

Appendix B - Proposed Gore District Plan – Recommendations on Submissions – Development Area 2

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S110.085	Royal Forest and Bird Society of NZ Inc	DEV - Development Areas	DEV2-01	Amend	Add: 8. Ecological corridors remain intact and there are no adverse environmental effects.	By increasing residential density of an area, there is a risk that ecological corridors that currently exist could become disjointed, and/or there may be environmental effects. Adding their consideration to this objective ensures they're taken into account.	Reject
S125.096	Ministry of Education	DEV - Development Areas	DEV2-01	Support in part	None specified.	The submitter supports DEV2-01 in principle.	Accept
S125.097	Ministry of Education	DEV - Development Areas	DEV2-01	Support in part	Amend as follows: Development occurs in the Gore West Residential Development Area in a comprehensive manner that ensures: (...) 6. Adverse effects of natural hazards are avoided or mitigated; ~~and~~ 7. Stormwater is managed to improve downstream effects; and 8. The growth and development is supported by social infrastructure.	It is requested that explicit consideration is given to educational facilities throughout the district in urban development, to manage the impacts of development on educational facilities, in particular impacts on school capacity. Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes schools) is provided in urban growth and development (Policy 10 and 3.5 of subpart 1 of part 3: Implementation, in particular).	Reject
S124.314	Fire and Emergency NZ	DEV - Development Areas	DEV2-01	Support	Retain as notified	Fire and Emergency support DEV2-01 insofar that it recognises that infrastructure which includes firefighting water supply shall be provided for.	Accept
S100.026	Charlton Rise Limited	DEV - Development Areas	DEV2-01	Support	Retain as notified.		Accept
S85.303	Environment Southland	DEV - Development Areas	DEV2-01	Oppose	Reword to prevent development occurring	The objective does not outline management of hazard risk (only natural hazards such as inundation)	Accept in part
FS6.3	Charlton Rise Limited			Oppose	Disallow	The submitter has requested that the objective be reworded to prevent development occurring however the reasons given for the submission point is that the the 'objective does not outline management of hazard risk (only natural hazards)....' The concern could be resolved by adding	Accept

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						8. Adverse effects of historic mining hazards are avoided, remedied or mitigated.	
S101.097	Transpower New Zealand Limited	DEV - Development Areas	DEV2-ODP	Oppose	Amend the Outline Development Plan to exclude the area of land that is in the National Grid Yard.	While Transpower does not oppose the wider development of the Gore West Residential Development Area, Transpower does not support the Outline Development Plan on the basis that the Plan does not identify the National Grid, National Grid Yard or National Grid Subdivision Corridor, and does not reflect constraints to the development of the area as a consequence of the presence of the National Grid. That is, the area of the Outline Development Plan that is in the vicinity of the National Grid is constrained by provisions in the Proposed District Plan including provisions that regulate development in the National Grid Yard, NZECP34:2001 and section 237 of the PWA that prevents excavations (without permission) within specified distances of transmission line support structures. Against this backdrop, and alongside the policy context (including Policies 10 and 11 of the NPSET), it is considered that the land in the vicinity of the National Grid within the Outline Development Plan Area is not realistically available to accommodate urban or semi urban development. As such, rezoning land in the vicinity of the National Grid to accommodate such development gives rise to misleading expectations and does not give effect to the NPSET and does not represent an efficient, effective or appropriate approach to achieving objectives of the Proposed District Plan and the purpose of the RMA on the basis that: (a) it is reasonably possible to manage activities that may compromise the National Grid through a consideration of zoning; and (b) zoning is a planning tool available to local authorities to signal areas within which sensitive activities will generally not be provided for. Because the National Grid is located parallel to Terry Road and along the western	Reject

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						boundary of the development area, it is considered practical and appropriate to adjust the western extent of the Outline Development Plan to exclude the area of land within the National Grid Yard.	
S112.174	Waka Kotahi NZ Transport Agency	DEV - Development Areas	DEV2-ODP	Support	Retain as notified	Waka Kotahi supports this ODP as it provides for residential development in an appropriate location on the perimeter of existing residential areas in Gore, and because it provides a centralised neighbourhood centre zone that will reduce vehicle trips by residents to access services and employment, as well as providing road and cycling/pedestrian connectivity to existing adjacent developed areas.	Accept
S5.001	Dwayne Smith	DEV - Development Areas	DEV2-ODP	Support	Consider Wilden Street as the ideal starting location for a housing subdivision. Connecting it to Thomas Street should not pose significant challenges, and managing the stormwater in this area can also be effectively handled.	Transitioning towards a residential focus represents a promising path for Gore, effectively addressing both immediate housing needs and those on the horizon. I propose that we leverage the natural contours of the land to establish strong connections between esplanade reserves, open public spaces, road networks, pedestrian walkways, cycling paths, and the introduction of native vegetation in underutilized areas. By strategically integrating these elements, we can facilitate access to the newly constructed cycle track on Reaby Road, which leads to Croydon Bush. This addition, complemented by the inclusion of native plantings and the enchanting Wilden Stream, would undoubtedly enhance the overall appeal of the current development plan.	Accept
S100.035	Charlton Rise Limited	DEV - Development Areas	DEV2-ODP	Support	None specified.		Accept
S101.099	Transpower New Zealand Limited	Development Areas map layers	DEV2-ODP-West Gore	Oppose	Amend the Planning Map and Outline Development Plan to exclude the area of land that is in the National Grid Yard.	While Transpower does not oppose the wider development of the Gore West Residential Development Area, Transpower does not support	Reject

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						the Outline Development Plan on the basis that the Plan does not identify the National Grid, National Grid Yard or National Grid Subdivision Corridor, and does not reflect constraints to the development of the area as a consequence of the presence of the National Grid. That is, the area of the Outline Development Plan that is in the vicinity of the National Grid is constrained by provisions in the Proposed District Plan includes provisions that regulate development in the National Grid Yard, NZECP34:2001 and section 237 of the PWA that prevents excavations (without permission) within specified distances of transmission line support structures. Against this backdrop, and alongside the policy context (including Policies 10 and 11 of the NPSET), it is considered that the land in the vicinity of the National Grid within the Outline Development Plan Area is not realistically available to accommodate urban or semi urban development. As such, rezoning land in the vicinity of the National Grid to accommodate such development gives rise to misleading expectations and does not give effect to the NPSET does not represent an efficient, effective or appropriate approach to achieving objectives of the Proposed District Plan and the purpose of the RMA on the basis that: (a) it is reasonably possible to manage activities that may compromise the National Grid through a consideration of zoning; and (b) zoning is a planning tool available to local authorities to signal areas within which sensitive activities will generally not be provided for. Because the National Grid is located parallel to Terry Road and along the western boundary of the development area, it is considered practical and appropriate to adjust the western extent of the Planning Map and Outline Development Plan to exclude the area of land within the National Grid Yard.	

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S85.310	Environment Southland	Development Areas map layers	DEV2-ODP-West Gore	Oppose	Alter GRZ to align with hazard overly. No further development should be enabled in this location.		Reject
S85.302	Environment Southland	DEV - Development Areas	DEV2-Overview and Purpose	Oppose	Remove development Area 2 from plan until detailed investigations have been undertaken. This approach pushes out risk assessment to future owners which is inappropriate	The hazard risk is not certain. Intensifying development in this location in the absence of quantifying the hazard risk is contrary to the RPS. A precautionary approach is needed with respect to hazard risk. A number of fault lines exist in the Gore District (due to the Southland Syncline) and historic mining effects are currently unknown. Altering the zoning will enable further growth and development in this location	Reject
FS6.1	Charlton Rise Limited			Oppose	Disallow		Accept
FS6.2	Charlton Rise Limited			Oppose	Disallow	The ODP includes areas identified as Hazard 1 or 2. These areas have been informed by initial geotechnical investigations over the site. The policies, in particular DEV2-P3 and DEV2-P5 require consideration of the already identified hazard, including 'requiring further assessments by a suitably qualified and experienced geotechnical professional and appropriate geotechnical data' and proposing techniques for remediation and/or mitigation which are achievable. This identification of the hazard on the ODP and the policy direction is considered sufficient to address the hazard and will require assessments to be undertaken prior to development being undertaken. However, Charlton Rise Limited consider it appropriate to include matters for discretion in Rule SUB-R7 relating to the identified mining hazard.	Accept
S100.027	Charlton Rise Limited	DEV - Development Areas	DEV2-P1	Support	Retain as notified.		Accept

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S85.304	Environment Southland	DEV - Development Areas	DEV2-P1	Oppose	Reword to prevent development occurring	The policy does not outline management of hazard risk (only natural hazards such as inundation)	Reject
FS6.4	Charlton Rise Limited			Oppose	Disallow	The submitter seeks a decision to 'reword to prevent development occurring' however the reasoning given is that the policy 'does not outline management of hazard risk (only natural hazard risk such as inundation) ... It is noted that Policy DEV2-P1 does not reference hazards and refers instead to development being undertaken in accordance with the ODP. The ODP identifies areas as being Hazard 1 and 2. The reasoning given by the submitter for preventing development occurring under this policy do not relate to the policy itself.	Accept
S110.086	Royal Forest and Bird Society of NZ Inc	DEV - Development Areas	DEV2-P2	Amend	Add: 7. The avoidance and mitigation of impacts on indigenous biodiversity and ecological corridors.	By increasing residential density of an area, there is a risk that ecological corridors that currently exist could become disjointed, and/or there may be environmental effects. Adding their consideration to this policy ensures they're taken into account.	Reject
S125.098	Ministry of Education	DEV - Development Areas	DEV2-P2	Support in part	Amend as follows: Require subdivision, development and activities to be designed and located in general accordance with the Outline Development Plan that delivers: (...) 6. The avoidance and mitigation of natural hazards; ~~and~~ 7. Stormwater management that improves downstream effects; ~~and~~ 8. The growth and development is supported by social infrastructure.	Requests explicit consideration is given to educational facilities throughout the district in urban development, to manage the impacts of development on educational facilities, in particular impacts on school capacity. Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes schools) is provided in urban growth and development (Policy 10 and 3.5 of subpart 1 of part 3: Implementation, in particular).	Reject
S100.028	Charlton Rise Limited	DEV - Development Areas	DEV2-P2	Support	Retain as notified.		Accept

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S85.305	Environment Southland	DEV - Development Areas	DEV2-P2	Oppose	Oppose this policy entirely. It needs to be rewritten to prevent any further development occurring	This policy is too enabling	Reject
FS6.5	Charlton Rise Limited			Oppose	Disallow	Policy DEV-P2 is considered a well written policy that requires subdivision, development and activities to be designed and located to provide a well functioning rural lifestyle or residential area (depending on the area of the ODP being developed) and requiring consideration of a wide range of matters. The policy is not considered enabling. It is also noted that DEV2-P2 6. should state 'the avoidance OR mitigation of natural hazards - rather than 'avoidance AND mitigation'. Where hazards can be mitigated it is not necessary to avoid them. Avoid is an extremely restrictive word and could prevent development in areas where hazards can be successfully mitigated.	Accept
S100.029	Charlton Rise Limited	DEV - Development Areas	DEV2-P3	Support	Retain as notified	Practical response to the potential hazard in this area.	Accept
S100.030	Charlton Rise Limited	DEV - Development Areas	DEV2-P4	Support in part	Amend policy as follows: DEV2-P4- Require ~~efficient and sustainable~~ stormwater management and conveyance control and disposal systems to be designed and installed in accordance with Councils standards at the time of subdivision and development that: ~~1. incorporates low impact design principles, utilising the natural contours of the land where possible, that are sufficient for the amount and rate of anticipated runoff, in accordance with Council's standards; and~~ 2. ~~mitigates the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land.~~ 1. mitigates the effects of stormwater resulting from development on-	Wording change is suggested as 'efficient and sustainable' are challenging to measure. The suggested wording achieves the intent of the notified Policy 4.	Accept

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					site using stormwater management area to prevent uncontrolled inundation within the subdivision and avoid increasing inundation on adjoining and downstream land and; 2. where practical incorporates low impact design principles and the natural contours of the land.		
S100.031	Charlton Rise Limited	DEV - Development Areas	DEV2-P5	Support	Retain as notified.		Accept
S85.306	Environment Southland	DEV - Development Areas	DEV2-P5	Oppose	Oppose this policy entirely. It needs to be rewritten to prevent any further development occurring.	This policy is too enabling and defers assessment, risk and liability to a future owner.	Reject
FS6.6	Charlton Rise Limited			Oppose	Disallow	The policy wording is not considered to be enabling. The policy requires assessments by a suitably qualified and experienced geotechnical professional and appropriate geotechnical data AND requires techniques that are 'reasonably achievable' to remediate or mitigate the effects of the hazard AND requires a siting and layout plan that adequately avoids or mitigates adverse effects of the hazard identified. This is a comprehensively worded policy that addresses an identified hazard within specific areas of the ODP and requires development to be undertaken in accordance with these requirements. Suggesting that all development should be prevented in the ODP area is inappropriate.	Accept
S100.032	Charlton Rise Limited	DEV - Development Areas	DEV2-R1	Oppose in part	Seeks clarification.	What constitutes undeveloped. If one house is located within one of the Residential or Neighbourhood Centre Zones is all primary production non-complying. This rule is unclear and might benefit from an explanation. There must be an expectation for primary production for land management purposes while development is in early stages.	Accept in part

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S110.088	Royal Forest and Bird Society of NZ Inc	DEV - Development Areas	DEV2-R2	Amend	Add: All zones 1. Any building or structure is set back 10 metres from the closest boundary of any Significant Natural Area	There is no requirement in the plan for setbacks of buildings/structures from SNAs. As this development area contains waterbodies and reserve, which may potentially have (or could in future have) SNAs, the addition of this rule would ensure that buildings/structures are not established within an SNA.	Reject
S124.315	Fire and Emergency NZ	DEV - Development Areas	DEV2-R2	Support in part	Retain as notified subject to the inclusion in DEV2-S3.	Fire and Emergency support the provision for buildings or units to either be connected to a council reticulated water supply (DEV2-S3) However, Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Accept in part
S100.033	Charlton Rise Limited	DEV - Development Areas	DEV2-R2	Support in part	Amend Residential zone rule to include 'OR' between 1. and 2 instead of 'and'.	Buildings should be able to be constructed on the site without requiring a subdivision or land use consent if they are in accordance with the zone standards.	Reject
S85.307	Environment Southland	DEV - Development Areas	DEV2-R2	Oppose	Change rule to non-complying.	Rule is too enabling. No development should be occurring until detailed investigations are complete.	Reject
FS6.7	Charlton Rise Limited			Oppose in part	Disallow	The submitter has made no differentiation between the Hazard 1 and 2 areas identified on the ODP and remainder of the areas not subject to the identified hazard in their submission and instead appear to be suggesting that there should be no development within the entire ODP area or in the case of this submission point that any development in the ODP area should be non-complying. Combining the entire ODP area within this submission point is not appropriate and for this reason alone the submission point should be disallowed. In considering the Hazard 1 and 2 areas only (the affected area has been identified through geotech assessments) the rule allows rural lifestyle	Accept

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						development within the Hazard 1 area where a subdivision or land use consent has been implemented. The ability to construct a dwelling/structure, undertake earthwork or land disturbance will be subject to a previous subdivision consent where the effect of the hazard will have been identified and avoided, remedied or mitigated. Where this is not the case the activity status becomes discretionary or non-complying where compliance is not achieved with the requirements of DEV2-R2(3). This cascade of rules is considered sufficient to ensure the hazard is identified and remedied, mitigated or avoided.	
S100.034	Charlton Rise Limited	DEV - Development Areas	DEV2-S1	Support	None specified.		Accept
S124.316	Fire and Emergency NZ	DEV - Development Areas	DEV2-S3	Not Stated	Add the following: DEV2-S3 2. 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 DEV areas should be required to provide a firefighting water supply in order to manage fire risk. Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S85.308	Environment Southland	DEV - Development Areas	DEV-Additional provisions sought	Support	Change rule to non-complying until detailed investigation had been undertaken.	Rule is too enabling. No development should be occurring until detailed investigations are complete	Reject
FS6.8	Charlton Rise Limited			Oppose	Disallow	This submission point is to request an additional provision. No new provision is suggested within the submission and the submission appears to refer to an existing provision which is too enabling without providing any specific reference. If it is taken that the submitter considers all provisions relating to the West Gore Development Area was being too permissive and that any development within this area should be non-complying - Charlton Rise	Accept

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						Limited notes the following points: - only part of the ODP area is identified as being subject to historic mining. this area has been determined and the extents identified through geotechnical assessments. The remainder of the ODP area is not subject to historic mining activity and as the identified hazard is at the western extent of the site there is no reason relating to this identified hazard that development of the eastern half of the ODP area, which adjoins the existing Gore urban area, could not take place. - The hazard areas are identified on the ODP and the provisions of the draft District Plan require further assessments to be undertaken before this area is subdivided or developed, including in relation to earthworks and land disturbance.	
S152.014	Nigel Cowburn	DEV - Development Areas	DEV - General	Not Stated	Servicing: Stormwater - Requests best management approach to stormwater management including SuDS or Sponge city	Without taking a best management approach this nice wording will prove unachievable and sets contractors up to fail, while prolonging the Districts stormwater problems	Accept in part
S35.048	Chorus New Zealand Limited	SUB - Subdivision	SUB-R7	Support	Retain SUB-R7 as notified	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Accept
S100.004	Charlton Rise Limited	SUB - Subdivision	SUB-R7	Support	Retain as notified.		Accept
S154.048	Spark New Zealand Trading Limited	SUB - Subdivision	SUB-R7	Support	Retain SUB-R7 as notified	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Accept
S32.048	One New Zealand	SUB - Subdivision	SUB-R7	Support	Retain SUB-R7 as notified	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having	Accept

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	Group Limited					telecommunication servicing a matter of discretion is supported.	
S33.048	FortySouth	SUB - Subdivision	SUB-R7	Support	Retain SUB-R7 as notified	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Accept
S37.048	Connexa Limited	SUB - Subdivision	SUB-R7	Support	Retain SUB-R7 as notified	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Accept
S124.030	Fire and Emergency NZ	SUB - Subdivision	SUB-R7	Support in part	Amend as follows: 9. Provision for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008 , wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.	Fire and Emergency support the requirement to have the provision for servicing including firefighting water supply. However, Fire and Emergency seek that specific firefighting water supply is provided for in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice - SNZ PAS 4508:2008.	Reject
FS5.107	Hamish Weir			Oppose	Disallow		Accept
S99.013	Clark Fortune McDonald & Associates	SUB - Subdivision	SUB-R7	Not Stated	SUB-R7 is re-worded for 'activity status where compliance not achieved' to be a discretionary status.	A breach of those standards can be marginal, insignificant or does not prevent compliance with objectives and policies, character and amenity values, a non-complying activity status is considered to be a test which is impractical and inappropriate.	Reject
FS5.108	Hamish Weir			Support	Allow		Reject
S85.108	Environment Southland	SUB - Subdivision	SUB-R7	Support in part	give greater emphasis on Natural hazards (more emphasis on avoid in the first instance).	The wording in the areas of discretion are enabling and potentially cannot be relied on in their own right to decline a subdivision in a natural hazard area.	Reject
FS5.109	Hamish Weir			Oppose	Disallow		Accept

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FS22.022	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - many subdivisions in natural hazard areas remain appropriate and are for land management rather than development reasons or hazards can be managed appropriately, and natural hazard assessment is already required as part of the subdivision consent process.	Accept
S100.005	Charlton Rise Limited	SUB - Subdivision	SUB-S1	Support	Retain as notified.	Support density standards for Gore West Development Area.	Accept
S100.007	Charlton Rise Limited	SUB - Subdivision	SUB-S5	Support	Retain as notified.		Accept