

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Southland District Council	S146.009	UFD - Urban form and development	UFD-General	Support	The submitter agrees and supports this section. New provisions for Urban environments are to be livable, connected, safe and well-designed spaces, while rural areas will largely be focused on providing for primary production and rural industry.	The submitter notes that this section may be improved by adding provisions focused on the following. (a) nature-based solutions are preferred over hard-engineering solutions, and (b) comprehensive area-wide measures are preferred over site-specific solutions.
Robina Johnston	S140.001	UFD - Urban form and development	UFD-General	Not Stated	See submission	Considers managed retreat is needed for the Gore community, that growth needs to be projected for 30 years and the west of Gore is most appropriate for growth. See submission
Greenbriar Ltd.	S128.008	UFD - Urban form and development	UFD-Overview	Support in part	Overview - Does not identify 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 description 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 direction chapter addressing land use activities it needs to address a wider form of development more comprehensively.	Add additional text as follows: Additional provision for industrial and rural industry activities has been made proximate to Gore and Mataura to accommodate the majority of the District's future urban employment needs. In addition, land in Waikaka, Mandeville, and Pukerau has been classified as Settlement Zone to better reflect the business and community services currently provided in these areas. A number of Special Purpose Zones have also been identified to recognise the contribution 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 Multi-sports and Showgrounds areas. The balance of the district is predominantly zoned Rural which will enable the ongoing use and development for primary production, 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 sensitivity effects do not arise. This will see productivity of rural land, including highly productive soils maintained.
Environment Southland	S85.068	UFD - Urban form and development	UFD-Overview	Oppose in part	The recent flash flooding events have revealed capacity issues within the stormwater network. Future localised high rainfall events will overwhelm urban stormwater networks and the management of secondary flow paths is an important consideration when enabling urban development.	Better evaluation of stormwater capacity is needed during flood events, particularly with regard to areas targeted for future development. Identify the importance of adequately mapping and protecting secondary flow paths in planning documents. Restrictions should be imposed for buildings, driveways and fences which are likely to impede secondary flow paths and redirect floodwater into other properties and assets.
Silver Fern Farms	S40.016	UFD - Urban form and development	UFD-O1	Support	Silver Fern Farms agrees with strategic policy recognition of the need to manage interfaces between incompatible activities and zones at (9). This is particularly relevant in the context of the District's urban growth, described in the chapter 'Overview'.	Retain as notified
Waka Kotahi NZ Transport Agency	S112.010	UFD - Urban form and development	UFD-O1	Support in part	Supports the intent of the objective but notes that UFD-O1 point 6 seeks to ensure that development utilises existing infrastructure and / or can be efficiently serviced with new infrastructure. While Waka Kotahi has a wider legislative responsibility under the Land Transport Management Act 2003 to contribute to the safe, efficient and effective use and provision of State highway infrastructure and recommends that the objective is amended to reflect this. Recommends greater recognition be given in to the use and provision of critical infrastructure that accompanies growth and development. In recent years, Gore has been subject to significant flooding events resulting in the closure and damage to State	Amend the wording as follows or words to this effect: UFD-O1 (...) 6. manages the safe, effective and efficient use and provision of ~~utilises new and existing infrastructure and/or can be efficiently serviced with new infrastructure.~~ 10. provides a resilient critical infrastructure network to meet the needs of the Gore District. 11. provides opportunities for active transport modes (walkways and cycleways).

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					highway infrastructure. Notes that the resilience of critical infrastructure is an important consideration when accommodating growth and development in low lying and flood prone areas and this should be reflected in the objective. The provision of opportunities for active transport modes (walking and cycling) is an important consideration when planning for future growth and development, and supports a mode shift away from vehicles. The compact and cohesive urban framework sought for the towns and settlements within the Gore District combined with its topography do provide opportunities as part of growth and development plans for provide for active transport modes, and greater recognition for these are sought and would further support the inclusion of the ONF descriptions included with the Plan.	
Chorus New Zealand Limited	S35.056	UFD - Urban form and development	UFD-O1	Support	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Retain UFD-O1 as notified.
Rural Contractors NZ Incorporated (RCNZ)	S145.002	UFD - Urban form and development	UFD-O1	Support	RCNZ supports Objective UFD-01, in particular that it provides for managing adverse effects between incompatible activities and zones.	Retain as notified.
Ministry of Education	S125.006	UFD - Urban form and development	UFD-O1	Support	The submitter supports UFD-O1 as it recognises the necessity of cohesive district development and appropriately considering various needs, including social infrastructure. Council is obligated under the NPS-UD to ensure the provision of adequate additional infrastructure, including schools, in urban growth and development. This aligns with Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, providing suitable regard to the mentioned policies.	Retain as proposed.
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."
Alliance Group Limited	S121.018	UFD - Urban form and development	UFD-O1	Support	Alliance agrees with strategic policy recognition of the need to manage interfaces between incompatible activities and zones at (9).	Retain as notified
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 actvites are locatonally constrained;
KiwiRail Holdings Ltd	S132.014	UFD - Urban form and development	UFD-O1	Amend	Supports the objective but seek to amend to align with the purpose of The Railways Act 2005.	Amend as follows: UFD-O1 The District develops in a cohesive, compact and structured way that: ... (6) manages the safe, effective and efficient use and provision of new and utilises existing

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						infrastructure and/or can be efficiently serviced with new infrastructure.
Southland Federated Farmers of New Zealand	S126.055	UFD - Urban form and development	UFD-O1	Support in part	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's acknowledgement of managing adverse effects between incompatible activities and zones.	Amend UFD-O1 to include: 10. considers the potential loss of highly productive soils.
Mercury NZ Limited	S130.009	UFD - Urban form and development	UFD-O1	Support	Clear guidance is essential to ensure the decarbonisation of process heat and transport, giving effect to the NPS-REG 2011 and the vision outlined in the Southland Murihiku Regional Energy Strategy 2022-2050.	5 a. takes into account the short, medium, and long-term impacts of climate change and natural hazards, and the associated uncertainty and risk; 5b. provides for the transition away from fossil fuels, through increased use and development of renewable resources.
One New Zealand Group Limited	S32.056	UFD - Urban form and development	UFD-O1	Support	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Retain UFD-O1 as notified.
FortySouth	S33.056	UFD - Urban form and development	UFD-O1	Support	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Retain UFD-O1 as notified.
Connexa Limited	S37.056	UFD - Urban form and development	UFD-O1	Support	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Retain UFD-O1 as notified.
Spark New Zealand Trading Limited	S154.056	UFD - Urban form and development	UFD-O1	Support	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Retain UFD-O1 as notified.
Kevin Robertson	S115.056	UFD - Urban form and development	UFD-O1	Support in part	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's acknowledgement of managing adverse effects between incompatible activities and zones.	Amend UFD-O1 to include: 10. considers the potential loss of highly productive soils.
Ronald Crispin	S60.058	UFD - Urban form and development	UFD-O1	Support in part	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's acknowledgement of managing adverse effects between incompatible activities and zones.	Amend UFD-O1 to include: 10. considers the potential loss of highly productive soils.
Rural Ratepayers Group	S143.067	UFD - Urban form and development	UFD-O1	Support in part	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's acknowledgement of managing adverse effects between incompatible activities and zones.	Amend UFD-O1 to include: 10. considers the potential loss of highly productive soils.
Alistair & Bernadette Hunt	S148.068	UFD - Urban form and development	UFD-O1	Support in part	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's acknowledgement of managing adverse effects between incompatible activities and zones.	Amend UFD-O1 to include: 10. considers the potential loss of highly productive soils.
John Baynes	S68.176	UFD - Urban form and development	UFD-O1	Support in part	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's	Amend UFD-O1 to include: 10. considers the potential loss of highly productive soils.

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					acknowledgement of managing adverse effects between incompatible activities and zones.	
Ministry of Education	S125.007	UFD - Urban form and development	UFD-O4	Support in part	The submitter supports in principle as it seeks to clearly define a hierarchy of centres. However, an amendment is sought to include consideration of the communities educational needs.	Amend as follows: The District has a hierarchy of vibrant and viable centres that are locations for shopping, leisure, cultural, entertainment and social interaction experiences and provide for the community's employment, educational and economic needs.
Ministry of Education	S125.008	UFD - Urban form and development	UFD-O5	Support in part	The submitter supports UFD-05 in principle as it seeks to provide clarity of the purposes of each centre. However, an amendment is sought to include educational activities. The objective as proposed, only refers to educational activities in the Māori purpose zone, however educational activities are anticipated within a range of zones and centres, acknowledging educational facilities aren't limited to designated schools.	Amend as follows: The hierarchy of centres in the District is maintained in accordance with the following: 1. the Gore Town Centre is the principal centre that provides for a wide range of commercial activities, community, educational , recreational and residential activities that serve the District and the wider Southland region; 2. the Mataura Local Centre provides for a range of commercial activities, educational and community activities that serve the needs of the surrounding residential catchment and the local rural and business community; 3. the Settlement Zones are made up of rural service centres that provide for a cluster of residential activities, commercial activities, light industrial activities, educational and community activities that serve the needs of each settlement's community, surrounding rural area and appropriate tourism opportunities; 4. Neighbourhood Centre Zones provide for small-scale commercial, educational and community activities that serve the needs of the immediate residential neighbourhood; and 5. Māori Purpose Zones provide for the specific needs of Māori communities, including small to medium-scale residential, education, commercial, community, cultural and employment opportunities
Waka Kotahi NZ Transport Agency	S112.011	UFD - Urban form and development	UFD-O7	Support in part	Waka Kotahi recommends that UFD - 07, point 3, be amended to insert the word 'safe' to ensure that this important function of transport network is appropriately addressed within this objective. Waka Kotahi further seeks to amend the objective to insert an additional point that incorporates active transport where appropriate. This is consistent with the inclusion of the ONF descriptions.	Amend the wording of Objective UFD-07 as follows: Urban environments are liveable, connected, accessible, safe and well-designed spaces for the community to live, work and play in, which: 3. have safe , connected and efficient transport networks; 5. incorporate active transport where appropriate .
Chorus New Zealand Limited	S35.057	UFD - Urban form and development	UFD-O7	Support	Appropriately recognises the need for new and existing infrastructure for well-functioning urban environments.	Retain UFD-07 as notified.
Ministry of Education	S125.009	UFD - Urban form and development	UFD-O7	Support	The submitter supports UFD-07 particularly (4) seeking to ensure that urban development is designed in a matter that gives regard to additional infrastructure. Aligning with the NPS-UD which seeks to ensure sufficient additional infrastructure (including schools) is provided within urban growth and development. (Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation).	Retain as proposed.
KiwiRail Holdings Ltd	S132.015	UFD - Urban form and development	UFD-O7	Amend	KiwiRail support the objective but seek to amend to better align with The Railways Act 2005.	Amend as follows: UFD-07 Urban environments are liveable, connected, accessible, safe and well-designed spaces for the community to live, work and play in, which: 3. have safe , connected and efficient transport networks; and

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One New Zealand Group Limited	S32.057	UFD - Urban form and development	UFD-O7	Support	Appropriately recognises the need for new and existing infrastructure for well-functioning urban environments.	Retain UFD-O7 as notified.
FortySouth	S33.057	UFD - Urban form and development	UFD-O7	Support	Appropriately recognises the need for new and existing infrastructure for well-functioning urban environments.	Retain UFD-O7 as notified.
Connexa Limited	S37.057	UFD - Urban form and development	UFD-O7	Support	Appropriately recognises the need for new and existing infrastructure for well-functioning urban environments.	Retain UFD-O7 as notified.
Spark New Zealand Trading Limited	S154.057	UFD - Urban form and development	UFD-O7	Support	Appropriately recognises the need for new and existing infrastructure for well-functioning urban environments.	Retain UFD-O7 as notified.
Silver Fern Farms	S40.017	UFD - Urban form and development	UFD-O8	Support	Provides helpful recognition about the strategic importance of the Airport, major facilities and large-scale industrial activities to inform the design of zones/other controls applicable to those significant land uses/sites.	Retain as notified
Alliance Group Limited	S121.019	UFD - Urban form and development	UFD-O8	Support	This objective provides helpful recognition about the strategic importance of the Airport, major facilities and large-scale industrial activities to inform the design of zones/other controls applicable to those significant land uses/sites.	Retain as notified
Silver Fern Farms	S40.018	UFD - Urban form and development	UFD-O9	Support	This objective promotes appropriate strategic outcomes for industrial activities in terms of land supply, location and operation.	Retain as notified
Waka Kotahi NZ Transport Agency	S112.012	UFD - Urban form and development	UFD-O9	Support in part	Waka Kotahi is aware that it is proposed through this District Plan to rezone an area of land to the south of the Gore township on the western side of SH 1 to be the Gore South Industrial Development Area (DEV1). As part of any growth and development for industrial purposes, consideration should be given to what upgrading works would be required to key transport routes to support the safe, efficient and efficient transportation people and goods. Waka Kotahi seeks that UFD - 09 be amended to ensure that these considerations are made.	Amend the wording of Objective UFD - 09 as follows: there is sufficient land for industrial activities in the short, medium, and long-term in appropriate locations, including: 1. along key transport routes to ensure the safe , efficient and effective transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads. 3. upgrade works are undertaken to key transportation routes to support the safe, efficient and effective transportation of people and goods.
Alliance Group Limited	S121.020	UFD - Urban form and development	UFD-O9	Support	This objective promotes appropriate strategic outcomes for industrial activities in terms of land supply, location and operation.	Retain as notified
KiwiRail Holdings Ltd	S132.016	UFD - Urban form and development	UFD-O9	Amend	KiwiRail generally supports the objective but seeks an amendment to include safe and effective.	Amend as follows: UFD-09 There is sufficient land for industrial activities in the short, medium, and long-term in appropriate locations, including: 1. Along key transport routes to ensure safe , efficient and effective transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads;
Rural Contractors NZ Incorporated (RCNZ)	S145.003	UFD - Urban form and development	UFD-O10	Support	The objective recognises that rural industry is an integral part of primary production which needs to operate efficiently and effectively within the district.	Retain as notified.

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Greenbriar Ltd.	S128.010	UFD - Urban form and development	UFD-O10	Support	- UFD -O10 - recogniton of Primary Producton operatng efficiently and effectively.	No amendments required
Southland Federated Farmers of New Zealand	S126.056	UFD - Urban form and development	UFD-O10	Support in part	Support is given to this objective which identifies the importance of primary production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be protected. To simply recognise the contribution of an activity does not provide the activity with protection.	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised and protected .
Kevin Robertson	S115.057	UFD - Urban form and development	UFD-O10	Support in part	Support is given to this objective which identifies the importance of primary production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be protected. To simply recognise the contribution of an activity does not provide the activity with protection.	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised and protected .
Ronald Crispin	S60.059	UFD - Urban form and development	UFD-O10	Support in part	Support is given to this objective which identifies the importance of primary production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be protected. To simply recognise the contribution of an activity does not provide the activity with protection.	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised and protected .
Rural Ratepayers Group	S143.068	UFD - Urban form and development	UFD-O10	Support in part	Support is given to this objective which identifies the importance of primary production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be protected. To simply recognise the contribution of an activity does not provide the activity with protection.	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised and protected .
Alistair & Bernadette Hunt	S148.069	UFD - Urban form and development	UFD-O10	Support in part	Support is given to this objective which identifies the importance of primary production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be protected. To simply recognise the contribution of an activity does not provide the activity with protection.	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised and protected .
John Baynes	S68.177	UFD - Urban form and development	UFD-O10	Support in part	Support is given to this objective which identifies the importance of primary production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be protected. To simply recognise the contribution of an activity does not provide the activity with protection.	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised and protected .
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
Southland Federated Farmers of New Zealand	S126.057	UFD - Urban form and development	UFD-O11	Support	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Amend UFD-O11: ~~Productive, versatile~~ Highly productive land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.

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Kevin Robertson	S115.058	UFD - Urban form and development	UFD-O11	Support	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Amend UFD-O11: ~~Productive, versatile~~ Highly productive land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.
Ronald Crispin	S60.060	UFD - Urban form and development	UFD-O11	Support	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Amend UFD-O11: ~~Productive, versatile~~ Highly productive land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.
Rural Ratepayers Group	S143.069	UFD - Urban form and development	UFD-O11	Support	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Amend UFD-O11: ~~Productive, versatile~~ Highly productive land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.
Alistair & Bernadette Hunt	S148.070	UFD - Urban form and development	UFD-O11	Support	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Amend UFD-O11: ~~Productive, versatile~~ Highly productive land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.
John Baynes	S68.178	UFD - Urban form and development	UFD-O11	Support	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Amend UFD-O11: ~~Productive, versatile~~ Highly productive land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.
Transpower New Zealand Limited	S101.013	UFD - Urban form and development	UFD-Additional provisions sought	Oppose	Transpower considers that there is a gap in the UFD Objectives because these objectives fail to address outcomes for nationally significant, regionally significant and/or critical infrastructure despite such infrastructure being essential to support the development of Gore District. Transpower considers that failing to address the provision of, and protection of, critical infrastructure in the Strategic Direction (UFD) Chapter (1) is inconsistent (or not even-handed) with the way in which the Chapter responds to other matters (2) does not give effect to the direction given in SRPS Objective INF.1 and Policies INF.1 and INF.3 (3) does not give effect to the NPSET.	Amend the UFD Chapter to include the following additional Objective: " UFD - X The operation, maintenance, upgrade and development of critical infrastructure is enabled and critical infrastructure is protected from the impacts of incompatible activities. "
Department of Conservation	S109.021	UFD - Urban form and development	UFD-Additional provisions sought	Amend	The D-G recommends that there is an overarching direction on how the natural environment is managed within the district. The strategic direction should include recognition of an integrated approach to managing land and water resources and the inter-relationship between the health and wellbeing of communities and the natural environment. In relation to indigenous biodiversity, the strategic direction should set out an overall approach for the district to address key issues such as increasing indigenous biodiversity within the district, the identification of SNAs and the protection and enhancement of indigenous vegetation and habitats for future generations. The strategic direction should be aligned with the purpose and principles of the RMA, the Southland RPS, NPS -IB and NPS-FM.	Insert a Strategic Direction for the Natural Environment which seeks to: - Recognize the integrated approach to managing land and water resources. - Recognizes the inter relationship between the health and wellbeing of communities and the natural environment. - Sets out how the natural environment is to be managed within the district including: setting an overall approach for the district such as: ▪ the protection and ongoing identification of SNAs including preventing further loss of threatened and at-risk species; ▪ the maintenance and enhancement of indigenous biodiversity (including outside of SNAs) for future generations ▪ Managing adverse effects on highly mobile fauna areas in order to maintain viable populations of specified highly mobile fauna across their natural range; ▪ to promote the restoration of indigenous biodiversity; and ▪ to promote resilience to the effects of climate change.
Greenbriar Ltd.	S128.012	UFD - Urban form and development	UFD-Additional provisions sought	Not Stated	A variety of activities must locate where the resources required for them exist or to serve particular functions - for example renewable energy	UFD-O12 - activities reliant on locally constrained resources or with functional and operational needs that dictate their location are provided for.

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					generaton, mining, quarrying, infrastructure such as electricity lines.	
Environment Southland	S85.069	UFD - Urban form and development	UFD-Additional provisions sought	Support in part	The recent flooding event revealed capacity issues within the stormwater network. Future high rainfall events will overwhelm the stormwater network and the management of secondary flow paths is an important consideration when considering urban development.	Evaluation of stormwater capacity during flooding, particularly with regard to areas targeted for future development. Identify the importance of adequately mapping an protecting secondary flow paths in planning documents.