

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S103.014	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Support	Add a new policy that reads: " RLZ - P10: In the Rural Lifestyle Zone at McNabb, rural lifestyle development maintains the rural character of the area and facilitates pastoralism, agriculture, horticulture and mahinga kai. "	RLZ-P3, P4 and P9 policies are inconsistent, in relation to whether activities and amenity values should align primarily with a rural or residential environment in Rural Lifestyle Zones.	Reject - to be considered in HS4a
S85.007	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Support	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.	No objectives of policies in this zone recognize natural hazards risk. More emphasis is needed to ensure infill and greenfield development properly considers risk	Reject
S132.158	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Amend	Insert RLZ-SXX as follows after RLZ-S8: Setback from rail corridor All activities 1. Any Building or structure must not be located within a 5m setback from a boundary with a rail corridor. Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The safe and efficient operation of the rail network. 2. Compatibility with the surrounding environment. 3. The reason for the reduced setback.	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor. KiwiRail recommend that the following standard be applied over all zones for setbacks from the rail corridor.	Reject
S110.051	Royal Forest and Bird Society of NZ Inc	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Amend	Add: RLZ-S13- Setbacks from a Significant Natural Area (all activities) Permitted activity 1. Any building or structure is set back 10 metres from the closest boundary of any Significant Natural Area Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on Significant Natural Area values and indigenous biodiversity values. 2. The impact of the activity on any, rare or threatened indigenous species or taonga species and how any potential impact could be avoided,	There is no requirement in the plan for setbacks of buildings/structures from SNAs. The addition of this standard would ensure that buildings/structures are not established within an SNA in the Rural Lifestyle Zone. NOTE: Compliance with RLZ-S12 would also need to be added into RLZ-R2 (3) & (6), RLZ-R4 (4), RLZ-R5 (1), RLZ-R8 (1) and RLZ-R9 (3).	Reject

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					remedied or mitigated. 3. The activity has a functional need to be located in the area.		
FS5.170	Hamish Weir			Oppose	Disallow		Accept
FS17.091	Federated Farmers			Oppose	Disallow	Federated Farmers opposes the submitter's proposed new standard RLZ-S12 as requiring setbacks to SNAs is unreasonable and will restrict farming practices which actually help to protect SNAs such as fencing.	Accept
S124.128	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Amend	RLZ S13 - Servicing All activities 1. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated wastewater network. 3. Where Council reticulated water supply is unavailable, any residential unit and buildings for non-residential activities must: (a) be connected to a community drinking water supply; or (b) be connected to a private drinking water supply; or (c) store 45,000 litres of potable water on-site from another source. 4. Where Council reticulated wastewater is unavailable, any residential unit and buildings for non-residential activities must: (a) be provided with an on-site wastewater treatment and disposal system. 5. All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice'	Fire and Emergency consider that new buildings located in the RLZ should be required to provide a firefighting water supply in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk.	Reject
FS5.171	Hamish Weir			Oppose in part	Disallow in part	Remove specific reference to standards that could out date	Accept in part

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S77.006	New Zealand Heavy Haulage Association	RLZ - Rural Lifestyle Zone	RLZ-Additional provisions sought	Support	Permitted activity performance standards and criteria for relocation of second hand buildings: a. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling. b. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. c. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. d. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period. Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards. OR The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	Accept in part
FS14.042	NZ Transport Agency Waka Kotahi			Oppose	Disallow	Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby	Reject

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						that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.	
S101.087	Transpower New Zealand Limited	RLZ - Rural Lifestyle Zone	RLZ - General	Oppose	Amend Note 1 as follows: "The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this chapter do not apply to infrastructure activities. "	Transpower does not support Note 1 on the basis that the Note is not sufficiently clear in terms of the rules that might apply to critical infrastructure generally, and the National Grid specifically. That is, as written, the Note could be understood to direct that the Rural LifestyleZone rules apply to infrastructure in addition to the rules in the Infrastructure Chapter. This would result in Rule RLZ-R13 applying and all infrastructure activities being non-complying activities. Transpower seeks that Note 1 is amended to explicitly set out that the General Industrial Zone rules do not apply to infrastructure.	Reject – defer to HS7
S109.125	Department of Conservation	RLZ - Rural Lifestyle Zone	RLZ - General	Oppose in part	Amend the rules to provide clarity around where the ECO chapter provisions apply. Where the Rules apply to 'All areas' it should	The D-G considers that there should be clarity that the relevant ECO chapter provisions such as SNAs and the indigenous vegetation clearance rules apply.	Reject

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					exclude specific sites such as Historic Heritage sites, Significant Natural Areas and ONL and ONFs.		
S146.082	Southland District Council	RLZ - Rural Lifestyle Zone	RLZ - General	Support in part	Update the proposed District Plan with the amendments to the National Environmental Standard for Commercial Forestry (NES-CF) as part of the provisions.	To facilitate rural lifestyle activities in addition to rural activities, then commercial activities and primary industries (including commercial Forestry) may be inappropriate for this zone. Southland District Council has no comparable zone to the RLZ in the District Plan, but any future RLZ would likely be aligned in some regard with Gore. Southland District, as a neighbour of Gore shares issues with the conflict between maintaining highly productive land and providing housing for people. RLZ is both expansive in area and expensive for councils to maintain and may not be suited to taking up highly productive land. It may be suited to higher-density use as it is adjacent to the town.	Accept in part
S39.002	Bernadette Howard	RLZ - Rural Lifestyle Zone	RLZ - General	Support	Support for the Rezoning of 171A Wentworth Street to Rural Lifestyle	Wishes to transfer part ownership of the land parcel to her son	Accept
S148.012	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ - General	Oppose	We do not support the new rules restricting agricultural aviation.	his activity is essential to the primary sector and cannot be inhibited by the time delays or uncertainty associated with a consenting regime. The noise created is brief and temporary, and totally tolerated by the rural community in which it takes place as those who live and work in that area understand its essential nature. Location of landing areas for our operation is based 100% on proximity to a water source - as the spray chemicals require a lot of water mixed with them for every load carried by the helicopter. For convenience to those who originally created and now those who service the water supply, these tanks are often in close proximity to a road. Therefore, the restrictions on landing sites could inadvertently rule out the only suitable locations if proximity to a road is a restricting factor. These proposed rules aim to solve a problem which does not exist. Farmers and aviators manage this	Reject – to be considered in HS6

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						activity in a safe and appropriate way. There is no need for this new suite of rules.	
S96.001	Anna Kaui	RLZ - Rural Lifestyle Zone	RLZ - General	Oppose in part	A reassessment of the zoning along Main Street (North), to be zoned as Rural Lifestyle Zone.	There are 2 separate zones that run across 4 lifestyle properties, with different rules in the zones. If a shed was built in this area, it would be subject to 2 sets of zone rules, which creates confusion.	Reject
FS22.061	Clark Fortune McDonald & Associates			Support	Allow	Support - Zone boundaries should generally be rationalised to coincide with cadastral boundaries or clear physical features.	Reject
S140.004	Robina Johnston	RLZ - Rural Lifestyle Zone	RLZ - General	Not Stated	The entire Hokonui Lifestyle Zoned area from the road would have to be mitigated to avoid public view. The transformation of road buffering the Reaby Road would need vegetation or bunds to hide public view. Reverse sensitivity should be a consideration for Hokonui Lifestyle zone and vegetation buffers are needed. Raises concerns about adequate fencing for stock and that this should be netting.	The Hokonui Hills area has historically been used for its many resources and settlements by Māori and Pakeha. The Reserve is a pathway for recreation users. Visual effects of existing development has been mitigated by low reflectivity material and landscaping of the road boundary. Screening is not regulated and indigenous species are favoured, but indigenous species are not as fast growing as exotics and native birds enjoy the exotics. Considers the entire Hokonui Lifestyle Zone need to be visually mitigated. The area is high in amenity values and will grow west.	Reject
FS22.062	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical to introduce that level of regulation for an area that is already predominantly rural lifestyle land use.	Accept
S103.029	McNabb Management Ltd	Zone map layers	RLZ-MAP	Support in part	Retain the proposed Rural Lifestyle Zone over part of land located at 10 McKinnon Road, but amend the area and boundaries as shown on the concept plan attached to and forming part of this submission. Retain the proposed General Rural Zone over part of land located at 10 McKinnon Rd, but amend the area and boundaries as shown on the attached concept plan and overlay that General Rural Zone with a Rural Industrial Precinct called 'PREC14 - McNabb Rural Industry Precinct.' Add a new	Proposed amendments support a bespoke development concept for the property at 10 McKinnon Rd as a kainga nohoanga: providing opportunities for living, working and community while maximising the natural capital of the property and its surroundings. The requested amendments to the proposed zonings work with the geography of the site: - Developing around rather than over existing water bodies and natural drainage patterns; - Promoting an extensive area for biodiversity enhancement, mahinga kai and flood management	Reject – defer to HS4a

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					Māori Special Purpose Zone as shown on the concept plan. Add a deferred Light Industrial Zoning over 10 hectares of the proposed GRUZ-PREC14 adjoining Waipawa Highway/SH 1 as shown in the concept plan, with the zoning deferred until such time as: - Te Ika Rama Marae is relocated to the new Māori Special Purpose Zone at 10 McKinnon Rd; and - An alternative access road is provided from Waipawa Highway/SH 1 as shown in the concept plan	on those parts of the property which have those characteristics; - Relocating Te Ika Rama Marae to higher ground and providing opportunities for associated housing and community facilities; - Using the concept of clustering and open space, to provide a rural lifestyle development that is rural in character, has a low environmental footprint, and retains options for productive use of the land; and - Providing rural industrial support facilities in an appropriate location.	
S39.001	Bernadette Howard	Zone map layers	RLZ-MAP	Support	Support for the Rezoning of 171A Wentworth Street to Rural Lifestyle	Wishes to transfer part ownership of the land parcel to her son	Accept
S85.052	Environment Southland	Zone map layers	RLZ-MAP	Support in part	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Accept in part
S104.034	McLeod-Wantwood Trust/Wantwood Station	Zone map layers	RLZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part
S84.001	John Sheddan	Zone map layers	RLZ-MAP	Oppose in part	Inclusion of the Racecourse Road area into the Lifestyle Rural Zone.	The nature and use of properties on Racecourse Road is residential in nature and not in keeping with the Rural Lifestyle Zone. The proposed zoning does not provide protection or benefit to current land use.	Reject
S99.001	Clark Fortune McDonald & Associates	Zone map layers	RLZ-MAP	Not Stated	A review and rationalisation of zone boundaries around the PDP Lifestyle and Large Lot Residential zones is undertaken to align zone boundaries with cadastral boundaries.	PDP Rural Lifestyle zone cuts an arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Split zoning results in large portions of properties being surrounded by existing rural lifestyle land uses but	Reject

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						further lifestyle land uses not being enabled. Results in the inefficient use of land.	
S99.003	Clark Fortune McDonald & Associates	Zone map layers	RLZ-MAP	Not Stated	Align the extent of the Whiterig Rural Lifestyle Zone to align with the existing cadastral arrangement.	Acknowledged that the PDP zone boundary has been changed to exclude some flood-prone land from this lifestyle zone. However, it has been re-aligned to a position where it cuts across allotments.	Reject
S105.034	Farm Manager - Wantwood Station	Zone map layers	RLZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part
S127.034	Peters Farm LtdKaren Peters	Zone map layers	RLZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part
S92.001	Nadine Fletcher	Zone map layers	RLZ-MAP	Oppose in part	To alter the division between LLRZ and RLZ.	The submitter are owners of 120 Wentworth Street, located in the proposed RLZ adjacent to a LLRZ, the natural division between these zones should be the ridgeline on our Northern boundary, rather than the Southern boundary. RLZ-S1 stipulates one residential unit per hectare, given the existence of a smaller block (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.	Accept in part
FS5.192	Hamish Weir			Support	Allow		Accept in part

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S121.001	Alliance Group Limited	Zone map layers	RLZ-MAP	Oppose	Amend the Rural Lifestyle Zone overlay to exclude the Alliance water treatment plant and include it as GIZ. See full submission for map of zoning.	Alliances water treatment plant is an established industrial activity servicing Alliance's meat processing activity identified within the Rural Lifestyle Zone of the Proposed Plan. This activity does not align with the description of the Rural Lifestyle Zones set out within National Planning Standards, which describes the zone as "areas used predominantly for a residential lifestyle within a rural environment". Additionally, this activity does not align with the overview and purpose of the Rural Lifestyle Zone of the Proposed Plan, which states that "industrial activities are not provided for or anticipated in the zone...". The s32 report does not provide reasoning as to why this area specifically was re-zoned to Rural Lifestyle Zone. Alliance is of the view that the established water treatment plant has been inappropriately zoned and does not meet the criteria for the Rural Lifestyle Zone. This will result in inappropriate restrictions on potential upgrade and maintenance works associated with the water treatment plant. The Proposed Plan states that the purpose of the General Industrial Zone "is to provide zones where industrial activities and compatible activities are enabled and managed". It is Alliance's view that the water treatment plant more appropriately aligns with the General Industrial Zone, along with the remainder of Alliances sites. Alliance therefore request that the Rural Lifestyle Zone maps are amended to exclude Alliance's water treatment plant, and it is rezoned to General Industrial Zone.	Reject – defer to HS4
S99.046	Clark Fortune McDonald & Associates	Zone map layers	RLZ-MAP	Not Stated	The land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore: it is more efficient to extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd.	On the land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore, the PDP Rural Lifestyle zone cuts a somewhat arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd. These roads would then provide a logical physical boundary to the PDP Rural Lifestyle	Reject

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						zone, instead of an arbitrary line cutting through the middle of titles.	
FS14.055	NZ Transport Agency Waka Kotahi			Oppose	Disallow	The New Zealand Transport Agency considers that there is not enough information about the implications of the proposed re-zoning on the state highway network, in particular State highway 94. We consider that an Integrated Transport Assessment needs to be completed to identify the traffic effects of the proposed re-zoning, and when the local road intersections with State highway 94 would need to be upgraded and the design and location of any new intersections. NZTA would want provisions included in the Plan to manage the intersection upgrades.	Accept
S126.167	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S115.168	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S143.179	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S148.180	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S60.170	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S68.288	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-O2	Support in part	Reword RLZ-O2.	We suggest this objective is reworded as the intention is not clear.	Accept
S101.085	Transpower New Zealand Limited	RLZ - Rural Lifestyle Zone	RLZ-O3	Support in part	Amend Objective RLZ-O3 as follows: "RLZ-O3 To enable rural lifestyle living opportunities whilst protecting other anticipated activities, including critical infrastructure in adjacent	Considers that the Objective is not expressed and an outcome and, as such, is not sufficiently clear. Further, it is not clear how this Objective would relate to the National Grid, and give effect to Policy	Accept in part

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					zones from adverse effects, including reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.	10 and 11 of the NPSET. Transpower considers that the outcome sought requires refinement in a manner that is consistent with provisions elsewhere in the Proposed District Plan that protect the National Grid and therefore gives effect to the NPSET.	
S121.082	Alliance Group Limited	RLZ - Rural Lifestyle Zone	RLZ-O3	Amend	Amend as follows: To enable rural lifestyle living opportunities whilst protecting existing and anticipated activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.	"Existing" activities in adjacent zones can be adversely affected by the encroachment of rural living zones and activities, and should be protected in this objective, alongside "anticipated" activities.	Accept
S40.086	Silver Fern Farms	RLZ - Rural Lifestyle Zone	RLZ-O3	Oppose	Amend as follows: To enable rural lifestyle living opportunities whilst protecting existing and anticipated activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.	"Existing" activities in adjacent zones can be adversely affected by the encroachment of rural living zones and activities, and should be protected in this objective, alongside "anticipated" activities.	Accept
FS17.089	Federated Farmers			Support	Allow in part	Federated Farmers supports the amendment to RLZ-O3 as existing activities in adjacent zones must be protected.	Accept
S132.151	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-O3	Amend	Amend RLZ-O3 as follows: To enable rural lifestyle living opportunities whilst protecting the function and operation of the rail corridor and adjacent activities in adjacent zones from reverse sensitivity effects arising from, and impacting on, rural lifestyle activities.	KiwiRail generally supports RLZ-O3 but seeks an amendment to clarify that this policy also relates to protecting the function and operation of the rail corridor from potential effects.	Reject
FS29.048	Silver Fern Farms Limited			Oppose	Disallow	The proposed changes to are not necessary and would alter the meaning such that the focus of the policy is on railway effects only.	Accept
S51.001	Nick Crisp	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Amend	Rezone from Robertson Street to Terry Road to residential or large residential section from RLZ.	The submitters property is zoned as rural lifestyle zone, and it boundaries the residential zone. As there is extra noise and traffic created from the	Reject

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						school, it minimises any benefits of the property being zoned rural.	
S126.166	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that ~~sustainable~~ primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary production' therefore we seek its removal. There is a typography issue that needs to be amended.	Accept
S100.016	Charlton Rise Limited	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support	None specified.	Support the overview, purpose, objectives and policies of the Rural Lifestyle Zone	Accept
S115.167	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that ~~sustainable~~ primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary production' therefore we seek its removal. There is a typography issue that needs to be amended.	Accept
S143.178	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that ~~sustainable~~ primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary	Accept

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						production' therefore we seek its removal. There is a typography issue that needs to be amended.	
S148.179	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that ~~sustainable~~ primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary production' therefore we seek its removal. There is a typography issue that needs to be amended.	Accept
S60.169	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that ~~sustainable~~ primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary production' therefore we seek its removal. There is a typography issue that needs to be amended.	Accept
S68.287	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support in part	Amend Overview: The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that ~~sustainable~~ primary production activities are not compromised. The precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values.	SFF supports reference to ensuring that primary production activities can continue in the RLZ given the potential for reverse sensitivity in this area. However, the reference to 'sustainable' primary production is not needed and could change the meaning of 'primary production' activities (which are defined in the interpretation section). A key word search determined that this chapter is the only chapter in the plan referring to 'sustainable primary production' therefore we seek its removal. There is a typography issue that needs to be amended.	Accept

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S103.011	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-P3	Oppose	Delete policies RLZ-P3, P4 and P9 and replace with one policy that reads: "To provide for Rural Lifestyle Zones as primarily low density residential environments but which retain a rural character and associated amenity values; and: (i) Enable outdoor primary production activities but avoid intensive primary production, mining, quarrying, or rural industrial activities unless these activities are of a scale and nature that effects on residents can be avoided; and (ii) Enable home-based occupations, home-based businesses and other commercial activities provided they are of a scale and nature that effects on residents can be avoided or appropriately mitigated."	Policies RLZ-P3, RLZ-P4 & RLZ-P9 are inconsistent, in relation to whether activities and amenity values should align primarily with a rural or residential environment in Rural Lifestyle Zones.	Accept in part
S126.168	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. ~~where they are compatible with the amenity and values of those zones.~~	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.	Accept in part
S115.169	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. ~~where they are compatible with the amenity and values of those zones.~~	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.	Accept in part
S143.180	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. ~~where they are compatible with the amenity and values of those zones.~~	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.	Accept in part
S148.181	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. ~~where they are compatible with the amenity and values of those zones.~~	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here.	Accept in part

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Furthermore, RLZ-P4 provides for 'compatible activities'.	
S60.171	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. ~~where they are compatible with the amenity and values of those zones.~~	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.	Accept in part
S68.289	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-P3	Support in part	Amend RLZ-P3: Enable primary production activities within the Rural Lifestyle Zone. ~~where they are compatible with the amenity and values of those zones.~~	If activities are not compatible with the amenity and value of the zone then consent will not be granted, therefore it seems unnecessary to state this here. Furthermore, RLZ-P4 provides for 'compatible activities'.	Accept in part
S103.012	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-P4	Oppose	Delete policies RLZ-P3, P4 and P9 and replace with one policy that reads: "To provide for Rural Lifestyle Zones as primarily low density residential environments but which retain a rural character and associated amenity values; and: (i) Enable outdoor primary production activities but avoid intensive primary production, mining, quarrying, or rural industrial activities unless these activities are of a scale and nature that effects on residents can be avoided; and (ii) Enable home-based occupations, home-based businesses and other commercial activities provided they are of a scale and nature that effects on residents can be avoided or appropriately mitigated."	RLZ-P3, P4 and P9 policies are inconsistent, in relation to whether activities and amenity values should align primarily with a rural or residential environment in Rural Lifestyle Zones.	Accept in part
S139.071	Hokonui Rūnanga Inc	RLZ - Rural Lifestyle Zone	RLZ-P5	Support in part	Amend to read: "Enable buildings and structures for permitted activities that maintain the character and qualities of the Rural Lifestyle zone, by requiring: ... 4. appropriate setbacks to waterways to maintain and enhance amenity values, ecological values, ~~Ngāi Tahu cultural values~~	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai, and natural character."		
S110.050	Royal Forest and Bird Society of NZ Inc	RLZ - Rural Lifestyle Zone	RLZ-P5	Amend	Add: 4. appropriate setbacks to waterways and Significant Natural Areas to maintain and enhance amenity values, ecological values, Ngāi Tahu cultural values, and natural character.	It is important that setbacks apply to no only waterways, but to SNAs which may occur in the zone to ensure their ecological and biodiversity values are protected from inappropriate activities and development	Reject
FS17.090	Federated Farmers			Oppose	Disallow	Federated Farmers opposes the submitter's proposed addition to RLZ-P5 as requiring setbacks to SNAs is unreasonable and will restrict farming practices which actually help to protect SNAs such as fencing.	Accept
S101.086	Transpower New Zealand Limited	RLZ - Rural Lifestyle Zone	RLZ-P6	Support	Retain Policy RLZ-P6 as notified.	Transpower supports Policy RLZ-P6 because the National Grid generally has an operational need or functional need for its location and, as such, the Policy provides an exception to the strict requirement to 'avoid' activities.	Accept
S125.063	Ministry of Education	RLZ - Rural Lifestyle Zone	RLZ-P6	Support	Retain as proposed.	The submitter supports RLZ-P6 and acknowledges that whilst the primary purposes is for rural-residential living, the needs and benefit for educational facilities are recognised.	Accept
S124.117	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-P6	Support	Retain as notified	Fire and Emergency support RLZ-P6 as is recognises the benefit of emergency service facilities within the RLZ where it does not detract from the rural character and amenity	Accept
S148.182	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: ~~Recognise the benefit~~ Enable the location of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS16.003	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	Reject
S68.290	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: ~~Recognise the benefit~~ Enable the location of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject
FS16.004	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	Reject
S115.170	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: ~~Recognise the benefit~~ Enable the location of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject
FS16.005	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	
S60.172	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: ~~Recognise the benefit~~ Enable the location of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject
FS16.006	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	Reject
S143.181	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: ~~Recognise the benefit~~ Enable the location of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject
FS16.007	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.169	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-P6	Support in part	Amend RLZ-P6: ~~Recognise the benefit~~ Enable the location of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.	Emergency service facilities, such as rural fire, are crucial for farmers and therefore the Plan should do more than to simply 'recognise the benefit'.	Reject
FS16.008	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency support the submission point to amend RLZ-P6 to "enable the location" of emergency service facilities as this is a more permissive objective and policy framework which provides for the establishment and operation of emergency service facilities in these zones. This aligns with the relief sought by Fire and Emergency to have Emergency Service Facilities as a permitted activity in the RLZ zone.	Reject
S103.015	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-P7	Oppose	Delete policy.	"Functional and operational need' has been defined by the Courts very narrowly and is used for activities that are location-specific such as farming, mining and some infrastructure. It is debatable whether any activity has an operational or functional need to locate in a Rural Lifestyle Zone.	Accept in part
S112.146	Waka Kotahi NZ Transport Agency	RLZ - Rural Lifestyle Zone	RLZ-P7	Support	Retain as notified	Waka Kotahi supports this policy in that it seeks to avoid activities that are incompatible with the zone unless there is an operational or functional need to locate there. Waka Kotahi supports this policy on the basis that the use and development of land not foreseen within the zone can place additional unplanned demands on existing infrastructure including State highways.	Accept in part
S124.118	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-P7	Support	Retain as notified	Fire and Emergency support RLZ-P7 insofar that it recognises that there may be a need for activities such as fire and emergency facilities to be located in the RLZ where there is an operational or functional need.	Accept in part

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S103.016	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-P8	Oppose	Delete policy.	Under s4, the RMA does not apply to land uses on land administered under the Conservation Act 1987 or Acts listed in Sch 1 to that Act, if the activity is provided for within a reserve management plan. A local authority reserve management plan is prepared under the Reserves Act 1977; the Reserves Act 1977 is listed in Sch 1 to the Conservation Act 1987.	Reject
S103.013	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-P9	Oppose	Delete policies RLZ-P3, P4 and P9 and replace with one policy that reads: "To provide for Rural Lifestyle Zones as primarily low density residential environments but which retain a rural character and associated amenity values; and: (i) Enable outdoor primary production activities but avoid intensive primary production, mining, quarrying, or rural industrial activities unless these activities are of a scale and nature that effects on residents can be avoided; and (ii) Enable home-based occupations, home-based businesses and other commercial activities provided they are of a scale and nature that effects on residents can be avoided or appropriately mitigated."	RLZ-P3, P4 and P9 policies are inconsistent, in relation to whether activities and amenity values should align primarily with a rural or residential environment in Rural Lifestyle Zones.	Accept in part
S126.170	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are ~~generally~~ appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part
S115.171	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are ~~generally~~ appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S143.182	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are ~~generally~~ appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part
S148.183	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are ~~generally~~ appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part
S60.173	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are ~~generally~~ appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part
S68.291	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-P9	Support in part	Amend RLZ-P9: Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as primary production and agriculture aviation activities are ~~generally~~ appropriate.	The word 'generally' does not add value to this policy. Farms located in the RLZ must be enabled to continue normal farming operations.	Accept in part
S109.123	Department of Conservation	RLZ - Rural Lifestyle Zone	RLZ-PREC11-O1	Support in part	Retain RLZ-PREC11-O1 with the following amendments (or words to similar effect): RLZ-PREC11-O1Recognise and protect the landscape and ecological values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve.	The D-G considers that landscape and ecological values are recognised and protected within this area.	Reject
S69.001	Ian Davidson-Watts	RLZ - Rural Lifestyle Zone	RLZ-PREC11-O1	Support in part	Recognises and protects the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve	Support the objective and rules for protecting and sustainably managing this part of the district. Recent development has highlighted the need for proper management, in particular the impact on the road.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S109.124	Department of Conservation	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Retain RLZ-PREC11-O1 with the following amendments (or words to similar effect): Limited the nature, scale and design of development within PREC11 in order to protect the landscape and ecological values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development.	The D-G considers that landscape and ecological values are recognised and protected within this area.	Accept in part
S126.171	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1L: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept
S115.172	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1L: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept
S143.183	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1L: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.184	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1L: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept
S60.174	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1L: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept
S68.292	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	Amend RLZ-PREC11-P1L: Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development	Typo to be amended.	Accept
S109.126	Department of Conservation	RLZ - Rural Lifestyle Zone	RLZ-R1	Support	Retain as notified	The D-G supports conservation activity being a permitted activity in this zone.	Accept
S103.017	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R10	Oppose	Delete rule.	Under s4, the RMA does not apply to land uses on land administered under the Conservation Act 1987 or Acts listed in Sch 1 to that Act, if the activity is provided for within a reserve management plan. A local authority reserve management plan is prepared under the Reserves Act 1977; the Reserves Act 1977 is listed in Sch 1 to the Conservation Act 1987.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S125.064	Ministry of Education	RLZ - Rural Lifestyle Zone	RLZ-R11	Support in part	Amend as follows: Education Facility All areas except PREC11 Hokonui Hills Rural Lifestyle Precinct Activity status: ~~Discretionary~~ Permitted 1. Any new or extended building or structure complies with standards RLZ-S2 RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, and RLZ-S7. Activity status where compliance not achieved with: Restricted discretionary Matters of control are restricted to: 1. the location and design of buildings and any proposed car parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and waste treatment and disposal.	Educational facilities should be provided for where there is a potential for a population to support them, including in the RLZ. This will support active modes of transport and reduce trip lengths and times. Provides flexibility without unreasonable restrictions for education facilities, that may be placed within RLZ to serve the education needs.	Reject
S124.124	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R12	Oppose in part	Amendment sought RLZ-R12 - Emergency Services Facility Activity status: Permitted Where: Any new or extended buildings, structure and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12.	Emergency service facilities are provided for in this Zone as a discretionary activity. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the performance standards within. Where there is a non-compliance with the performance standards, a restricted discretionary activity is requested subject to the matters of discretion associated with the infringed standard. This will ensure that Council have the	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						discretion over what activities are deemed acceptable to be located in the Rural Lifestyle Zone based on the performance standards infringed.	
S109.127	Department of Conservation	RLZ - Rural Lifestyle Zone	RLZ-R2	Support in part	Amend PREC11 to include matters of control (or words to similar effect) as follows: Matters of Control (...) 2. The siting, design and finish of the proposed buildings and the extent to which it avoids or mitigates adverse effects on the landscape and ecological values of PREC11	The D-G supports the controlled activity status but considers that assessment matters include consideration of mitigation of adverse effects on ecological values given the close proximity to Croydon Bush.	Reject
S124.119	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R2	Support in part	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10	Fire and Emergency support in part RLZ-R2,,R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.152	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-R2	Amend	Amend RLZ-R2 as follows: Where: Any new building, addition or external alteration and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, and RLZ-xx (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						interference with railway operations and avoiding health and safety hazards for residents.	
S85.002	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R2	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.092	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S85.168	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R2	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule.	New buildings or activities should not be establish as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.097	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S103.018	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R3	Oppose in part	Amend RLZ-R3 subclause 3 to read: "The maximum occupancy is 6 people per night excluding those who normally reside at the property."	The rule as currently written limits the number of people who may occupy the dwelling to 5. It is assumed this is meant to mean 5 guests per night. However, 5 is inconsistent with RLZ-R4 for visitor accommodation.	Accept in part
S126.172	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed 58 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this	Accept

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	
S115.173	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed 58 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Accept
S143.184	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed 58 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Accept
S148.185	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed 58 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Accept
S60.175	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed 58 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a	Accept

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	
S68.293	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-R3	Support in part	Amend RLZ-R3: 3. The maximum occupancy does not exceed 58 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Accept
S85.003	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R3	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.093	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S103.019	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R4	Oppose in part	Delete subclause 3 restricting occupancy to 90 nights in any 12 month period. Combine Rules RLZ-R3 and RLZ-R4 to provide for one rule allowing visitor accommodation for up to 6 guests in a residential unit.	It is unclear if this condition applies to 6 guests x 90 nights or 90 occupation nights in total which would be 15 nights at full occupancy. Either way, it is not clear what the benefit is of limiting the number of occupancy nights as well as the number of guests that can be accommodated. It is also unclear why the	Reject

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						rules are different for homestays and visitor accommodation.	
S124.120	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R4	Support in part	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10	Fire and Emergency support in part RLZ-R2,,R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.153	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-R4	Amend	Amend RLZ-R4 as follows: Where: Any new or extended buildings, structures and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ -S5, RLZ -S6, RLZ-S7, and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12 and RLZ-xx (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.004	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R4	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.094	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an	Accept

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	
S85.170	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R4	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.098	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S126.173	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) intensive winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard 2. Existing use rights	This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.	Accept in part
S124.121	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10	Fire and Emergency support in part RLZ-R2,,R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the	Reject

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S132.154	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-R5	Amend	Amend RLZ-R5 as follows: Where: Any new or extended buildings, structures and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12 and RLZ-xx (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S115.174	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) intensive winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard 2. Existing use rights	This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive	Accept in part

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						winter grazing' is included to align with the Southland Land and Water Plan.	
S143.185	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) intensive winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard 2. Existing use rights	This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.	Accept in part
S148.186	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) intensive winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard 2. Existing use rights	This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.	Accept in part
S60.176	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) intensive winter grazing,	This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used	Accept in part

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard 2. Existing use rights	to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.	
S68.294	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-R5	Support in part	Amend RLZ-R5: Primary Production Activity status: Permitted Where: (...) (e) treatment or storage ponds, or (f) intensive winter grazing, or (g) quarry or quarrying activities, or (...) Matters of discretion: 1. The matters of discretion of any infringed standard 2. Existing use rights	This rule permits primary production where the activity does not involve: (a) intensive indoor primary production, or (b) milking sheds, or (c) buildings used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) quarry or quarrying activities, or (h) mining. SFF agrees with this list as it is important to minimise reverse sensitivity effects, however protecting existing use is also important and therefore the Council should add this as a matter of discretion. 'Winter grazing' as a term is not defined and does not provide for people in the RLZ having a couple of animals such as sheep for grazing. It is recommended that a definition for 'intensive winter grazing' is included to align with the Southland Land and Water Plan.	Accept in part
S103.020	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R5	Oppose in part	Delete clauses (b) to (d) and (f). Amend clause (e) to read, " effluent treatment and storage ponds other than the maintenance or upgrade of existing, lawfully established ponds. " Amend (g) to read: " Quarrying or quarrying activities, other than quarrying up to 100m3 of shingle per year for the purpose of	This rule will mean usual farming activities will require resource consents in the RLZ which does not implement RLZ-P9. It will also affect continued primary production on land zoned Rural Lifestyle but not yet developed, unless s10 of the RMA applies.	Reject

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					maintaining tracks or gravelled areas on the same property as the quarrying activity is occurring."		
FS11.047	Heritage New Zealand Pouhere Taonga			Oppose	Disallow	HNZPT acknowledges that the dominant land use within the district is agriculture and that the District Plan needs to enable sustainable primary production within appropriate zones. The previously stated activities will involve earthworks and land disturbance during establishment, maintenance, and use, which may affect identified and unknown archaeological sites. As stated in one of the submissions lodged, activities such as fencing require a significant amount of earthworks to provide a buffer for vegetation and allow heavy vehicle access for establishment and maintenance. Ongoing agricultural land use in areas that have undergone previous soil disturbance, such as ploughing, tilling, etc., are unlikely to encounter archaeology. However, earthworks or ground disturbance to areas that have been previously undisturbed, or go below the topsoil have the potential to uncover archaeology. Activities within these areas should have sufficient triggers in the District Plan to create awareness of the plan users' potential obligation under the archaeological provisions of the HNZPTA. For activities involving significant volumes of earthworks, such as quarries, mines, commercial forestry, and renewable electricity generation activities, or areas that have been largely undisturbed, such as significant natural landscapes or features, the effects on archaeology require assessment and a permitted activity status is not appropriate.	Accept
S156.017	New Zealand Agricultural	RLZ - Rural Lifestyle Zone	RLZ-R6	Oppose in part	Delete RLZ-R6 1. Retain RLZ-R6 2. (subject to the amendments sought in submission point S1.11 to NOISE-R8)	NZAAA supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks as proposed GRUZ-S9 do	Reject – defer to HS6

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Aviation Association					not enable the provision of services to support primary production (refer reasons in submission for NOISE-R8). Council controls land use NOT aircraft in flight	
S126.174	Southland Federated Farmers of New Zealand	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
S115.175	Kevin Robertson	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
S143.186	Rural Ratepayers Group	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
S148.187	Alistair & Bernadette Hunt	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
S60.177	Ronald Crispin	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
S68.295	John Baynes	RLZ - Rural Lifestyle Zone	RLZ-R6	Support in part	Adopt RLZ-R6 as notified, pertaining to changes being accepted under GRUZS8.	We support this rule provided our changes under GRUZ-S8 are accepted.	Reject – defer to HS6
S63.021	New Zealand Helicopter Association	RLZ - Rural Lifestyle Zone	RLZ-R6	Oppose in part	Delete RLZ-R6 (1). Retain RLZ-R6 (2)- subject to the amendments sought in NOISE-R8)	NZHA supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks as proposed GRUZ-S9 do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8). Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject – defer to HS6
FS4.72	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks do not enable the provision of services to support primary production.	Reject – defer to HS6

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS18.17	New Zealand Helicopter Association			Support	Allow		Reject – defer to HS6
S87.012	Ballance Agri-Nutrients	RLZ - Rural Lifestyle Zone	RLZ-R6	Oppose in part	Delete ~~RLZ-R6 1.~~ Retain RLZ-R6 2. (subject to the amendments sought in submission point S1.6 to NOISE-R8)	Ballance supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks as proposed GRUZ-S9 do not enable the provision of services to support primary production.	Reject – defer to HS6
FS4.73	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks do not enable the provision of services to support primary production.	Reject – defer to HS6
S28.018	Ravensdown Limited	RLZ - Rural Lifestyle Zone	RLZ-R6	Oppose in part	Delete RLZ-R6 1. Retain RLZ-R6 2. (subject to the amendments sought in submission point S28.07/08 to NOISE-R8)		Reject – defer to HS6
FS4.74	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks do not enable the provision of services to support primary production.	Reject – defer to HS6
S103.021	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R7	Oppose in part	Amend subclause 2 to read: "the activity occupies no more than 60m2 of the gross floor area of the buildings on the site."	This amendment makes the gross floor area threshold consistent with that for a minor residential unit.	Accept
S87.013	Ballance Agri-Nutrients	RLZ - Rural Lifestyle Zone	RLZ-R7	Oppose	Delete RLZ-S8	Any setbacks as proposed do not enable the provision of services to support primary production.	Reject
S103.022	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-R8	Oppose in part	Amend subclause 2 to read: "the maximum area used for the display and storage of produce is 60m2." Amend subclause 3 to read: "the activity must be undertaken by a person(s) residing on the site and employ no more than 2 full-	These thresholds for managing rural produce retail activities in the Rural Lifestyle Zone appear unnecessarily restrictive and inconsistent with those allowed for homebase businesses under RLZ-R7.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					time equivalent people who do not reside on the site."		
S112.147	Waka Kotahi NZ Transport Agency	RLZ - Rural Lifestyle Zone	RLZ-R8	Support	Retain as notified	Waka Kotahi supports this rule in that rural produce retail activities are permitted providing the access is not from a State highway and non-compliance as a Restricted Discretionary Activity. This is on the basis that these types of roadside retail activities are well known to cause traffic safety issues with vehicles exiting / entering the State highway network. There are other known issues associated with overflow parking along State highways to access these stalls and associated roadside stall signage issues creating traffic safety issues.	Accept
S112.148	Waka Kotahi NZ Transport Agency	RLZ - Rural Lifestyle Zone	RLZ-R8	Support in part	Amend RLZ - R8 Matter of discretion as follows: 8. The extent to which the rural produce retail activity will impact on the safety, efficiency and effectiveness of the transport network. This includes the outcome of any consultation with Waka Kotahi New Zealand Transport Agency.	Waka Kotahi further request that amendments be made to RLZ - R8 Matters of discretion for rural produce retail activities to include whether Waka Kotahi approval has been given to the to the gaining direct access from the State highway.	Reject
S124.122	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R8	Support in part	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10	Fire and Emergency support in part RLZ-R2,,R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						relief sought relating to an additional standard for servicing.	
S132.155	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-R8	Amend	Amend RLZ-R8 as follows: Where: Any new or extended buildings, structures and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12 and RLZ-xx (the new proposed standard)	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.005	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R8	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.095	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S85.171	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-R8	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present.	Reject
FS22.099	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S146.084	Southland District Council	RLZ - Rural Lifestyle Zone	RLZ-R9	Support in part	More restrictive rules on Commercial Forestry and any primary production activity to facilitate rural lifestyle activities in addition to rural activities.	f these zones are meant to facilitate rural lifestyle activities in addition to rural activities, then commercial activities and primary industries (including commercial Forestry) may be inappropriate for this zone.	Accept in part
S124.123	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-R9	Support in part	Amend as follows: Any new building, addition, or external alteration and activity complies with Rural Lifestyle Zone standards ... and RLZ-S10	Fire and Emergency support in part RLZ-R2,,R5, R8, R9 subject to the inclusion of firefighting water supply in RLZ-S13 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.156	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-R9	Amend	Amend RLZ-R9 as follows: Where: Any new or extended buildings, structures and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ -S5, RLZ -S6, RLZ-S7, and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12 and RLZ-xx (the new proposed standard)	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S152.013	Nigel Cowburn	RLZ - Rural Lifestyle Zone	RLZ-S11	Not Stated	S11 1a- larger planting area than 15m requested	Too small an area for a lifestyle block - often treated pejoratively, some of these rules have little congruency with the inhabitants ways of life.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Common to see exotic trees in shelter, old fencelines and as specimen trees dating from the 19C.	
FS22.063	Clark Fortune McDonald & Associates			Support	Allow	Support - 15m distance from a residential unit is too restrictive for planting of gardens etc and not site specific	Reject
S69.003	Ian Davidson-Watts	RLZ - Rural Lifestyle Zone	RLZ-S11	Oppose in part	The rule should define curtilage and 'garden' including non-native species planting/landscaping is permitted within that curtilage.	This is an arbitrary limit and each property will have different characteristics where a greater distance will still meet the needs of the relevant objective. Non-native species have their value to local wildlife (nesting and certain food sources) and fast-growing species can provide climatic shelter from which native stands of vegetation can become quickly established behind.	Reject
FS22.064	Clark Fortune McDonald & Associates			Support	Allow	Support - arbitrary 15m distance from a residential unit is too restrictive for planting of gardens etc and not site specific.	Reject
S124.125	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-S2	Support in part	Amend as follows: And excluding emergency service facilities from this rule	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or are platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B. The frequency of towers or poles being required at stations is generally dependent on locational and operational requirements of each station. Some existing fire station sites across the country have aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for emergency service facilities which encompasses communication towers and poles.	
S100.017	Charlton Rise Limited	RLZ - Rural Lifestyle Zone	RLZ-S2	Support	None specified.		Accept
S69.002	Ian Davidson-Watts	RLZ - Rural Lifestyle Zone	RLZ-S3	Oppose	As it relates to PREC11 - We propose that the rule is changed to residential buildings being set back a minimum of 40m and non-residential buildings being setback a minimum of 10m.	Landform limits the ability to construct buildings within sections and in a number of cases having buildings within 40m is more desirable from a visual perspective. We recognise that there might be some differentiation between outbuildings and residential buildings, the latter being more problematic with dust etc.	Reject
S124.126	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-S4	Support in part	Amend as follows: Note: Emergency service facilities are exempt from this rule	Fire and Emergency request that emergency service facilities (as proposed) are excluded from the minimum setback from road boundary rule. Where are setback is greater than 8-10m, this will result in increased civil costs, land parcel size and can create fire separation issue at rear boundaries The exclusion would support the logistical and operational requirements of Fire and Emergency.	Reject
S132.157	KiwiRail Holdings Ltd	RLZ - Rural Lifestyle Zone	RLZ-S4	Amend	Amend RLZ-S4 as follows. Any building is setback from any side or rear boundary the minimum distances as follows: ... 5. Any building or structure must not be located within a 5m setback from a boundary with a rail corridor. Activity status: Restricted Discretionary Matters of discretion: 6. The safe and efficient operation of the rail network 7. Compatibility with the surrounding environment 8. The reason for the reduced setback.	KiwiRail generally support the intention of this rule. KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings, additions or external alteration on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject

Appendix B – Recommended Decisions on Submissions Proposed Gore District Plan – Rural Lifestyle Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S103.023	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-S5	Oppose	Delete Rule	There is already a maximum building coverage standard so it is unclear why a maximum building size is necessary.	Reject
S103.024	McNabb Management Ltd	RLZ - Rural Lifestyle Zone	RLZ-S6	Oppose in part	Amend subclause 1 to read:; "The maximum building coverage on any site is 12% of the total site area;"	Maximum building coverage of 1000m2 applies no matter the size of the site, which means those with tunnel houses, or farms that have been rezoned may be non-compliant. Using a percentage of the site area rather than an absolute maximum maintains low building density while addressing this issue.	Accept in part
S124.127	Fire and Emergency NZ	RLZ - Rural Lifestyle Zone	RLZ-S6	Support in part	Amend as follows: Except that:: Emergency service facilities are exempt from this rule	Fire and Emergency note that the minimum building coverage for a volunteer fire station is 250m2 and up to 1500m2 for a career fire station. Fire and Emergency are concerned that 1000m2 building coverage per site would not provide for emergency service facilities should they need to construct a new fire station in the RLZ in future. Typically, Fire and Emergency purchase land from 2000m2 to 4000m2 to facilitate the construction and operation of new emergency service facilities. Therefore, the 1000m2 and 650m2 would facilitate a volunteer fire station but not a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the RLZ.	Reject
S100.018	Charlton Rise Limited	RLZ - Rural Lifestyle Zone	RLZ-S6	Support	None specified.		Accept in part
S146.085	Southland District Council	RLZ - Rural Lifestyle Zone	RLZ-S7	Support	None specified.	The submitter supports this rule and the matters of discretion and notes that it should reduce impacts downstream.	Accept
S85.006	Environment Southland	RLZ - Rural Lifestyle Zone	RLZ-S7	Oppose in part	Include "not within an identified natural hazard area" criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS22.096	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - natural hazards are not necessarily significant, and requiring resource consents for hazards that are not significant imposes an unreasonable financial burden on landowners. Consents should only be required where natural hazard risks are significant enough to require mitigation by consent conditions.	Accept
S156.018	New Zealand Agricultural Aviation Association	RLZ - Rural Lifestyle Zone	RLZ-S8	Oppose	Delete RLZ-S8	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission point for NOISE-R8) and are not justified by the s32 Report. Council controls land use NOT aircraft in flight.	Reject - to be considered in HS6
S63.023	New Zealand Helicopter Association	RLZ - Rural Lifestyle Zone	RLZ-S8	Support in part	Delete RLZ-S8	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject - to be considered in HS6
FS4.75	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject - to be considered in HS6
FS18.16	New Zealand Helicopter Association			Support	Allow		Reject - to be considered in HS6
S28.019	Ravensdown Limited	RLZ - Rural Lifestyle Zone	RLZ-S8	Oppose	Delete RLZ-S8	The setbacks proposed do not enable the provision of services to support primary production (refer reasons in submission point NOISE R8- 07/08) and are not justified by the s32 Report. Council controls land use and not aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject - to be considered in HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS4.76	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject - to be considered in HS6
S152.012	Nigel Cowburn	RLZ - Rural Lifestyle Zone	RLZ-S9	Not Stated	Requests controls on massing, trims, fenestration and cladding texture, particularly in tray roof/ cladding systems, rather than a 30% LRV.	LRVs of 30% cause structural effects on building envelope durability. The trend in NZ to low LRV colours also creates a drab appearance across whole regions.	Reject