

Proposed Gore District Plan – s42A Report Table – Hearing Stream 12 – Outstanding Matters

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.234	KiwiRail Holdings Ltd	GIZ – General Industrial Zone	GIZ-R9	Amend	Amend as follows: Where: 5.The activity complies with Noise-S3 and Noise- SX (acoustic treatment) (KiwiRail noise standard attached in full submission at Appendix A	KiwiRail generally supports the inclusion of provisions for complying with noise standard for acoustic treatments for residential activity where the activity complies with noise standards. KiwiRail recommends that the rule also refers to the standard provided at Appendix A of this submission (refer to full submission point 98).	Reject
S25.005	Peter Kempthorne	AIRPZ - Airport Zone	AIRPZ- Overview and Purpose	Oppose in part	A 4km buffer zone over the Gore Airfield	Protect from unwarranted complaints about aircraft movements.	Reject
S131.001	PA & JE Johnstone Family Trust	HH - Historical Heritage	HH-SCHED2- HH-81	Oppose	Remove the building from the proposed list of HH sites. Would like sufficient time to speak at hearing and evidence from technical expert will be provided at hearing.	There is no demand for Commercial space in this part of Gore and limited commercial demand exists -- even on the Main Streets of Gore. The building is not a significant Historic or Heritage building -- Many alterations and additions have already been made. Significant other buildings of far greater historic value, and in much better commercial locations have been demolished over recent years. The location is residential, and not at all commercial. Any Engineering and Building costs to retore the building would be completely and utterly uneconomic to accomplish and would still result in a Commercial building for which there is no demand. Any attempt to re-purpose the building for possible residential use -- would require all of the above virtual rebuild costs -- plus the massive costs of conversion to a residential building with additional engineering, fire, safety, insulation, air conditioning and related costs, which would completely render the project totally uneconomic. Full letter attached.	Reject
FS11.034	Heritage New Zealand Pouhere Taonga			Oppose	Disallow	HNZPT submits that all sites, buildings, structures and items on the proposed HH-SCHED2 are retained, unless assessed by a suitably qualified and experienced heritage expert and found not to contain any extant fabric or features of heritage significance. The assessment should include the exterior, interior and the setting. The inclusion of an item on a District Plan heritage schedule means a resource consent is required for some land uses. There are a range of incentives Council could utilise to promote the protection and conservation of historic heritage and reduce any financial burden on landowners. Possible incentives include rates rebates, and the provision of specialist advice to building owners.	Accept

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S100.012	Charlton Rise Limited	MRZ – Medium Density Residential Zone	MRZ- Overview and Purpose	Support	Retain as notified	Support Gore West Dev A being dominant provisions	Accept
S40.013	Silver Fern Farms	Interpretation	sensitive activity	Oppose	Amend as follows: Sensitive activity means any: (a) health care centre or hospital. (b) educational facility, ~~including school, early childhood facility, play centre.~~ (c) residential activity, ~~in~~ excluding retirement village and supported residential seasonal workers accommodation. (d) visitor accommodation. (e) places of worship. (f) marae or Papatipu Rūnanga complex.	Seeks that “seasonal workers accommodation” be recognised and provided for in the Proposed Plan. The definition of “sensitive activity” needs amending to except “seasonal workers accommodation”. If not, it will complicate the consenting of workers accommodation located on the same site as the principal activity. Other amendments are also appropriate, because it is redundant to refer under (b) and (c) to sub-categories of the overarching activity. The Definitions Nesting Tables, and the definitions of “educational facility” and “residential activity” clearly state the activity sub-categories included in the principal activity definitions.	Reject
S101.011	Transpower New Zealand Limited	Interpretation	sensitive activity	Support in part	Amend the definition of ‘sensitive activity’ as follows: “Sensitive Activity means any: (a) health care centre or hospital. (b) educational facility, including school, early childhood facility, play centre. (c) residential activity, including retirement village and supported residential accommodation. (d) visitor accommodation. (e) places of worship. (f) marae or Papatipu Rūnanga complex. (g) Graveyard or urupā (except that graveyards and urupā are not sensitive activities in respect of the National Grid)	Graveyards or urupā are not considered activities that are sensitive to the National Grid (as set out in the definition in the NPSET) and therefore this clause is inconsistent with the NPSET where this term is used in respect of the National Grid. Transpower considers that clause (g) should be deleted or alternatively caveated so that it does not apply to the National Grid.	Reject
S125.005	Ministry of Education	Interpretation	sensitive activity	Support	Retain as proposed	The submitter supports the inclusion of ‘educational facilities, including school, early childhood facility, play centre’ within this definition.	Accept
S121.015	Alliance Group Limited	Interpretation	sensitive activity	Amend	Amend as follows: Sensitive activity means any: 1. health care centre or hospital.	Alliances’ submission seeks that “seasonal workers accommodation” be recognised and provided for in the Proposed Plan. As such, the definition of “sensitive activity” needs amending to except “seasonal workers accommodation”. If not, the (otherwise appropriate) restrictions on “sensitive activities” locating in industrial	Reject

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					2. educational facility, ~~including school, early childhood facility, play centre.~~ 3. residential activity, ~~in-excluding retirement village and supported residential~~ seasonal workers accommodation. 4. visitor accommodation. 5. places of worship. marae or Papatipu Rūnanga complex.	and rural zones will unduly complicate the consenting of workers accommodation located on the same site as the principal activity. Other amendments are also appropriate, because it is redundant to refer under (b) and (c) to sub-categories of the overarching activity. The Definitions Nesting Tables, and the definitions of “educational facility” and “residential activity” clearly state the activity sub-categories included in the principal activity definitions. For example, the nesting tables confirm that “residential activity” includes the sub-categories of “retirement village” and “supported residential accommodation”. As such, the individual activities do not need to be listed alongside the overarching “residential activity”, unless an activity-specific exemption is being specified (like the one suggested here for “seasonal workers accommodation”).	
S126.045	Southland Federated Farmers of New Zealand	Interpretati on	sensitive activity	support	Retain as notified	SFF agrees with the list of sensitive activities.	Accept
S115.046	Kevin Robertson	Interpretati on	sensitive activity	support	Retain as notified	SFF agrees with the list of sensitive activities.	Accept
S60.048	Ronald Crispin	Interpretati on	sensitive activity	support	Retain as notified	SFF agrees with the list of sensitive activities.	Accept
S143.057	Rural Ratepayers Group	Interpretati on	sensitive activity	support	Retain as notified	SFF agrees with the list of sensitive activities.	Accept
S148.058	Alistair & Bernadette Hunt	Interpretati on	sensitive activity	support	Retain as notified	SFF agrees with the list of sensitive activities.	Accept
S68.166	John Baynes	Interpretati on	sensitive activity	support	Retain as notified	SFF agrees with the list of sensitive activities.	Accept
S109.018	Department of Conservation	Interpretati on	Threatened or At Risk, and Threatened or At Risk (declining)	support	Retain as notified	The D-G supports the inclusion of this definition which is consistent with the NPS-IB.	Accept
S112.077	Waka Kotahi NZ Transport Agency	Subdivision	SUB-P5	Support in part	Retain as notified with minor correction to wording ~~States~~ Highways to read State highways .	Waka Kotahi supports this policy as it recognizes the need to avoid or manage the reverse sensitivity effects resulting from the subdivision of land on the State highways with a minor spelling correction.	Accept

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S113.046	Trudy Bokser	GRUZ – General Rural Zone	GRUZ – Additional provisions sought	Amend	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Accepted in part