

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Southland District Council	S146.106	Maps	Map - general	Support	The submitter supports the mapping.	Requests to add a feature that zooms to a feature by clicking on the feature in the legend.
Yrless	S149.029	Zone map layers	Zone map layer - general	Oppose in part	The zoning introduced is too complex and of limited utility given the size of the district. Support future development zones but should be zoned for their future use now.	Amend Residential, Commercial, and Mixed Use zones to revert to a simple approach.
Environment Southland	S85.048	Zone map layers	LLRZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.
Clark Fortune McDonald & Associates	S99.002	Zone map layers	LLRZ-MAP	Not Stated	PDP Rural Lifestyle zone cuts an arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Split zoning results in large portions of properties being surrounded by existing rural lifestyle land uses but further lifestyle land uses not being enabled. Results in the inefficient use of land.	A review and rationalisation of zone boundaries around the PDP Lifestyle and Large Lot Residential zones is undertaken to align zone boundaries with cadastral boundaries
Southland Developers Ltd.	S98.001	Zone map layers	LLRZ-MAP	Amend	The PDP LLR zoning over the subject site (52 and 60A Waimea Street) and adjoining properties represents an inefficient use of land which can be adequately serviced to accommodate General Residential zone densities and if enabled to be developed to a LLR allotment pattern will effectively lock in a future issue for future residential zoning whilst creating another isolated pocket of LLR amongst a wider residential zoning pattern. See complete submission for further	The LLRZ over 52 and 60A Waimea street and adjoining properties is replaced with a General Residential Zone
Southland Developers Ltd.	S98.002	Zone map layers	LLRZ-MAP	Not Stated		100 Waimea Street property remains as a Rural Zone.
McNabb Management Ltd	S103.002	Zone map layers	GRZ-MAP	Support in part	Proposed amendments support a bespoke development concept for the property at 10 McKinnon Rd as a kainga nohoanga: providing opportunities for living, working and community while maximising the natural capital of the property and its surroundings. The requested amendments to the proposed zonings work with the geography of the site: - Developing around rather than over existing water bodies and natural drainage patterns; - Promoting an extensive area for biodiversity enhancement, mahinga kai and flood management on those parts of the property which have those characteristics; - Relocating Te Ika Rama Marae to higher ground and providing opportunities for associated housing and community facilities; - Using the concept of clustering and open space, to provide a rural lifestyle development that is rural in character, has a low environmental footprint, and retains options for productive use of the land; and - Providing rural industrial support facilities in an appropriate location.	1.Retain the proposed Rural Lifestyle Zone over part of land located at 10 McKinnon Road, but amend the area and boundaries as shown on the concept plan attached to and forming part of this submission. 2.Retain the proposed General Rural Zone over part of land located at 10 McKinnon Rd, but amend the area and boundaries as shown on the attached concept plan and overlay that General Rural Zone with a Rural Industrial Precinct called ' PREC14 - McNabb Rural Industry Precinct. ' 3.Add a new Māori Special Purpose Zone as shown on the concept plan. 4.Add a deferred Light Industrial Zoning over 10 hectares of the proposed GRUZ-PREC14 adjoining Waipawa Highway/SH 1 as shown in the concept plan, with the zoning deferred until such time as: - Te Ika Rama Marae is relocated to the new Māori Special Purpose Zone at 10 McKinnon Rd; and - An alternative access road is provided from Waipawa Highway/SH 1 as shown in the concept plan.
Environment Southland	S85.047	Zone map layers	GRZ-MAP	Support	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood	Re-align GRZ to align with potential mining overlay

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					inundation area. Additionally, re-align GRZ to align with potential mining overlay. This comment applies to all zones and maps	
Environment Southland	S85.049	Zone map layers	GRZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.
Environment Southland	S85.050	Zone map layers	MRZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.
McLeod-Wantwood Trust/Wantwood Station	S104.011	Zone map layers	GRUZ-MAP	Amend	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.
Clayton Rowland	S36.002	Zone map layers	GRUZ-MAP	Amend	Given the proximity of the site to the Waikaka township, it can offer housing and business opportunities in the long term.	Zoning changed to Rural Lifestyle at 33 Herron Road.
Environment Southland	S85.051	Zone map layers	GRUZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.
Kowhai Trust	S42.001	Zone map layers	GRUZ-MAP	Oppose	The submitter considers the site to align with the rural lifestyle zone as the site is not at risk to any natural hazards being well above the flood plain of the Mataura River and tributaries. There are no historical, cultural or ecological features on site and is suitable for onsite waste and stormwater disposal. Roading infrastructure has capacity to support additional traffic and recently a shared use pedestrian/ cycle way has been extended to the front of the site. Adjacent to the site's western boundary and north across Reaby Road RLZ has been proposed with which the site integrated well. There is an existing shelterbelt and Campion Road mitigating potential reverse sensitivity noise. light and spray drift affects. Land to the south falls down a terrace partially in Lot 7. The site is well elevated above this land, providing similar mitigation as a shelterbelt or road. The Districts "Rural Living Slogan" is emphasised by the subdivision, given the proximity to urban amenities and low-density residential use. Given the proposed development impact on the localities character, the GRUZ is nonsensical.	The proposed 38-lot subdivision on site conflicts with the proposed General Rural zoning at 205 Reaby Road. The submitter requests the zoning be changed to Rural Lifestyle Zone.
Farm Manager - Wantwood Station	S105.011	Zone map layers	GRUZ-MAP	Amend	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.

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Peters Farm Ltd Karen Peters	S127.011	Zone map layers	GRUZ-MAP	Amend	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.
Bernadette Howard	S39.001	Zone map layers	RLZ-MAP	Support	Wishes to transfer part ownership of the land parcel to her son	Support for the Rezoning of 171A Wentworth Street to Rural Lifestyle
Alliance Group Limited	S121.001	Zone map layers	RLZ-MAP	Oppose	Alliances water treatment plant is an established industrial activity servicing Alliance's meat processing activity identified within the Rural Lifestyle Zone of the Proposed Plan. This activity does not align with the description of the Rural Lifestyle Zones set out within National Planning Standards, which describes the zone as "areas used predominantly for a residential lifestyle within a rural environment". Additionally, this activity does not align with the overview and purpose of the Rural Lifestyle Zone of the Proposed Plan, which states that "industrial activities are not provided for or anticipated in the zone...". The s32 report does not provide reasoning as to why this area specifically was re-zoned to Rural Lifestyle Zone. Alliance is of the view that the established water treatment plant has been inappropriately zoned and does not meet the criteria for the Rural Lifestyle Zone. This will result in inappropriate restrictions on potential upgrade and maintenance works associated with the water treatment plant. The Proposed Plan states that the purpose of the General Industrial Zone "is to provide zones where industrial activities and compatible activities are enabled and managed". It is Alliance's view that the water treatment plant more appropriately aligns with the General Industrial Zone, along with the remainder of Alliances sites. Alliance therefore request that the Rural Lifestyle Zone maps are amended to exclude Alliance's water treatment plant, and it is rezoned to General Industrial Zone.	Amend the Rural Lifestyle Zone overlay to exclude the Alliance water treatment plant and include it as GIZ. See full submission for map of zoning.
McNabb Management Ltd	S103.029	Zone map layers	RLZ-MAP	Support in part	Proposed amendments support a bespoke development concept for the property at 10 McKinnon Rd as a kainga nohoanga: providing opportunities for living, working and community while maximising the natural capital of the property and its surroundings. The requested amendments to the proposed zonings work with the geography of the site: • Developing around rather than over existing water bodies and natural drainage patterns; • Promoting an extensive area for biodiversity enhancement, mahinga kai and flood management on those parts of the property which have those characteristics; • Relocating Te Ika Rama Marae to higher ground and providing	Retain the proposed Rural Lifestyle Zone over part of land located at 10 McKinnon Road, but amend the area and boundaries as shown on the concept plan attached to and forming part of this submission. Retain the proposed General Rural Zone over part of land located at 10 McKinnon Rd, but amend the area and boundaries as shown on the attached concept plan and overlay that General Rural Zone with a Rural Industrial Precinct called 'PREC14 - McNabb Rural Industry Precinct.' Add a new Māori Special Purpose Zone as shown on the concept plan. Add a deferred Light Industrial Zoning over 10 hectares of the proposed GRUZ-PREC14 adjoining Waipawa Highway/SH 1 as shown in the concept plan, with the zoning deferred until such time as: • Te Ika Rama Marae is relocated to the new Māori Special Purpose Zone at 10 McKinnon Rd; and • An alternative access road is provided from Waipawa Highway/SH 1 as shown in the concept plan

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					opportunities for associated housing and community facilities; • Using the concept of clustering and open space, to provide a rural lifestyle development that is rural in character, has a low environmental footprint, and retains options for productive use of the land; and • Providing rural industrial support facilities in an appropriate location.	
Environment Southland	S85.052	Zone map layers	RLZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.
McLeod-Wantwood Trust/Wantwood Station	S104.034	Zone map layers	RLZ-MAP	Amend	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.
Clark Fortune McDonald & Associates	S99.001	Zone map layers	RLZ-MAP	Not Stated	PDP Rural Lifestyle zone cuts an arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Split zoning results in large portions of properties being surrounded by existing rural lifestyle land uses but further lifestyle land uses not being enabled. Results in the inefficient use of land.	A review and rationalisation of zone boundaries around the PDP Lifestyle and Large Lot Residential zones is undertaken to align zone boundaries with cadastral boundaries.
Clark Fortune McDonald & Associates	S99.003	Zone map layers	RLZ-MAP	Not Stated	Acknowledged that the PDP zone boundary has been changed to exclude some flood-prone land from this lifestyle zone. However, it has been re-aligned to a position where it cuts across allotments.	Align the extent of the Whiterig Rural Lifestyle Zone to align with the existing cadastral arrangement.
Nadine Fletcher	S92.001	Zone map layers	RLZ-MAP	Oppose in part	The submitter are owners of 120 Wentworth Street, located in the proposed RLZ adjacent to a LLRZ, the natural division between these zones should be the ridgeline on our Northern boundary, rather than the Southern boundary. RLZ-S1 stipulates one residential unit per hectare, given the existence of a smaller block (1143m2 at 118 Wentworth St) within this zone, it seems more fitting for this land to fall within the Large Lot Residential Zone. This adjustment would facilitate a smoother transition from the Large Lot Residential Zone to the Rural Lifestyle Zone on the other side of the ridgeline.	To alter the division between LLRZ and RLZ.
John Sheddan	S84.001	Zone map layers	RLZ-MAP	Oppose in part	The nature and use of properties on Racecourse Road is residential in nature and not in keeping with the Rural Lifestyle Zone. The proposed zoning does not provide protection or benefit to current land use.	Inclusion of the Racecourse Road area into the Lifestyle Rural Zone.
Farm Manager - Wantwood Station	S105.034	Zone map layers	RLZ-MAP	Amend	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.

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					lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	
Peters Farm Ltd Karen Peters	S127.034	Zone map layers	RLZ-MAP	Amend	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.
Clark Fortune McDonald & Associates	S99.046	Zone map layers	RLZ-MAP	Not Stated	On the land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore, the PDP Rural Lifestyle zone cuts a somewhat arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd. These roads would then provide a logical physical boundary to the PDP Rural Lifestyle zone, instead of an arbitrary line cutting through the middle of titles.	The land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore: it is more efficient to extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd.
Kowhai Trust	S42.002	Zone map layers	RLZ-MAP	Not Stated	The submitter considers the site to align with the rural lifestyle zone as the site is not at risk to any natural hazards being well above the flood plain of the Mataura River and tributaries. There are no historical, cultural or ecological features on site and is suitable for onsite waste and stormwater disposal. Roading infrastructure has capacity to support additional traffic and recently a shared use pedestrian/ cycle way has been extended to the front of the site. Adjacent to the site's western boundary and north across Reaby Road RLZ has been proposed with which the site integrated well. There is an existing shelterbelt and Campion Road mitigating potential reverse sensitivity noise. light and spray drift affects. Land to the south falls down a terrace partially in Lot 7. The site is well elevated above this land, providing similar mitigation as a shelterbelt or road. The Districts "Rural Living Slogan" is emphasised by the subdivision, given the proximity to urban amenities and low-density residential use. Given the proposed development impact on the localities character, the GRUZ is nonsensical.	The submitter requests that the land parcel (205 Reaby Road, Section 452 Hokonui Survey District) be rezoned to Rural Lifestyle.
Environment Southland	S85.053	Zone map layers	SETZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.
Environment Southland	S85.054	Zone map layers	NCZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.
Environment Southland	S85.055	Zone map layers	LCZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps

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Environment Southland	S85.056	Zone map layers	MUZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps
Ronald Ashby	S107.004	Zone map layers	MUZ-MAP	Oppose	Unlike the perimeter area being re zoned Industrial in to Mixed Use this current area is characterised as framed by recreation/ parkland and centre of town with established dwellings. Plan supports new retail however rejects established element.	Retain Mixed Use zoning
Environment Southland	S85.057	Zone map layers	TCZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps
Woolworths New Zealand Limited	S97.001	Zone map layers	TCZ-MAP	Support	The submitter supports the Town Centre Zone at 24 Medway Street and the surrounding area.	Retain as notified.
Ronald Ashby	S107.003	Zone map layers	LIZ-MAP	Oppose	Unlike the perimeter area being re zoned Industrial in to Mixed Use this current area is characterised as framed by recreation/ parkland and centre of town with established dwellings. Plan supports new retail however rejects established element.	Retain mixed-use zoning.
Debra & Gary Gibson	S141.002	Zone map layers	LIZ-MAP	Oppose in part	General or heavy industry will result in increased smell, noise, lights and potential for hazardous chemicals (risk to wildlife and wetlands) and increased risk of flooding which is not preferred adjacent to residential activity.	Extend Light Industrial Zone to the boundary of Silver Fern Farms off Saleyard Road (opposed to General Industrial Zone).
Environment Southland	S85.058	Zone map layers	LIZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps
Karen Menlove	S89.002	Zone map layers	LIZ-MAP	Oppose in part	Proposed zoning does not provide protection to neighboring land use which is residential in nature and use.	Disagree with the inclusion of the Gore racecourse land adjacent to racecourse road being incorporated into the LIZ
Ravensdown Limited	S28.001	Zone map layers	GIZ-MAP	Amend	Seeking consistent General Industrial Zoning across the site to reflect and recognise its overall industrial use. Section 1 SO 12143 has been fragmented from the 'General Rural' zone limiting its practical use for primary production and would be logical to extend the 'General Industrial' zone in this area. The rezoning would streamline consenting processes for any future industrial developments.	Rezone 1.4160ha of Ravensdown owned land (legally described as Section 1SO 12143) from 'General Rural' to 'General Industrial'.
Stephen Hook	S31.001	Zone map layers	GIZ-MAP	Oppose	Do not want lifestyle block changed from Rural to Industrial as it will ruin the area and devalue the property.	Opposing the change in land use for the South Gore area from Rural to General Industrial.
Donna Vincent	S114.001	Zone map layers	GIZ-MAP	Oppose in part	GIZ can have significant hazardous facilities, noise, odour, dust and discharge effects with a permitted height of 15m. These are undesirable and hazardous to grazing animals and people residing beside these areas. Not compatible neighbors for rural lifestyle areas.	Change the area in Gore South (excluding existing freezing works) from proposed industrial to light industrial ie: continue the light industrial area from Racecourse to Saleyard Road excluding existing Silver Farms buildings and yards only and not adjoining clear land owned by them.
P & J Talbot	S12.002	Zone map layers	GIZ-MAP	Oppose in part	None specified.	Industrial zoning adjacent to the rural lifestyle zone must be light industrial only.

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Environment Southland	S85.059	Zone map layers	GIZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps
Debra & Gary Gibson	S141.003	Zone map layers	GIZ-MAP	Oppose in part	General or heavy industry will result in increased smell, noise, lights and potential for hazardous chemicals (risk to wildlife and wetlands) and increased risk of flooding which is not preferred adjacent to residential activity.	Extend Light Industrial Zone to the boundary of Silver Fern Farms off Saleyard Road (opposed to General Industrial Zone).
Webblin Agriculture Limited	S54.002	Zone map layers	GIZ-MAP	Support	Fully support the rezoning of the industrial area, as there is a large shortage of suitable land within the Gore district.	Fully support the rezoning of the industrial area, as there is a large shortage of suitable land within the Gore district
Alliance Group Limited	S121.108	Zone map layers	GIZ-MAP	Amend	The water treatment plant on the western site at Alliance Mataura is an established industrial activity servicing Alliance's meat processing activity within the Rural Lifestyle Zone. As such this activity does not align with the overview and purpose of the Rural Lifestyle Zone, in particular the zone states "industrial activities are not provided for or anticipated in the zone...". This will result in unnecessary restrictions on the water treatment plant. The water treatment plant would be better suited to be zoned General Industrial.	Amend the General Industrial Zone to include the Alliance water treatment plant.
Karen Menlove	S89.003	Zone map layers	GIZ-MAP	Oppose in part	The area at Racecourse Road has evolved into a residential area with large residential land blocks. The development, however, is not of rural character and doesn't warrant the protection or limitations provided in the proposed zoning of Rural Lifestyle. The proposed zoning lacks protection of neighboring sites which are residential in character and use. The proposed zoning introduces industrial use immediately adjacent to existing residential homes	Disagree with the inclusion of the commercial exapnsion along the state highway 1 to South Gore to racecourece road being incorporated into the GIZ
Environment Southland	S85.060	Zone map layers	NOSZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps
Environment Southland	S85.061	Zone map layers	SARZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at ris	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps
Environment Southland	S85.062	Zone map layers	AIRPZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps
Environment Southland	S85.063	Zone map layers	MPZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps
Environment Southland	S85.064	Zone map layers	CCZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps
Environment Southland	S85.065	Zone map layers	FDZ-MAP	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment

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Desmond Wilson	S14.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	The buffer zone will reduce the land value and there will be issues with noise from the treatment plant and increased costs. There has been a lack of consultation, we were never consulted on being included in the buffer zone. Also environmental concerns.	To remove the buffer zone east Gore water treatment plant
Janice Wilson	S15.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	The buffer zone will reduce the land value and there will be issues with noise from the treatment plant and increased costs. There has been a lack of consultation, we were never consulted on being included in the buffer zone. Also environmental concerns.	To remove the buffer zone east Gore water treatment plant.
peter kempthorne	S25.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose in part	Buffer zone over neighbouring residential A zone land has a direct effect on our property and should have been consulted. No science about the distance of 50 metres.	Remove the 50 metre buffer zone
Margaret Katon	S46.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Buffer Zone devalues property and option to subdivide has been taken away	Does not agree with Buffer zone property is included in
David Katon	S47.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Buffer Zone devalues property and option to subdivide has been taken away	Does not agree with Buffer zone property is included in
Brent Herbert	S55.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Matt Bayliss advised reason for buffer zones was to advise potential buyers of nearby water treatment plants. Note to property file would meet requirement without controls preventing subdivision. Negative health and financial impacts on current owners who would seek financial compensation from Council.	Removal of buffer zone around water supply treatment facilities
Mathew McLennan	S106.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Zoning effects 3 properties. Will have mental health impacts as unable to subdivide land and subsequently be devalued. Financial compensation will be sought if buffer zone goes ahead. Land is residential and will be lost.	Remove Buffer Zone around the water plant in Mataura or change the way it is zoned so that it is only around the boundary of the water plant not 50mtrs from the boundary.
Clara McLennan	S102.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Unable to subdivide land and will subsequently drop in value. Financial compensation will be sought if buffer zone proceeds. Proposed buffer zone causing a lot of stress for submitter and family.	Remove Buffer Zone around water plant at Mataura or change zoning to only be around the boundary of the water plant not 50mtrs from the boundary.
Roy Agnew	S62.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	The buffer zones used around the Gore & Mataura Water supply aren't required and intrude onto private properties. Where buffer zones crosse onto private property it will prevent subdivision of land reducing the flexibility of what a landowner is able to do, however, they are still required to pay full residential rates. The submitter was informed that the buffer zone was to act as a mechanism to inform potential buyers of a nearby water plant. Which seems excessive as a note in the property file of nearby properties would meet this	Remove the buffer zones around the water supply plants in Gore and Mataura.

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					requirement. The buffer zone begins at the Council land boundary and not from a building wall boundary. At its furthest point from the east Gore water tank, the buffer zone reaches 340m. The buffer zone will create significant financial implications on existing landowners, e.g. devaluation which in turn creates mental health issues as owners are worried about not being able to sell properties. Financial compensation is likely to be sought through the courts if the zoning proceeds. There has been a lack of consultation with neighbouring properties.	
BL & KM ShieldsBarry Shields	S6.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	We feel this would devalue our property as the Buffer Zone extends to only a few meters from our dwelling (house). This would be on any LIM report required by prospective buyers for the property in future making sale difficult at present valuation. There has been no consultation with landowners for the proposed Buffer Zone. Noise would be an issue as well.	We would prefer the Council's decision to be not to extend the Buffer Zone beyond the existing boundary for the water treatment plant in east Gore, ie no 50m Buffer Zone.
Damiyen Crosbie	S7.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Concerned that the buffer zone will reduce value on the houses and land in the area. There has been a lack of consultation with regard to the proposed buffer zone.	To drop the buffer zone for the water treatment plan in east Gore
Anton Hoffman	S8.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Concerned that the buffer zone will reduce value on the house/land. There has been no consultation with landowners for the proposed Buffer Zone. Noise and lights from the plant will also be an issue.	To drop the buffer zone for the water treatment plan in east Gore
Laura-Lee Hoffman	S9.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Concerned that the buffer zone will reduce value on the house/land. There has been no consultation with landowners for the proposed Buffer Zone. Noise and lights from the plant will also be an issue.	To drop the buffer zone for the water treatment plan in east Gore
Courtney Horrell	S10.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Concerned that the buffer zone will reduce value on the house/land. There has been a lack of consultation with regard to the proposed buffer zone. Concerned that environmental, noise and lights from the plant will also be an issue.	To drop the buffer zone for the water treatment plant in east Gore
Jenna Potter	S11.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Concerned that the buffer zone will reduce value on the house/land. There has been a lack of consultation with regard to the proposed buffer zone. Concerned that environmental, noise and lights from the plant will also be an issue.	To drop the buffer zone for the water treatment plant in east Gore
Isobel Agnew	S48.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	There will be financial impact on current landowners Restrictions on what landowners can do with their property Cost's associated with complying with requirements Council's position for the buffer zone to act as a mechanism to inform potential buyers of the water treatment plant- this is an excessive and blunt tool	To drop the buffer zone around East Gore Water Treatment Plant

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Financial compensation sought if buffer zone goes ahead Significant Mental Health impacts on current landowners	
Richard Agnew	S56.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Lack of consultation with effected residents Council has plenty of land around water treatment plant, buffer of 50m not necessary. It reaches 340m from the East Gore Water Tank. Reduced flexibility for landowners on their property Buffer Zone exists in key growth area- Residential A and in future will not be able to subdivide and will have negative financial outcomes Rate payers since 1980	Remove Buffer Zone around East Gore Water Treatment Plant
Andrea McMillan & Tony Harpur	S134.009	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	A Notice of Requirement (NoR) would only designate Council-owned land. However, the buffer zone proposed extends 50m over private land. The submitter believes this has the effect of an extension of the designation and is concerned it may be an attempt to avoid the assessment required under Section 168 of the Resource Management Act (RMA).	An assesment of alternatives must be undertaken.
Andrea McMillan & Tony Harpur	S134.012	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	The alterations made by the Council to the WTP directly contradict the purpose of the General Residential Zone, and associated objectives and policies. The Council's proposed changes contradict UFD-O1, which directs that the district will develop in a cohesive, compact and structural way that (9) manages adverse effects between incompatible activities and zones, and Policy INFR-P7 which requires that the development of infrastructure should be managed so that adverse effects on adjoining activities are avoided, remedied, or mitigated.	Remove Buffer zone
Transpower New Zealand Limited	S101.098	Energy, Infrastructure and Transport map layers	INFR-MAP- National Grid	Support in part	Transpower acknowledges that the Planning Map, as notified, includes the National Grid transmission lines as a solid black line with the notation 'Transpower HV Lines'. Transpower supports the mapping of the National Grid and notes that this is a requirement of Policy 12 of the NPSET that states: "Territorial authorities must identify the electricity transmission network on their relevant planning maps whether or not the network is designated." Transpower also notes that the National Grid is shown as a solid black line as set out in the National Planning Standards. That said, Policy 12 of the NPSET requires all part of the transmission network to be mapped and therefore Transpower suggests that the Planning Map is revised to include all parts of the National Grid (including substations).	Revise the Planning Map as necessary to show all parts of the National Grid (including those parts of the National Grid that are designated)
Waka Kotahi NZ Transport Agency	S112.187	Energy, Infrastructure	TRANS-MAP- Street Category	Support in part	Waka Kotahi notes that the Street categories shown on the One Network Framework (ONF)	Re-assess whether the ONF Street category map should include all of the 'street categories' listed in the definition in the Interpretation chapter and amend the map

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		and Transport map layers			street category Map do not include all of the categories listed in the definition of 'street categories' in the Interpretation chapter of the Plan. It is unclear whether this is deliberate or an oversight.	Legend and map accordingly to correct any omissions.
Environment Southland	S85.311	Hazards and Risks map layers	Hazards maps - general	Support in part	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. Additionally, re-align GRZ to align with potential mining overlay. This comment applies to all zones and maps.
Clark Fortune McDonald & Associates	S99.004	Hazards and Risks map layers	NH-MAP-Areas of Actual or Potential Inundation	Not Stated	The flood hazard that appears in the PDP in relation to the PDP Rural Lifestyle zone around Mandeville appears to be inaccurately identified.	Consult with Environment Southland in relation to this flood hazard to accurately identify the extent of it.
Southland District Council	S146.032	Historical and Cultural Values map layers	HH-MAP-Archaeological Site	Support	Some of your archaeological sites may be mapped too closely. Some of the archaeological sites mapped on the online map appear to be too close for the New Zealand Archaeological Association (NZAA) requirements, and buffer polygons are directly centred on the sites, which can be an issue for lack of obfuscation and increase the risk of destruction.	No decisin requested
Southland District Council	S146.097	Historical and Cultural Values map layers	HH-MAP-Archaeological Site	Oppose in part	Archaeological sites mapped as points seem to be closer than allowed by NZAA. Buffer layers are centred for sites which can put sites in jeopardy. Southland District Council may have similar issues and the councils may be best served by working together and with Tangata Whenua for a suitable solution.	Review NZAA requirements for mapping Archaeological sites.
Southland District Council	S146.100	Historical and Cultural Values map layers	TREE-MAP	Support	The submitter supports this section.	None specified.
Southland District Council	S146.101	Natural environmental Values map layers	ECO-MAP-Significant Natural Area	Support in part	SNA-1 borders Southland District.	Review cross-boundary issues with SDC.
Southland Federated Farmers of New Zealand	S126.176	Natural environmental Values map layers	ECO-MAP-Significant Natural Area	Not Stated	The definition of a SNA as per the NPS-IB states 'any area that, after the commencement date, is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 1'. Therefore, until the identification is carried out notification or inclusion in the plan takes place, the unmapped areas should not be treated as SNAs. In the development of the Council's Long-Term Plan, the Council should look to provide financial assistance or rates rebates/remission for ratepayers with identified SNAs. We support nonregulatory approaches to managing SNAs and would be happy to work with the Council and our members to achieve thisThere is a real risk of a perverse effect that SNAs will become something farmers are motivated to avoid	SFF does not agree with including areas that have not been mapped as SNAs. It is our view that until areas are mapped and included in the plan, they should not be considered SNAs.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					having on their property. For instance, if there are significant costs and restrictions associated with SNAs, they will become a liability instead of something to be proud of. This will have implications for biodiversity, and farmers may choose to plant exotic species for artificial wetlands, shelterbelts or stock shade trees etc, which encourage a habitat for non-indigenous fauna, instead of being encouraged to choose indigenous species.	
Kevin Robertson	S115.177	Natural environmental Values map layers	ECO-MAP-Significant Natural Area	Not Stated	The definition of a SNA as per the NPS-IB states 'any area that, after the commencement date, is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 1'. Therefore, until the identification is carried out notification or inclusion in the plan takes place, the unmapped areas should not be treated as SNAs. In the development of the Council's Long-Term Plan, the Council should look to provide financial assistance or rates rebates/remission for ratepayers with identified SNAs. We support nonregulatory approaches to managing SNAs and would be happy to work with the Council and our members to achieve thisThere is a real risk of a perverse effect that SNAs will become something farmers are motivated to avoid having on their property. For instance, if there are significant costs and restrictions associated with SNAs, they will become a liability instead of something to be proud of. This will have implications for biodiversity, and farmers may choose to plant exotic species for artificial wetlands, shelterbelts or stock shade trees etc, which encourage a habitat for non-indigenous fauna, instead of being encouraged to choose indigenous species.	SFF does not agree with including areas that have not been mapped as SNAs. It is our view that until areas are mapped and included in the plan, they should not be considered SNAs.
Ronald Crispin	S60.179	Natural environmental Values map layers	ECO-MAP-Significant Natural Area	Not Stated	The definition of a SNA as per the NPS-IB states 'any area that, after the commencement date, is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 1'. Therefore, until the identification is carried out notification or inclusion in the plan takes place, the unmapped areas should not be treated as SNAs. In the development of the Council's Long-Term Plan, the Council should look to provide financial assistance or rates rebates/remission for ratepayers with identified SNAs. We support nonregulatory approaches to managing SNAs and would be happy to work with the Council and our members to achieve thisThere is a real risk of a perverse effect that SNAs will become something farmers are motivated to avoid having on their property. For instance, if there are significant costs and restrictions associated with SNAs, they will become a liability instead of	SFF does not agree with including areas that have not been mapped as SNAs. It is our view that until areas are mapped and included in the plan, they should not be considered SNAs.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					something to be proud of. This will have implications for biodiversity, and farmers may choose to plant exotic species for artificial wetlands, shelterbelts or stock shade trees etc, which encourage a habitat for non-indigenous fauna, instead of being encouraged to choose indigenous species.	
Rural Ratepayers Group	S143.188	Natural environmental Values map layers	ECO-MAP-Significant Natural Area	Not Stated	The definition of a SNA as per the NPS-IB states 'any area that, after the commencement date, is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 1'. Therefore, until the identification is carried out notification or inclusion in the plan takes place, the unmapped areas should not be treated as SNAs. In the development of the Council's Long-Term Plan, the Council should look to provide financial assistance or rates rebates/remission for ratepayers with identified SNAs. We support nonregulatory approaches to managing SNAs and would be happy to work with the Council and our members to achieve thisThere is a real risk of a perverse effect that SNAs will become something farmers are motivated to avoid having on their property. For instance, if there are significant costs and restrictions associated with SNAs, they will become a liability instead of something to be proud of. This will have implications for biodiversity, and farmers may choose to plant exotic species for artificial wetlands, shelterbelts or stock shade trees etc, which encourage a habitat for non-indigenous fauna, instead of being encouraged to choose indigenous species.	SFF does not agree with including areas that have not been mapped as SNAs. It is our view that until areas are mapped and included in the plan, they should not be considered SNAs.
Alistair & Bernadette Hunt	S148.189	Natural environmental Values map layers	ECO-MAP-Significant Natural Area	Not Stated	The definition of a SNA as per the NPS-IB states 'any area that, after the commencement date, is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 1'. Therefore, until the identification is carried out notification or inclusion in the plan takes place, the unmapped areas should not be treated as SNAs. In the development of the Council's Long-Term Plan, the Council should look to provide financial assistance or rates rebates/remission for ratepayers with identified SNAs. We support nonregulatory approaches to managing SNAs and would be happy to work with the Council and our members to achieve thisThere is a real risk of a perverse effect that SNAs will become something farmers are motivated to avoid having on their property. For instance, if there are significant costs and restrictions associated with SNAs, they will become a liability instead of something to be proud of. This will have implications for biodiversity, and farmers may choose to plant exotic species for artificial	SFF does not agree with including areas that have not been mapped as SNAs. It is our view that until areas are mapped and included in the plan, they should not be considered SNAs.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					wetlands, shelterbelts or stock shade trees etc, which encourage a habitat for non-indigenous fauna, instead of being encouraged to choose indigenous species.	
John Baynes	S68.297	Natural environmental Values map layers	ECO-MAP-Significant Natural Area	Not Stated	The definition of a SNA as per the NPS-IB states 'any area that, after the commencement date, is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 1'. Therefore, until the identification is carried out notification or inclusion in the plan takes place, the unmapped areas should not be treated as SNAs. In the development of the Council's Long-Term Plan, the Council should look to provide financial assistance or rates rebates/remission for ratepayers with identified SNAs. We support nonregulatory approaches to managing SNAs and would be happy to work with the Council and our members to achieve thisThere is a real risk of a perverse effect that SNAs will become something farmers are motivated to avoid having on their property. For instance, if there are significant costs and restrictions associated with SNAs, they will become a liability instead of something to be proud of. This will have implications for biodiversity, and farmers may choose to plant exotic species for artificial wetlands, shelterbelts or stock shade trees etc, which encourage a habitat for non-indigenous fauna, instead of being encouraged to choose indigenous species.	SFF does not agree with including areas that have not been mapped as SNAs. It is our view that until areas are mapped and included in the plan, they should not be considered SNAs.
McLeod-Wantwood Trust/Wantwood Station	S104.010	Natural environmental Values map layers	NFL-MAP-Hokonui Hills	Amend	The ONL covers 60% of the submitters farm, which is 30% of the ONL overlay and SNA map. The ONL overlay area covers a large area of pastoral farmland. The submitter is unsure whether this has been considered when determining what area shall fall under the ONL.	Amend the ONL layer to reflect the area of outstanding natural values.
Southland District Council	S146.102	Natural environmental Values map layers	NFL-MAP-Hokonui Hills	Oppose in part	Hokonui Hills borders Southland District.	Review cross-boundary issues with SDC.
Stoney Creek Station Limited	S3.110	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.
Farm Manager - Wantwood Station	S105.010	Natural environmental Values map layers	NFL-MAP-Hokonui Hills	Amend	The ONL covers 60% of the submitters farm, which is 30% of the ONL overlay and SNA map. The ONL overlay area covers a large area of pastoral farmland. The submitter is unsure whether this has been considered when determining what area shall fall under the ONL.	Amend the ONL layer to reflect the area of outstanding natural values.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Peters Farm Ltd Karen Peters	S127.010	Natural environmental Values map layers	NFL-MAP-Hokonui Hills	Amend	The ONL covers 60% of the submitters farm, which is 30% of the ONL overlay and SNA map. The ONL overlay area covers a large area of pastoral farmland. The submitter is unsure whether this has been considered when determining what area shall fall under the ONL.	Amend the ONL layer to reflect the area of outstanding natural values.
Trudy Bokser	S113.110	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.
Nathan Bokser	S116.110	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.
AW+ JA Johnston Family Trust	S118.110	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.
Reaby Downs Farm Ltd	S18.112	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 with the Council, including incorporating evidence provided by a landscape expert at the hearing stage.
Karen Temple	S19.112	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 with the Council, including incorporating evidence provided by a landscape expert at the hearing stage.
Sarah and Peter Barclay	S20.112	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 with the Council, including incorporating evidence provided by a landscape expert at the hearing stage.
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 with the Council, including incorporating evidence provided by a landscape expert at the hearing stage.
John Baynes	S68.114	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

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						landscape expert at the hearing stage.
Peters Farm Ltd Karen Peters	S127.146	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	S117.110	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.
Waka Kotahi NZ Transport Agency	S112.185	Natural environmental Values map layers	NFL-MAP-Mataura Falls	Support in part	The 'Natural Features and Landscapes' map shows the "Mataura Falls ONF" crossing State highway 93 (SH93) at a location approximately 270 metres southwest of the intersection of Eden Street and SH93. It is unclear from viewing street view imagery where the Mataura ONF is physically located at the point that it crosses SH93, as the land surface in this location appears highly modified, comprising buildings and hardstanding areas along both sides of the SH93 carriageway. It is unclear whether this is a mapping error or not. The image and description of the Mataura Falls ONF in Appendix 5 indicate that it is physically separated from SH93, and located "just north of the State Highway 93 bridge". We recommend that the accuracy of the map overlay is re-checked and any necessary corrections are made, especially as they relate to where it is presently shown to transect State highway 93.	Check the accuracy of the location of the "Mataura ONF" as shown on the map, and in particular, where it is shown to transect State highway 93 and correct any inaccuracies in the notified map as necessary
Southland District Council	S146.103	Natural environmental Values map layers	NFL-MAP-Mataura River	Oppose in part	The Mataura esplanade strip does not follow the course of the Mataura River and should probably be re-established.	Update the course of the Mataura River
KiwiRail Holdings Ltd	S132.239	General District Wide Matters map layers	NOISE-MAP-Railway Noise Control Overlay	Amend	KiwiRail supports the inclusion of a Railway Noise Control Overlay within the proposed Gore District Plan, however, KiwiRail opposes the overlay provided in the Gore District Plan GIS. The overlay varies in distances throughout the plan with areas (example in submission point 177 full submission) where the overlay does not extend beyond the rail corridor at its boundary.	Redefine the Railway Noise Control Overlay to be 100m either side of the KRH KiwiRail Holdings Ltd designation KRH-1
Waka Kotahi NZ Transport Agency	S112.186	General District Wide Matters map layers	NOISE-MAP-State Highway Noise Control Overlay	Support in part	Waka Kotahi seeks to introduce a new modelled 'State Highway Noise Control Overlay' to the Plan, to replace the 'State highway Noise Control Overlay' displayed in the Noise Map within the Plan, where the latter shows a standard/metric 40 metre buffer distance along the entire state highway network within the Gore district. Waka Kotahi has undertaken modelling to determine more accurately the distance that noise from the	Replace the State highway noise control overlay in the notified Plan with the State highway noise control overlay provided by Waka Kotahi. Waka Kotahi will provide Council with the noise overlay geospatial files in due course.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					state highway transmits beyond the state highway road corridor. Our proposed overlay displays the outcome of this modelling, and it shows that the noise buffer area varies across the state highway network, influenced by variables such as land topography, barriers to noise created by existing buildings and structures, the surface material used to construct the highway carriageway and speed of vehicles, and traffic volumes. We consider that the 40m buffer area shown on the State Highway Noise Overlay map in the notified plan does not capture the full spatial extent of noise emissions from the designated state highway network; particularly within the Rural zones adjacent to State highway 1 and State Highway 94 where the effects of statehighway noise have been modelled out to 100 metres (a capped distance). There is generally a greater degree of consistency between the notified noise overlay and the overlay proposed by Waka Kotahi in the urban areas within the District and the rural areas adjoining State highways 90, 93 and 96, although there are still locations where quite marked variations in the width of the noise overlays occurs. Consequently, Waka Kotahi considers that, if the notified State Highway Noise Overlay map is relied upon, noise sensitive activities that might establish on those properties would not be adequately protected from noise arising from the state highway network through rule NOISE-R7 and associated standard NOISE-S3. Appendix 6 of this submission provides examples of where the notified Plan's proposed State Highway Noise Control Overlay covers a narrower area than the modelled State Highway Noise Control Overlay proposed by Waka Kotahi. To support the management of noise effects through an overlay approach, Waka Kotahi has produced a s32 report (see Appendix 3). A link to our recommended 'State highway Noise Control Overlay' map is available here: https://experience.arcgis.com/experience/dc12cf05d0d5477f8b042a8541bcb29	
Southland District Council	S146.104	Development Areas map layers	DEV1-ODP-South Gore	Oppose in part	The South Gore Industrial Development area is susceptible to inundation. Development in areas susceptible to flooding increases the risks to infrastructure and populations downstream.	Review the risk of inundation to this area.
Environment Southland	S85.309	Development Areas map layers	DEV1-ODP-South Gore	Oppose		Change location to somewhere else that is not susceptible to natural hazards which could put people at risk.
Transpower New Zealand Limited	S101.099	Development Areas map layers	DEV2-ODP-West Gore	Oppose	While Transpower does not oppose the wider development of the Gore West Residential Development Area, Transpower does not support the Outline Development Plan on the basis that the Plan does not identify the National Grid, National Grid Yard or National Grid Subdivision Corridor, and	Amend the Planning Map and Outline Development Plan to exclude the area of land that is in the National Grid Yard.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					does not reflect constraints to the development of the area as a consequence of the presence of the National Grid. That is, the area of the Outline Development Plan that is in the vicinity of the National Grid is constrained by provisions in the Proposed District Plan includes provisions that regulate development in the National Grid Yard, NZECP34:2001 and section 237 of the PWA that prevents excavations (without permission) within specified distances of transmission line support structures. Against this backdrop, and alongside the policy context (including Policies 10 and 11 of the NPSET), it is considered that the land in the vicinity of the National Grid within the Outline Development Plan Area is not realistically available to accommodate urban or semi urban development. As such, rezoning land in the vicinity of the National Grid to accommodate such development gives rise to misleading expectations and does not give effect to the NPSET does not represent an efficient, effective or appropriate approach to achieving objectives of the Proposed District Plan and the purpose of the RMA on the basis that: (a) it is reasonably possible to manage activities that may compromise the National Grid through a consideration of zoning; and (b) zoning is a planning tool available to local authorities to signal areas within which sensitive activities will generally not be provided for. Because the National Grid is located parallel to Terry Road and along the western boundary of the development area, it is considered practical and appropriate to adjust the western extent of the Planning Map and Outline Development Plan to exclude the area of land within the National Grid Yard.	
Environment Southland	S85.310	Development Areas map layers	DEV2-ODP-West Gore	Oppose		Alter GRZ to align with hazard overly. No further development should be enabled in this location.
KiwiRail Holdings Ltd	S132.237	Designations map layers	KRH-1-MAP	Amend	KiwiRail generally supports the designation layer in the Proposed Gore District Plan but identify two locations as being missed from the designation shapefile. KiwiRail seeks amendment to the GIS layer to include the entire rail corridor at both locations. Pukerau - Landslip Valley Road	Amend the designation to include the entire rail corridor as shown in submission point 175 of full submission.
KiwiRail Holdings Ltd	S132.238	Designations map layers	KRH-1-MAP	Amend	KiwiRail generally supports the designation layer in the Proposed Gore District Plan but identify two locations as being missed from the designation shapefile. KiwiRail seeks amendment to the GIS layer to include the entire rail corridor at both locations. McNab - Macgibbon Road	Amend the designation to include the entire rail corridor as shown in submission point 176 of full submission.
Ministry of Education	S125.100	Designations map layers	MEDU Map - general	Support	The submitter supports all of the MoE designations.	Retain as proposed.

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Ministry of Education	S125.101	Designations map layers	MEDU-1-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.102	Designations map layers	MEDU-2-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.103	Designations map layers	MEDU-3-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.104	Designations map layers	MEDU-4-MAP	Oppose in part	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.105	Designations map layers	MEDU-5-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as propsoed.
Ministry of Education	S125.106	Designations map layers	MEDU-6-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.107	Designations map layers	MEDU-7-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.108	Designations map layers	MEDU-8-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.109	Designations map layers	MEDU-9-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.110	Designations map layers	MEDU-10-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.111	Designations map layers	MEDU-11-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.112	Designations map layers	MEDU-12-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed,
Ministry of Education	S125.113	Designations map layers	MEDU-13-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.114	Designations map layers	MEDU-14-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.115	Designations map layers	MEDU-15-MAP	Support	The designation is sought to be retained as proposed.	Retain as proposed.
Waka Kotahi NZ Transport Agency	S112.180	Designations map layers	NZTA Map - general	Support in part	Waka Kotahi supports the inclusion of state highway designations on the planning maps; however, several sections of the notified state highway designations need to be spatially represented accurately on the planning maps. Refer to Appendix 4 for examples of where the state highway designation boundaries will need to be corrected to align with the most current legal road boundaries and where the proposed designation will need to be widened to cover the formed and operational road. Full rationale in submission on page 71-73	Waka Kotahi requests that: • the state highway designation geospatial shapefiles be widened in discrete places to cover the formed and operational road; and • that the state highway designation geospatial shapefiles be corrected to align with the most up to date legal road boundaries. Refer Appendix 4 of the submission for examples of where the state highway designation boundaries will need to be corrected to align with the most current legal road parcel boundaries. Waka Kotahi will provide Council with the corrected geospatial files in due course.
Alliance Group Limited	S121.002	Information only map layers	MAP Contaminated Land sites	Support	The Contaminated Land Site overlay is consistent with the Environment Southland Selected Land Use Sites (SLUS) register.	Retain as notified
Southland District Council	S146.105	Information only map layers	MAP Streams and Rivers	Oppose in part	The esplanade strip no longer follows the current course of the Maitava River	Request to review the course of the esplanade strip along the Maitava River.
Southland District Council	S146.110	Information only map layers	MAP Streams and Rivers	Oppose in part	Esplanade strips along the Maitava River no longer follow the current course of the Maitava River, and should probably be re-established along the current course.	Update the course of the Maitava River
PowerNet Limited	S95.029	Information only map layers	MAP Electricity Lines	Not Stated	Amend the planning maps to include the Electricity Distribution Lines The identification of PowerNet's 33kV lines, and 11kv lines that are the only power	Include PowerNet's 33kV lines, and 11kv lines that are the only power supply for communities in the District Planning Maps, as shown in the Plan (pg 15 of submission) . Note that the plan maps the 33kV lines, and PowerNet are currently mapping the 10kV

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					supply for communities, which is required in the District Planning maps as part of the suite of changes. PowerNet seeks to protect its infrastructure from reverse sensitivity effects. The proposed mapping of the lines works in combination with the distribution line corridor provisions will assist with managing incompatible activities close to these lines, that may inhibit PowerNet's ability to provide electricity to the community.	lines which are the only power supply for communities, which will be provided to Council once mapping is completed.
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 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.	Add archaeological alert overlay
KiwiRail Holdings Ltd	S132.002	Maps	MAP-Additional provisions sought	Amend	KiwiRail seeks the inclusion of a Vibration Alert Area Overlay in GIS to show the area potentially affected by vibration between a railway corridor boundary at the distance of 60 meters either side of the rail corridor boundary. Refer to point 3 of Appendix A of full submission.	Include a Vibration Alert Area Overlay that is 60m either side of the railway corridor boundaries.
Stoney Creek Station Limited	S3.111	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.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Trudy Bokser	S113.111	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.
Nathan Bokser	S116.111	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.
AW+ JA Johnston Family Trust	S118.111	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.
Reaby Downs Farm Ltd	S18.113	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.
Karen Temple	S19.113	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.
Sarah and Peter Barclay	S20.113	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	S24.113	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.
John Baynes	S68.115	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.
Peters Farm LtdKaren Peters	S127.147	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.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
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.