Support 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 to read: "Avoid the placement of critical infrastructure in areas at risk from natural hazards, unless:... 3. any significant adverse effects on people, ~~cultural values,~~ and property will be avoided and effects on mauti, any wāhi tapu, and access to and use of mahinga kai can be avoided, remedied or off-set. "
Hokonui Rūnanga Inc	S139.055	HH - Historical Heritage	HH-P4	Support 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 clause 5 to read: "5. will enable the continued use of a heritage item in line with its recorded cultural heritage values or provide for ongoing access to mahinga kai sites along the Maitara River and its tributaries. "
Hokonui Rūnanga Inc	S139.056	NH - Natural Hazards	NH-R2	Support 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 align with the amendments sought to NH-P6.
Hokonui Rūnanga Inc	S139.057	TREE - Notable Trees	TREE-P1	Support in part	Mana whenua are the experts in their mātauranga and tikanga.	Amend the reference to 'Māori cultural expert' to read ' mana whenua representative. '
Hokonui Rūnanga Inc	S139.058	NFL - Natural Features and Landscapes	NFL-P1	Support in part	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.	Amend to read: "Avoid adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by: ... 5. ~~Recognising and providing protection for Ngāi Tahu cultural values as they relate to natural features and landscapes.~~ 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. "
Hokonui Rūnanga Inc	S139.059	PA - Public Access	PA-O1	Support in part	It's not always appropriate to have public access to and along waterbodies that are culturally sensitive areas.	Amend to read: "Public access is provided to and along waterbodies with high recreational, scenic, ~~Ngāi Tahu cultural 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. "
Hokonui Rūnanga Inc	S139.060	PA - Public Access	PA-P3	Support	It is not always appropriate to have public access to and along waterbodies that are culturally sensitive areas.	Retain Policy.

SUMMARY OF SUBMISSIONS

Hokonui Rūnanga Inc	S139.061	SUB - Subdivision	SUB-O4	Support 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 to read: "Subdivisions are designed and developed in a way that: ... ~~2. recognises and provides for the underlying relationships between Ngāi Tahu and the natural environment~~ 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; and
Hokonui Rūnanga Inc	S139.062	ASW - Activities on the Surface of Water	ASW-O2	Support 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 to read" ~~Mana whenua and tangata whenua are able to express their cultural relationships with the waterways and continue to practice various cultural activities or rituals without being unreasonably restricted by other activities and their associated facilities or structures.~~ 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; andEnable mana whenua to express their cultural relationships with the waterways and continue to practice customary uses."
Hokonui Rūnanga Inc	S139.063	EW - Earthworks	EW-O1	Support 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 to read: "Earthworks and land disturbance for subdivision, land use and development are facilitated and undertaken in ~~a manner that minimises adverse effects on the surrounding environment and protects the natural environment, Ngāi Tahu cultural values, people and property.~~ ways that:i. protect the natural environment including the mauri of whenua or wai;ii. recognise and protect silent files and other wāhi tapu;iii. avoid adverse effects on mahinga kai and other customary uses; andiv. minimise adverse effects on the surrounding environment."
Hokonui Rūnanga Inc	S139.064	EW - Earthworks	EW-P5	Support 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 to read: "Manage earthworks that are of a nature, scale or in a location where there may be adverse effects to ensure that: ... 2. the natural character of rivers and their margins are preserved and water quality, stream health, the intrinsic values of ecosystems, ~~Ngāi Tahu cultural~~ mauri and mahinga kai values, and any public access are maintained or enhanced; 3. the design, location and undertaking of earthworks recognise Ngāi Tahu cultural values associated with the area, including whakapapa and a consideration of cultural landscapes, protects archaeological sites and cultural sites of significance and any silent files or other wāhi tapu , and ~~limits any adverse effects on the underlying relationship Ngāi Tahu hold with the natural environment~~ mitigates any other adverse effects on mana whenua;"
Hokonui Rūnanga Inc	S139.065	TEMP - Temporary Activities	TEMP-O1	Not Stated	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 to read "Temporary activities are planned, located and managed to minimise adverse effects on amenity values, people and their activities communities and the natural environment, ~~and the underlying relationship Ngāi Tahu hold with the natural environment~~ and the relationship of mana whenua with the Whenua (land), Wai (Water), wāhi tapu and mahinga kai."
Hokonui Rūnanga Inc	S139.066	TEMP - Temporary Activities	TEMP-P1	Support 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 to read "Enable temporary activities provided their effects are compatible with the level of amenity anticipated for the site and surrounding environment, ~~will not significantly impact on Ngāi Tahu cultural values~~ and any adverse effects on mauri, mahinga kai or other cultural values are avoided or are within a range that can be tolerated given their short-term nature."
Hokonui Rūnanga Inc	S139.067	LLRZ - Large Lot Residential Zone	LLRZ-P3	Oppose in part	Clause 4 as currently written is ambiguous.	Amend to read "Require development to be of a height and bulk, and have sufficient setbacks and open space to: ... ~~4. respond to the underlying relationship Ngāi Tahu hold with the natural environment, including those listed in MW2.3.~~ maintain greenspace, natural drainage patterns and

SUMMARY OF SUBMISSIONS

						riparian margins..."
Hokonui Rūnanga Inc	S139.068	GRUZ - General Rural Zone	GRUZ-P2	Support 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 to read: "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."
Hokonui Rūnanga Inc	S139.069	GRUZ - General Rural Zone	GRUZ-P6	Support in part	Current wording needs clarifying.	Amend to read: "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. "
Hokonui Rūnanga Inc	S139.070	GRUZ - General Rural Zone	GRUZ-P13	Oppose	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 development, not all subdivision, use or development.	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, 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; oriii. 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."
Hokonui Rūnanga Inc	S139.071	RLZ - Rural Lifestyle Zone	RLZ-P5	Support 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 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."
Hokonui Rūnanga Inc	S139.072	SETZ - Settlement Zone	SETZ-P2	Oppose	Clause 2 as currently written is ambiguous.	Amend to read: "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..."
Hokonui Rūnanga Inc	S139.073	LCZ - Local Centre Zone	LCZ-P2	Oppose	Clause 6 is ambiguous. 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 to read: "Provide for built development in the Local Centre that: ... ~~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."
Hokonui Rūnanga Inc	S139.074	MUZ - Mixed Use Zone	MUZ-O4	Oppose	The objective is unclear and should be amended.	Amend to read: ~~"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 MUZ are managed, particularly at the zone interfaces."
Hokonui Rūnanga Inc	S139.075	MUZ - Mixed Use Zone	MUZ-P4	Support 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	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 ~~to maintain and enhance amenity, Ngāi Tahu cultural values and natural character.~~ which are appropriate to maintain and

SUMMARY OF SUBMISSIONS

					assessed, including when Hokonui Rūnanga Inc may be an affected party.	enhance amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai and natural character."
Hokonui Rūnanga Inc	S139.076	NCZ - Neighbourhood Centres Zone	NCZ-P3	Support 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. Clause 6 is ambiguous.	Amend to read: "Provide for built development in the neighbourhood centre that: ... 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 tais and natural character; " Delete clause 6.
Hokonui Rūnanga Inc	S139.077	TCZ - Town Centre Zone	TCZ-P3	Support 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. Clause 6 is ambiguous.	Amend to read: "Provide for built development in the neighbourhood centre that: ...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; " Delete clause 6.
Hokonui Rūnanga Inc	S139.078	LIZ - Light Industrial Zone	LIZ-O5	Oppose	The objective is unclear.	Amend to read: ~~"The adverse environmental effects, or impacts on Ngāi Tahu cultural values, generated by activities within the Light Industrial Zone are managed, particularly at zone boundaries.~~ 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."
Hokonui Rūnanga Inc	S139.079	LIZ - Light Industrial Zone	LIZ-P4	Support 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. Clause 5 is ambiguous.	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: 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 Ngāi Tahu cultural values and natural character" Delete clause 5.
Hokonui Rūnanga Inc	S139.080	GIZ - General Industrial Zone	GIZ-O4	Oppose	The objective is unclear.	Replace objective with "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."
Hokonui Rūnanga Inc	S139.081	GIZ - General Industrial Zone	GIZ-P5	Support 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 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 Ngāi Tahu cultural values and natural character"
Hokonui Rūnanga Inc	S139.082	NOSZ - Natural Open Space Zone	NOSZ-O1	Support 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 to read: Natural character, biodiversity and amenity values are retained ~~Ngāi Tahu cultural 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."
Hokonui Rūnanga Inc	S139.083	NOSZ - Natural Open Space Zone	NOSZ-P3	Support 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 to read: "Manage education activities that are potentially compatible with the role, function and predominant character of the Natural Open Space Zone, and ensure it is appropriate for such activities to establish in the Natural Open Space Zone, having regard to whether: ... 3. the scale, design and layout of the activity and any associated built form is compatible with the character, ~~Ngāi Tahu cultural values,~~ and amenity of the natural open space area

SUMMARY OF SUBMISSIONS

						the activity is proposing to locate in including any values mana whenua associate with the whakapapa or mauri of the land and any sites of wāhi tapu or mahinga kai values; 4. any adverse effects on natural, indigenous biodiversity, ecological, landscape, cultural and/or historic heritage values, ~~or Ngāi Tahu values~~ can be appropriately avoided, remedied and/or mitigated; "
Hokonui Rūnanga Inc	S139.084	SARZ - Sports and Active Recreation Zone	SARZ-P2	Support in part	Tangata whenua is a more appropriate reference here than Māori Communities. The policy should enable activities that contribute to their overall health and overall wellbeing, which includes cultural wellbeing.	Amend to read: "Enable activities and facilities that: ... 2. contribute to the overall health and wellbeing of the community, including the ~~cultural wellbeing of Māori communities~~ tangata whenua "
Hokonui Rūnanga Inc	S139.085	SARZ - Sports and Active Recreation Zone	SARZ-P4	Support 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 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: ... 5. ~~Ngāi Tahu cultural values, including those~~ 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; "
Hokonui Rūnanga Inc	S139.086	SARZ - Sports and Active Recreation Zone	SARZ-P6	Support 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 to read: "Avoid activities that are incompatible with the purpose and character of the Sport and Active Recreation Zone and/or activities that will result in: ... 2(b) adverse effects on cultural, spiritual and/or historic values and interests or associations of importance to ~~tangata whenua~~ mana whenua have with place. "
Hokonui Rūnanga Inc	S139.087	AIRPZ - Airport Zone	AIRPZ-O2	Support 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 to read: ~~"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 or on the mauri of natural resources, sites of wāhi tapu, mahinga kai or other values mana whenua associate with the area."~~
Hokonui Rūnanga Inc	S139.088	FDZ - Field Days Zone	FDZ-P5	Support 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 to read: "Enable development that retains the open, rural character as viewed from public places and adjacent properties, ~~and Ngāi Tahu cultural values~~ recognises ki uta ki tai; and Minimises effects on the mauri of the land, and protects sites of wāhi tapu, and mahinga kai. "
Hokonui Rūnanga Inc	S139.089	FDZ - Field Days Zone	FDZ-P6	Support 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 to read: "Require buildings to be set back a minimum distance from zone boundaries, stream boundaries and road boundaries ~~in order to~~ mitigate potential adverse effects on open space, ecological values, ~~Ngāi Tahu cultural values~~ visual amenity, and outlook from neighbouring properties; and Reduce the impact on the mauri, mahinga kai and other cultural values associated with waterbodies. "
Hokonui Rūnanga Inc	S139.090	DEV - Development Areas	DEV1-O1	Oppose	Clause 4 is ambiguous.	Delete clause 4.
Hokonui Rūnanga Inc	S139.091	Whole Plan	Whole Plan	Amend	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	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"

SUMMARY OF SUBMISSIONS

					assessed, including when Hokonui Rūnanga Inc may be an affected party.	
Hokonui Rūnanga Inc	S139.092	AIRPZ - Airport Zone	AIRPZ-O2	Oppose	This clause is ambiguous as the matters addressed in AIRPZ-O2 appear to repeat AIRPZ-O1.	Delete clause 4.
Howard Alchin	S1.001	LLRZ - Large Lot Residential Zone	LLRZ-R1	Support	This will enable families to support loved ones better without extra red tape and also helps provide affordable accommodation in a housing crisis. Make as few restrictions as possible ie: 1 car park on site per unit.	That minor residential units be a permitted activity in the District Plan
Hugh Gardyne	S137.001	Whole Plan	Whole Plan	Oppose	There is no benefit for council to continue this work until the government is clear on RMA reforms and the consequential regulation required by Councils.	Delete Chapter 2 - Matters of National Significance (reference to Operative Plan) until new government decides on RMA reforms. Seeks a resolution of Council to write to the Minister of RMA reform to seek guidance on the time of revised legislation.
HWR Property Limited	S108.001	NOISE - Noise	NOISE-S1	Support	Supports operation of the industrial zone	Retain noise levels in 7 as notified
HWR Property Limited	S108.002	SIGN - Signs	SIGN-R3	Support	Support	Retain as notified
HWR Property Limited	S108.003	SIGN - Signs	SIGN-R4	Support	Support	Retain as notified
HWR Property Limited	S108.004	SIGN - Signs	SIGN-S4	Oppose in part	It is common to erect signs along site boundaries in the Industrial zones. The setback is considered unnecessary in this zone and will not be sufficient to change amenity affects. The requirement for the sign to be greater than 2.6m above ground level is not understood and has the potential to result in adverse effects.	Amend rule to remove 0.5m setback and requirement to have 2.6m height above ground level.
HWR Property Limited	S108.005	SIGN - Signs	SIGN-S5	Not Stated	Amendment is requested to allow signs as of right which are 10% of the area of the building façade. 7m² is a small area for a sign in the Industrial Zone and given the zone is intended to provide for large buildings with low levels of amenity the restriction to 10% of the building facade is considered sufficient to provide protection of industrial amenity.	General and Light Industrial Zones point 6. Remove 7m2 from the rule.
HWR Property Limited	S108.006	GIZ - General Industrial Zone	GIZ-Overview and Purpose	Support in part	The GIZ is anticipated to generate high levels of noise, odour, dust and other discharge effects. Sensitive activities such as dwellings, whether or not they are ancillary to an industrial activity are likely to be adversely impacted by industrial use. The GIZ allows for a wide range of industrial activities, many of which will not result in potentially high levels of effect. The ability to locate ancillary residential units on those sites, while perhaps not being affected by the industrial use on that site, will likely experience reverse sensitivity effects resulting from heavy industrial operations lawfully establishing within the zone. Residential use should be non-complying within the General Industrial Zone with notification/neighbors approval required as part of any application for consent.	Remove sensitive activities from the zone purpose altogether
HWR Property Limited	S108.007	GIZ - General Industrial Zone	GIZ-O1	Support	Support	Retain as notified
HWR Property Limited	S108.008	GIZ - General Industrial Zone	GIZ-O2	Support	Support	Retain as notified

SUMMARY OF SUBMISSIONS

HWR Property Limited	S108.009	GIZ - General Industrial Zone	GIZ-P1	Support in part		No decision requested, or reason provided.
HWR Property Limited	S108.010	GIZ - General Industrial Zone	GIZ-P3	Support in part	Support the policy direction to avoid non-industrial activities from establishing. Removing residential activity from the ancillary activities that can establish in the zone will ensure the zone purpose is enabled without reserve sensitivity effects resulting from residential activities in close proximity to heavy industry.	Amend to add: GIZ-P3(4). other than residential activity , the activity is ancillary to an industrial activity.
HWR Property Limited	S108.011	GIZ - General Industrial Zone	GIZ-P4	Support	Support this policy which supports the avoidance of residential use in the General Industrial Zone	Retain as notified
HWR Property Limited	S108.012	GIZ - General Industrial Zone	GIZ-R1	Support	Supports the intentions for the General Industrial Zone	Retain as notified
HWR Property Limited	S108.013	GIZ - General Industrial Zone	GIZ-R2	Support	Supports the intentions for the General Industrial Zone	Retain as notified
HWR Property Limited	S108.014	GIZ - General Industrial Zone	GIZ-R3	Support	Supports the intentions for the General Industrial Zone	Retain as notified
HWR Property Limited	S108.015	GIZ - General Industrial Zone	GIZ-R4	Support	Supports the intentions for the General Industrial Zone	Retain as notified
HWR Property Limited	S108.016	GIZ - General Industrial Zone	GIZ-R5	Support	Supports the intentions for the General Industrial Zone	Retain as notified
HWR Property Limited	S108.017	GIZ - General Industrial Zone	GIZ-R7	Support	Supports the function of the General Industrial Zone	Retain as notified
HWR Property Limited	S108.018	GIZ - General Industrial Zone	GIZ-R9	Oppose	Residential Activities in the General Industrial zone are highly likely to result in reverse sensitivity effects and create conflict with activities that have a functional need to locate in this zone. Residential activities are considered incompatible with the General Industrial Zone and are better located in zones which do experience high levels of noise, dust, odour etc as part of the general operation of the zone.	Remove rule or amend activity status to non-complying
HWR Property Limited	S108.019	GIZ - General Industrial Zone	GIZ-R12	Support	Support the provisions of all other activities being non-complying in the General Industrial Zone.	Retain as notified
HWR Property Limited	S108.020	GIZ - General Industrial Zone	GIZ-S1	Support	No reason provided.	Retain as notified
HWR Property Limited	S108.021	GIZ - General Industrial Zone	GIZ-S2	Support	No reason provided.	Retain as notified
HWR Property Limited	S108.022	GIZ - General Industrial Zone	GIZ-S3	Oppose	A 5m setback (or 10m from rural lifestyle boundary) is considered excessive and will negate the ability of industrial zoned properties to utilize their properties efficiently and effectively. A 2 metre setback and requirement to comply with height recession planes in GIZ-S2 is considered to give sufficient setback from adjoining properties in a more sensitive zone without compromising the ability to operate in the GIZ. The effects of this rule can be clearly seen at 68 Charlton Road which has General Residential land bordering the site to the east and rural lifestyle zoned land bordering the site to the west.	Amend to require minimum 2 metre setback where the boundary adjoins a site not in the GIZ or LIZ Zone
HWR Property Limited	S108.023	GIZ - General Industrial Zone	GIZ-S6	Support in part	Clarity around what is considered suitable minimum landscaping will help landowners make informed choices.	Amend to include minimum requirements min 1m height
HWR Property Limited	S108.024	GIZ - General Industrial Zone	GIZ-S9	Oppose	Industrial sites are generally fully sealed in order to operate efficiently and often due to a requirement	Delete Provision

SUMMARY OF SUBMISSIONS

					to have outdoor storage, maneuvering areas for large vehicles and large buildings. A requirement to have 10% permeable surface is considered out of keeping with the intent for the General Industrial Zone and is opposed. The landscaping strip required along the site frontage (GIZ-S6) is considered sufficient to provide some measure of permeable surfaces on site.	
HWR Property Limited	S108.025	GIZ - General Industrial Zone	GIZ-S10	Oppose	The GIZ is anticipated to generate high levels of noise, odour, dust and other discharge effects. Sensitive activities such as dwellings, whether or not they are ancillary to an industrial activity are not considered appropriate in this zone and certainly outdoor living space within the GIZ is likely to experience high levels of sensitivity not in keeping with the intentions for the zone. This provision should be deleted even if the ability to establish ancillary residential activities is retained.	Delete provision