

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
MacKenzie Aviation Ltd	S155.001	ECO – Ecosystems and Indigenous Biodiversity	ECO-R1	Not Stated	Standards for working conditions need to be improved for agriculture aviation safety. Track building and maintenance a key factor. Farm tracks are used by many people involved in the farm production and for recreational use including heavy transport units and tractors. Refer to complete submission for full details.	Allow for track building and maintenance to be improved for agriculture aviation safety.
Margaret Katon	S46.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Buffer Zone devalues property and option to subdivide has been taken away	Does not agree with Buffer zone property is included in
Mark Robinson	S119.001	HH – Historical Heritage	HH-P2	Oppose in part	Do not believe the building warrants this protection as does not have historical or social significance and has been included for nostalgic reasons for people who remember it as the Band Hall, which it has not been utilised since 1966.br /br /The historical nature and original function have not been maintained since this time, subsequent modifications have negated the historical value, and the building does not fall within any criteria used by Council to determine Historical Heritage status.br /br /Maintenance requirement is an unreasonable burden on owners.br /br /Building is structurally unsound and not fit for purpose.br /br /Lack of engagement and consultation with landowners over heritage statusbr /br /The building is not original and has been singinfclantly altered in the 1960's (building information attached, refer to original submission)	We oppose the identification of 24 Hokonui Drive, Gore as falling into Historic Heritage HH-P2 Designation as an identified Heritage Building.
Mark Robinson	S119.003	HH – Historical Heritage	HH-SCHED2-HH-32	Oppose	Do not believe the building warrants this protection as does not have historical or social significance and has been included for nostalgic reasons for people who remember it as the Band Hall, which it has not been utilised since 1966.br /br /The historical nature and original function have not been maintained since this time, subsequent modifications have negated the historical value, and the building does not fall within any criteria used by Council to determine Historical Heritage status.br /br /Maintenance requirement is an unreasonable burden on owners.br /br /Building is structurally unsound and not fit for purpose.br /br /Lack of engagement and consultation with landowners over heritage statusbr /br /The building is not original and has been singinfclantly altered in the 1960's (building information attached, refer to original submission)	Removal of Municipal Band Hall as Historic Building (HH-32) – 24 Hokonui Drive
Mataura Marae	S23.001	MPZ – Māori Purpose Zone	MPZ - General	Support	The submitter supports the Māori Purpose Zone (MPZ) and the permitted activities as they reflect activities Mataura Marae is interested in exploring on this site especially residential, community and educational activities.	None specified.
Mataura Marae	S23.002	MPZ – Māori Purpose Zone	MPZ-Overview and Purpose	Support	The submitter supports the objectives and policies that enable tikanga Māori to influence decision making within the MPZ, as it supports Mataura	None speciedied.

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					Marae to express their rangatiratanga as tangata whenua within the MPZ.	
Mataura Marae	S23.003	MPZ – Māori Purpose Zone	MPZ-Overview and Purpose	Support	The submitter supports the objectives and policies, enabling the submitter to manaaki our marae community through providing a wider range of experiences grounded in te ao Māori on-site.	None speified.
Mataura Marae	S23.005	HH – Historical Heritage	HH-SCHED2-HH-80	Oppose	The building, now called Te Hono o te Ika a Maui ki Ngai Tahu, has been a central hub for mātāwaka Māori in the Gore district since the 1980s, serving as a dynamic space for kaupapa Māori activities. Strict historic heritage provisions in the PDP could significantly impact Mataura Marae's ability to adapt and meet community needs, especially for the mātāwaka Māori community and impede the rangatiratanga of Mataura Marae and the ability to manaaki the marae whānau and the wider community. Increased restrictions on demolition, development, and alterations may raise costs and hinder planned developments, essential for supporting the cultural well-being of the Māori community, a GDC responsibility outlined in the Local Government Act 2002. The proposed Historic Heritage provisions also affect the Mataura Marae MPZ, limiting opportunities for kaupapa Māori activities. Despite efforts to address concerns in the PDP the enabling policy framework adds new layers of cost, restriction, and uncertainty, requiring additional resource consents. These barriers, along with existing challenges faced by the donation-funded, volunteer-run marae, may force reconsideration of development plans, potentially disadvantaging the Māori community in Mataura by preserving the building's previous identity as an abandoned dairy factory.	The submitter strongly opposes the listing of HH-80 as a historic heritage item.
Mataura Marae	S23.007	SASM - Sites and Areas of Significance to Māori	SASM - General	Support	The submitter supports the approach taken to recognising Sites of Significance to Māori. This bespoke approach enables impacts on sites relevant mātāwaka to be considered alongside sites of significance to mana whenua, which better enables Council to meet its obligations to all Māori living within their district. Whilst Mataura Marae may not be directly involved in these assessments, through our relationship with mana whenua and the flexibility of the approach in the PDP, we are confident that our values will be considered more often than they would be under the approach used in the operative Plan.	Retain as drafted.
Mathew McLennan	S106.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Zoning effects 3 properties. Will have mental health impacts as unable to subdivide land and subsequently be devalued. Financial compensation will be sought if buffer zone goes ahead. Land is residential and will be lost.	Remove Buffer Zone around the water plant in Mataura or change the way it is zoned so that it is only around the boundary of the water plant not 50mtrs from the boundary.

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McLeod-Wantwood Trust/Wantwood Station	S104.001	NFL – Natural Features and Landscapes	NFL - General	Not Stated	The provisions of this chapter do not acknowledge working farms are present in the ONL area, which have existing use rights. This chapter is interpreted differently by various people.	To amend the provisions to acknowledge the continued presence of existing activities, particularly farming, within the ONL.
McLeod-Wantwood Trust/Wantwood Station	S104.002	NFL – Natural Features and Landscapes	NFL-P1	Amend	NFL-P1.2 notes that the ONL contains working pastoral farms. The rules in the NFL and ECO section for SNA does not consider this aspect. br /br /The s32 report for the NFL Chapter states that the NFL policies acknowledge the importance of farming and maintenance of existing activities for the district, however the rules, objectives and policies in the District Plan do not acknowledge the importance of farming to the values of the ONL and the importance of maintaining existing farming activities in the district. It makes it difficult to interpret.	Amend NFL-P1.2. as follows: 2. Recognising ~~the~~ that working pastoral farms exist within the ONL and as such contribute to existence of working pastoral farms and their contribution to the openness and landform legibility of outstanding natural features and landscapes
McLeod-Wantwood Trust/Wantwood Station	S104.003	NFL – Natural Features and Landscapes	NFL-P4	Oppose	NFL-P4 should give weight to existing activities for example normal farming. practices.	Amend NFL-P4 to add: 4. In the Hokonui Hills ONL, whether the site is a working farm and the contribution this makes to the values of the Outstanding Natural Feature.
McLeod-Wantwood Trust/Wantwood Station	S104.004	NFL – Natural Features and Landscapes	NFL-R1	Oppose	Restrictions for buildings/ structures for farming purposes are not practical. For example, sheep/ cattle yards would be too small at 30m2 in area. Only few buildings and structures would meet the permitted size limits and farm buildings are generally Zinc Alum Corrugated Iron. This rulnig comes at a higher cost to landowners. Overtime corrugated iron dulls. Based on the s32 comments of the area being managed effectively. It seems extreme to propose these changes.	Amend NFL-R1 as follows: 1. The building or structure is for farming purposes, excluding residential use; (a) Does not exceed ~~30m2~~ 300m2 in area; and (b) Height shall not exceed ~~6m 3m~~ 6m 3m ; 2. Buildings or structures for non-farming purposes; (a) The maximum height does not exceed ~~2m~~ 5m ; and (b) The maximum gross floor area is no more than ~~5m2~~ 30m2 . 3. All non-farming buildings and structures must be finished in materials with a maximum reflectance value of 30%.
McLeod-Wantwood Trust/Wantwood Station	S104.005	NFL – Natural Features and Landscapes	NFL-R3	Oppose	This rule is overly restrictive when you look at the references in the NFL Chapter s32 report as it says that activities are effectively managed under the Operative District Plan and should not apply to normal farm fencing activities and other typical farming activities in the rural zone such as cultivation. br /br /Restrictions of a meter wide and only 100 meters in length and ground to be reinstated within 48 hours are impossible to achieve and not practical for hill country farming. I have fences that need replacing which on one side alone are over a kilometre long.br /br /Clarification is required to determine whether the references in R3 are relating to a farm post and wire fence. Fences are already controlled under NFL-R5, and this is a duplication. br /	Ideally, the whole clause should be removed especially points 3,4 and 5. As they are unachievable when looked at from a fencing perspective. Where it is needed for the construction of any road or track no greater than 7 meters in width or requiring more than 2 meters of cut or fill. 1. The depth of the earthworks shall not exceed ~~1m~~ 2m below the original surface of the ground; and 2. the ~~depth~~ height of fill or stockpiles shall not exceed ~~1m~~ 3m above the original surface of the ground; and 3. the area of the earthworks shall not exceed 100m2 in any 12-month period; ~~and 4. the width of land disturbance for fencing shall not exceed 1m; and 5. the ground for fencing related land disturbance is reinstated to original levels within 48 hours of work being completed~~
McLeod-Wantwood Trust/Wantwood Station	S104.006	NFL – Natural Features and Landscapes	NFL-R5	Oppose	Farm fencing is required for health and safety and stock management. Unless native bush is being removed, normal farm fencing including earthworks and land disturbance (if required) should be permitted.	Amend as follows: Fences within an identified ONF/LActivity status: Permitted Where: 1. The fence is required for the exclusion or control of stock or to mark property boundaries. ~~a post and wire fence;~~ Note: fences are a structure and

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						therefore subject to the river setback rules
McLeod-Wantwood Trust/Wantwood Station	S104.007	NFL – Natural Features and Landscapes	NFL-R6	Oppose	Fences are required in many situations. Not only in relation to national regulations or regional rules relating to stock exclusion. br /This rule duplicates rule ECO-R1(1) and creates confusion.	Delete rule completely.
McLeod-Wantwood Trust/Wantwood Station	S104.008	NFL – Natural Features and Landscapes	NFL-R6	Oppose	New farm tracks are required for a variety of reasons, for example health and safety and the protection of vulnerable areas. Applying for resource consent as a Restricted Discretionary activity is likely to be time consuming and impractical in situations where there is urgent fixing required.	Amend NFL-R6 as follows: New Roads, ~~farm tracks~~ , walking and cycling tracks within an identified ONF/L . All zones Activity status: Restricted Discretionary New farm tracks within the Rural Zone. Activity Status: Permitted
McLeod-Wantwood Trust/Wantwood Station	S104.009	NFL – Natural Features and Landscapes	NFL-R7	Oppose	The difference between the extraction for commercial use or use outside the farm as opposed to on farm use (which should be allowed in any farming situation) needs to be stated in the rule. The definition of farm quarrying in the interpretation section needs to be allowed under an ONL as well.	Amend NFL- R7 as follows: Mining and quarrying (excluding farm quarries) within an identified ONF/L Activity Status: Non complying.
McLeod-Wantwood Trust/Wantwood Station	S104.010	Natural environmental Values map layers	NFL-MAP-Hokonui Hills	Amend	The ONL covers 60% of the submitters farm, which is 30% of the ONL overlay and SNA map. br /The ONL overlay area covers a large area of pastoral farmland. br /The submitter is unsure whether this has been considered when determining what area shall fall under the ONL. br /	Amend the ONL layer to reflect the area of outstanding natural values.
McLeod-Wantwood Trust/Wantwood Station	S104.011	Zone map layers	GRUZ-MAP	Amend	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.
McLeod-Wantwood Trust/Wantwood Station	S104.012	How the Plan works	General approach	Amend	There is no guidance regarding existing activities and existing use rights in the introductory chapters. Guidance could be provided in the "How the Plan Works" chapter.	Amend the “How the Plan Works” chapter to provide guidance regarding existing use rights.
McLeod-Wantwood Trust/Wantwood Station	S104.013	NFL – Natural Features and Landscapes	NFL-R3	Amend	The definition for earthworks excludes fencing, therefore the reference to fencing in NFL-R3 should be removed.	Remove reference from NFL- R3 with regards to fencing based on the earthworks definition.
McLeod-Wantwood Trust/Wantwood Station	S104.014	Interpretation	fences	Amend	The definition of fences excludes post and wire fences, yet there are references to fences that are clearly meaning farm post and wire fences.	Amend the wording to make it clear whether post and wire fences are included.
McLeod-Wantwood Trust/Wantwood Station	S104.015	Interpretation	indigenous vegetation clearance	Amend	Hard to distinguish the difference between vegetation clearance and indigenous vegetation clearance.	Clarification required for the reasoning of having two definitions for vegetation clearance and indigenous vegetation clearance or amalgamate them together.
McLeod-Wantwood Trust/Wantwood Station	S104.016	Interpretation	vegetation clearance	Amend	Hard to distinguish the difference between Vegetation Clearance and Indigenous Vegetation Clearance. br /br /The submitter queries the inclusion of "applying the seed of exotic pasture species" as a method of vegetation clearance.	Clarify the reasoning for having two definitions or amalgamate them into one.Remove references to application of seeds from exotic pasture species as a method of vegetation clearance.

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McLeod-Wantwood Trust/Wantwood Station	S104.017	Interpretation	significant natural area (SNA)	Amend	The whole waterfall range is not identified as SNA1, waterfall range is predominately identified as an ONL.	Amend the definition as follows:Has the same meaning as per the National Policy Statement for Indigenous Biodiversity and means: (a) Areas identified as SNA-1 (~~Waterfall Range~~) and SNA-2 (Pukerau Red Tussock Reserve) on the planning maps until a suitably qualified ecologist engaged by Gore District Council determines that it is not an SNA (b) any area that is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 4 SNA also includes areas meeting the criteria outlined in Appendix 4 ~~including those identified at resource consent stage or as part of a Farm Environment Plan~~ assessment or as part of a Biodiversity Covenant.
McLeod-Wantwood Trust/Wantwood Station	S104.018	Interpretation	agricultural, horticultural and pastoral activities	Amend	Farm quarries should be allowed within the definition of agricultural, horticultural and pastoral activities.	Amend as follows: Agricultural, horticultural and pastoral activities. Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except for farm quarries) or direct sales.
McLeod-Wantwood Trust/Wantwood Station	S104.019	Interpretation	land disturbance	Amend	Land disturbance is controlled in the ECO and NFL chapters, given its meaning this is inappropriate.	Amend all sections that land disturbance appears in to reflect its true meaning or remove if applicable. As it states that land disturbance does not permanently alter the profile, contour or height of the land, therefore, why have it?
McLeod-Wantwood Trust/Wantwood Station	S104.020	ECO – Ecosystems and Indigenous Biodiversity	ECO-P1	Amend	This policy suggests that the whole Waterfall Range is an SNA-1 which is incorrect.	Amend ECO -P1 as follows:Work in partnership with Local Authorities, mana whenua, stakeholders and landowners to: 1. identify Significant Natural Areas (SNAs) to include: (a) Areas identified as SNA-1 (~~Waterfall Range~~) and SNA-2 (Pukerau Red Tussock Reserve) on the planning maps, and (b) A variation to the Proposed District Plan to identify areas that meet the criteria set out in Appendix 4; and 2. map and describe each specified highly mobile fauna area.
McLeod-Wantwood Trust/Wantwood Station	S104.021	ECO – Ecosystems and Indigenous Biodiversity	ECO-R1	Oppose	Although this is a permitted activity, it is highly restrictive on some activities that have nominal effects such as fencing. A clearance width of 1.5m is not a sufficient width. For example, if you are clearing an area to be fenced, the bucket of a digger would typically be approximately 2m wide and for a	Amend ECO-R1 to accurately reflect the practicalities of these activities (based on the type of equipment required to complete them). For example, remove the width restriction associated with fencing, fire breaks and tracks.

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					dozer 3m. In farming situations, a firebreak with a width of 1.5 meters falls below FENZ recommendations.	Clarification is required on whether this rule refers to the occasional bit of indigenous vegetation clearance that may have happen in the path of land disturbance or does this refer to solid areas of indigenous vegetation i.e. native bush. emNOTE - the 1.5m limit for vegetation clearance and land disturbance associated with fences ECO-R1 was withdrawn by Council resolution on 21 November 2023/em
McLeod-Wantwood Trust/Wantwood Station	S104.022	EW - Earthworks	EW-S4	Oppose	This rule is inappropriate for anyone who owns rural land with any sort of hills, as a resource consent would be required along with a costly geotechnical assessment. Not all 15-degree slopes are unstable, therefore, the rule is over the top.	Delete in full Rule EW – S4
McLeod-Wantwood Trust/Wantwood Station	S104.023	EW - Earthworks	EW - General	Amend	The overview states that ONL's are excluded, although, some rules state all areas.	Clarification is required whether areas subject to the ONL are excluded from the provisions in the earthworks chapter.
McLeod-Wantwood Trust/Wantwood Station	S104.024	EW - Earthworks	EW-Exemptions	Support	The submitter supports the list of exemptions under the earthworks section. However, wants them included in the NFL chapter as a permitted activity.	Include the list of exemptions as permitted activities in the Natural Features and Landscapes (ONL) along with farm fencing (as previously mentioned, proposed rule NFL- R5).
McLeod-Wantwood Trust/Wantwood Station	S104.025	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	Amend rule GRUZ-S1 as follows: 1. There shall be no more than one residential unit per 2 ~~40~~ hectares; and 2. For sites under 2 ~~40~~ hectare, no more than one residential unit per site; and 3. There shall be a maximum density of one minor residential unit per site
McLeod-Wantwood Trust/Wantwood Station	S104.026	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Why are setback requirements larger than what is required from central government laws for farm fences? Fences are classed as a structure in this plan. The setback should be the standard 5m setback from the waterbody.	Amend as follows: Setbacks from stream and river All activities (excluding fencing) 1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). (d) exception being farm fences which are required to be a minimum of 5m. Refer to Appendix 3 for river and stream orders
McLeod-Wantwood Trust/Wantwood Station	S104.027	GRUZ - General Rural Zone	GRUZ-R1	Oppose	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.br /	Activity Status: Permitted Where: 1. Any new or extended building, (excluding farm fences and any farm buildings or structures) -structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZS8. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1.
McLeod-Wantwood Trust/Wantwood Station	S104.028	SUB - Subdivision	SUB-S1	Oppose	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural – ~~8ha~~ 2ha.

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McLeod-Wantwood Trust/Wantwood Station	S104.029	SASM - Sites and Areas of Significance to Māori	SASM - General	Amend	Creates uncertainty for plan users by classifying the entire district as SASM, instead of identifying specific sites and areas. The s32 report mentions resource consent triggers for high-risk activities, but these are not specified. All activities regardless of their risk level will, therefore, require an assessment of cultural effects.	Remove uncertainty for plan users by clarifying why the entire district has been identified as a SASM. Provide a list of high -risk activities for which an assessment of cultural effects is required.
McLeod-Wantwood Trust/Wantwood Station	S104.032	Appendix 3 - River and stream order	APP3	Amend	Setback requirements are greater than Central Government ruling for fencing for stock exclusion.	Align setbacks with higher order planning documents.
McLeod-Wantwood Trust/Wantwood Station	S104.033	Appendix 5 - NFL-APP - Landscape Values	APP5-NFL-APP	Amend	Otamita Stream does not originate in the Waterfall range, creeks come from this into the Otamita but its origin is further up in the Otamita Gorge/Valley, part of the Southland District. The ONL covers a large area of actual pastoral farmland, concerned this hasn't been considered when deciding what area should fall under the ONL. br /	Correct the description of the ONL
McLeod-Wantwood Trust/Wantwood Station	S104.034	Zone map layers	RLZ-MAP	Amend	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.
McLeod-Wantwood Trust/Wantwood Station	S104.035	Interpretation	earthworks	Not Stated	The definition for earthworks excludes fencing, therefore the reference to fencing within NFL-R3 should be removed.	Remove reference from NFL- R3 with regards to fencing based on this definition.
McLeod-Wantwood Trust/Wantwood Station	S104.036	NFL – Natural Features and Landscapes	NFL-Additional provisions sought	Amend	I support this list of exemptions under the earthworks section however it needs to be included in the NFL section as a permitted activity.br /	Include the eartworks exemptions as a permitted activity rule in the Natural Features and Landscapes (ONL) along with farm fencing (as previously mentioned, proposed rule NFL-R5)
McNabb Management Ltd	S103.002	Zone map layers	GRZ-MAP	Support in part	Proposed amendments support a bespoke development concept for the property at 10 McKinnon Rd as a kainga nohoanga: providing opportunities for living, working and community while maximising the natural capital of the property and its surroundings. The requested amendments to the proposed zonings work with the geography of the site: - Developing around rather than over existing water bodies and natural drainage patterns; - Promoting an extensive area for biodiversity enhancement, mahinga kai and flood management on those parts of the property which have those characteristics; - Relocating Te Ika Rama Marae to higher ground and providing opportunities for associated housing and community facilities; - Using the concept of clustering and open space, to provide a rural lifestyle development that is rural in character, has a low environmental footprint, and retains options for productive use of the land; and -	1.Retain the proposed Rural Lifestyle Zone over part of land located at 10 McKinnon Road, but amend the area and boundaries as shown on the concept plan attached to and forming part of this submission. 2.Retain the proposed General Rural Zone over part of land located at 10 McKinnon Rd, but amend the area and boundaries as shown on the attached concept plan and overlay that General Rural Zone with a Rural Industrial Precinct called ‘ PREC14 – McNabb Rural Industry Precinct. ’ 3.Add a new Māori Special Purpose Zone as shown on the concept plan. 4.Add a deferred Light Industrial Zoning over 10 hectares of the proposed GRUZ-PREC14 adjoining Waipawa Highway/SH 1 as shown in the concept plan, with the zoning deferred until such time as: - Te Ika Rama Marae is relocated to the new Māori Special Purpose Zone at 10 McKinnon Rd; and - An alternative access road is provided from Waipawa Highway/SH 1 as shown in the concept plan.

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					Providing rural industrial support facilities in an appropriate location.	
McNabb Management Ltd	S103.004	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	The words ‘fragmentation of the rural resource’ are ambiguous. The issues are fragmentation of land and reverse-sensitivity effects. Paragraph 6 repeats matters discussed in paragraph 4.	Amend the fourth paragraph to read, “Rural lifestyle, settlements and urban expansion are not encouraged in the General Rural Zone to avoid un-coordinated development, fragmentation of rural land, and reverse-sensitivity effects on rural activities.” Delete the second sentence. (~~Fragmentation of the rural resource will impact high class soils and rural productivity.~~) Add to the end of paragraph 5 a sentence which reads, “Where appropriate, rural industrial activities may be located within the Rural Industry Precincts.” Delete the 6th paragraph. (~~Non-rural activities that are incompatible with the rural environment and may cause reverse sensitivity effects, such as urban development and larger scale industrial activity, are discouraged, and are sought to be located in other zones; or where appropriate, the Rural Industry Precinct.~~)
McNabb Management Ltd	S103.005	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Relates to the Rural Industry Precinct :A concept development plan is important for greenfield development to ensure appropriate design and layout of land uses and servicing with infrastructure. In the case of the McNabb Rural Industry Precinct, it is proposed to ensure development aligns with the bespoke concept for developing the land, and is compatible with the adjoining Rural Lifestyle and Māori Special Purpose zonings. To enable a deferred zoning in the future, access, layout, and the siting of buildings should not compromise the ability to infill development at higher density when the zoning changes.	Relates to the Rural Industry Precinct- Add a second paragraph after paragraph 1 which reads: “A second Rural Industry Precinct (PREC14) is located on McKinnon Rd, McNabb which is also identified as suitable for larger scale rural industry activities that support, service or are dependent on primary production. This Rural Industry Precinct is located alongside existing rural industrial activities and main transport links and has been identified to provide for actual and anticipated demand for land for rural industrial activities. Part of this this Rural Industry Precinct has an underlying Light Industrial Zone. This zoning is deferred until the relocation of Te Ika Rama Marae and the availability of appropriate infrastructure, including a new access road off the Waipawa Highway/SH 1. Therefore land use development in this precinct is a controlled activity and subject to a concept plan that provides for potential infill development and subdivision in the future if the Light Industrial Zoning becomes operative.”
McNabb Management Ltd	S103.006	GRUZ - General Rural Zone	GRUZ-PREC13-O1	Support in part	The amendments are consequential to accepting the decisions sought in this submission and reflect that there is more than one Rural Industry Precinct.	Amend GRUZ-PREC13-01 to read: “GRUZ-PREC13 & 14 -01: The Rural Industry Precincts enable larger scale rural industry which supports services that depend on primary production, and provide for the economic well-being of the community.” Add a new policy which reads: “GRUZ-PREC14-02: The Rural Industry Precinct at McNabb is part of an integrated development that fosters environmental restoration and enhancement, and is integrated with surrounding land uses.”
McNabb Management Ltd	S103.007	GRUZ - General Rural Zone	GRUZ-PREC13-P1	Support in part	The amendments are consequential to accepting the decisions sought in this submission.	Amend GRUZ-PREC13-P1 by adding the word ‘Mataura’ before the word Rural in the first line so it reads: “Enable the establishment of larger scale rural industry activities within the Mataura Rural Industry Precinct...”
McNabb Management Ltd	S103.008	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Amend	The amendments are consequential to accepting the decisions sought in this submission.	Add a new Policy GRUZ-PREC14-P2 which reads: “Enable the establishment of rural industrial activities within the McNabb Rural Industry Precinct provided: 1. there is no direct access off SH 1; 2. appropriate infrastructure is provided for drinking water, and wastewater treatment and disposal; 3. stormwater is detained on-site to avoid exacerbating flood risk; 4. development of the area proceeds in accordance with a concept plan which: • promotes energy and water use efficiency and reduced greenhouse gas emissions; • enhances biodiversity and mahinga kai on site; • retains options for productive use of the land where possible; is sympathetic with the character of the site and surroundings including Te Ika Rama Marae; • minimises potential reverse-sensitivity effects with adjoining land uses; and • enables future subdivision and in-fill development in that area which is deferred Light Industrial Zoning.
McNabb Management Ltd	S103.009	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Amend	The same rules which apply to PREC13 Rural Industry Precinct at Mataura should also apply to the Rural Industry Precinct at McNabb. However greenfield developments of this nature ought to be subject to a concept plan, which enables the consent authority to ensure any development implements the plan policies.	Add a new rule: “GRUZ- PREC14 – Land uses in McNabb Rural Industrial Precinct Activity status: Controlled” Amend subsequent rule numbers accordingly.

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McNabb Management Ltd	S103.010	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Amend	The same standards which apply to PREC13 Rural Industry Precinct at Mataura should also apply to the Rural Industry Precinct at McNabb. However greenfield developments of this nature ought to be subject to concept plan, which enables the consent authority to ensure any development implements the plan policies.	Add a new standard which reads: “GRUZ-PREC14-S1: Rural Industry Precinct McNabb: 1. The activity complies with all rules for permitted activities which apply to the GRUZ-PREC13 Rural Industry Precinct. 2. A concept development plan is submitted with the application showing the proposed layout of the Rural Industrial Precinct. 3. The concept development plan shows an underlying proposal for infill development of the area zoned deferred Light Industrial Zone. Matters of control: The appropriateness of the provisions for access, infrastructure, building platforms, and the underlying infill development plan. Activity status where compliance is not achieved: Discretionary activity.”
McNabb Management Ltd	S103.011	RLZ – Rural Lifestyle Zone	RLZ-P3	Oppose	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.	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.”
McNabb Management Ltd	S103.012	RLZ – Rural Lifestyle Zone	RLZ-P4	Oppose	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.	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.”
McNabb Management Ltd	S103.013	RLZ – Rural Lifestyle Zone	RLZ-P9	Oppose	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.	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.”
McNabb Management Ltd	S103.014	RLZ – Rural Lifestyle Zone	RLZ-Additional provisions sought	Support	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.	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.”
McNabb Management Ltd	S103.015	RLZ – Rural Lifestyle Zone	RLZ-P7	Oppose	“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.	Delete policy.
McNabb Management Ltd	S103.016	RLZ – Rural Lifestyle Zone	RLZ-P8	Oppose	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.	Delete policy.
McNabb Management Ltd	S103.017	RLZ – Rural Lifestyle Zone	RLZ-R10	Oppose	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	Delete rule.

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					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.	
McNabb Management Ltd	S103.018	RLZ – Rural Lifestyle Zone	RLZ-R3	Oppose in part	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.	Amend RLZ-R3 subclause 3 to read: “The maximum occupancy is 6 people per night excluding those who normally reside at the property.”
McNabb Management Ltd	S103.019	RLZ – Rural Lifestyle Zone	RLZ-R4	Oppose in part	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 rules are different for homestays and visitor accommodation.	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.
McNabb Management Ltd	S103.020	RLZ – Rural Lifestyle Zone	RLZ-R5	Oppose in part	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.	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 maintaining tracks or gravelled areas on the same property as the quarrying activity is occurring.”
McNabb Management Ltd	S103.021	RLZ – Rural Lifestyle Zone	RLZ-R7	Oppose in part	This amendment makes the gross floor area threshold consistent with that for a minor residential unit.	Amend subclause 2 to read: “the activity occupies no more than 60m2 of the gross floor area of the buildings on the site.”
McNabb Management Ltd	S103.022	RLZ – Rural Lifestyle Zone	RLZ-R8	Oppose in part	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.	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-time equivalent people who do not reside on the site.”
McNabb Management Ltd	S103.023	RLZ – Rural Lifestyle Zone	RLZ-S5	Oppose	There is already a maximum building coverage standard so it is unclear why a maximum building size is necessary.	Delete Rule
McNabb Management Ltd	S103.024	RLZ – Rural Lifestyle Zone	RLZ-S6	Oppose in part	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.	Amend subclause 1 to read; “The maximum building coverage on any site is 12% of the total site area;”
McNabb Management Ltd	S103.025	MPZ – Māori Purpose Zone	MPZ-Overview and Purpose	Support in part	It isn't clear why the location of MSP zones is listed when it is not something done for other zones but it creates a difficulty when proposing a new MSPZ. In accordance with tikanga any new MSPZ will be gifted a name in due course. If the Council wishes to retain the second paragraph, the paragraph will need to be amended to include reference to the second MSPZ at McNabb.	Delete the second paragraph; or Amend the second paragraph to read: “Current Māori Purpose Zones are located at: - Charlton Rd, Gore (Hokonui Rūnanga Offices) - Dorset St, Mātaura (Mātaura Marae) - Hyde St, Gore (Hokonui Marae) - McKinnon Rd, McNabb (Te Ika Rama Marae and the kainga development area). “
McNabb Management Ltd	S103.026	MPZ – Māori Purpose Zone	MPZ-Additional provisions sought	Support in part	These are usual activities and facilities that may occur within a MPZ and which we would like to see as options for the second MPZ at McKinnon Rd.	Add new rule: MPZ- R11 educational facilities.
McNabb Management Ltd	S103.027	MPZ – Māori Purpose Zone	MPZ-Additional provisions sought	Support in part	These are usual activities and facilities that may occur within a MPZ and which we would like to see as options for the second MPZ at McKinnon Rd.	Add new rule: MPZ- R12 health facilities
McNabb Management Ltd	S103.028	MPZ – Māori Purpose Zone	MPZ-Additional provisions sought	Support in part	The area of the current Te Ika Rama Marae is subject to inundation and the development plan for 10 McKinnon Rd will enable the marae to be relocated	Amend Subclause 1 to read: the activity status immediately after MPZ-R10 which reads, 'All Māori Purpose Zones MPZ-R6 to ~~MPZR10~~ , to read: “All Māori Purpose Zones MPZ-R6 to ~~MPZR10~~ ” /bAmend Subclause 1 to read: b “Any building is not located within the

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					in due course; and the natural waterways and wetland enhanced for flood water retention, biodiversity and mahinga kai. Therefore, it is not appropriate that new buildings or infrastructure are located in these areas. However, it will be quite appropriate for these activities to occur in other parts of the proposed extended MPZ at McKinnon Rd.	mahinga kai and conservation areas shown on the concept plan for the McKinnon Rd Zone.” /bRenumber existing rule MPZ-R12 accordingly b /b
McNabb Management Ltd	S103.029	Zone map layers	RLZ-MAP	Support in part	Proposed amendments support a bespoke development concept for the property at 10 McKinnon Rd as a kainga nohoanga: providing opportunities for living, working and community while maximising the natural capital of the property and its surroundings. The requested amendments to the proposed zonings work with the geography of the site: - Developing around rather than over existing water bodies and natural drainage patterns; - Promoting an extensive area for biodiversity enhancement, mahinga kai and flood management on those parts of the property which have those characteristics; - Relocating Te Ika Rama Marae to higher ground and providing 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.	Retain the proposed Rural Lifestyle Zone over part of land located at 10 McKinnon Road, but amend the area and boundaries as shown on the concept plan attached to and forming part of this submission. Retain the proposed General Rural Zone over part of land located at 10 McKinnon Rd, but amend the area and boundaries as shown on the attached concept plan and overlay that General Rural Zone with a Rural Industrial Precinct called ‘PREC14 – McNabb Rural Industry Precinct.’ Add a new Māori Special Purpose Zone as shown on the concept plan. Add a deferred Light Industrial Zoning over 10 hectares of the proposed GRUZ-PREC14 adjoining Waipawa Highway/SH 1 as shown in the concept plan, with the zoning deferred until such time as: - Te Ika Rama Marae is relocated to the new Māori Special Purpose Zone at 10 McKinnon Rd; and - An alternative access road is provided from Waipawa Highway/SH 1 as shown in the concept plan
McNabb Management Ltd	S103.030	MPZ – Māori Purpose Zone	MPZ - General	Support in part	The area of the current Te Ika Rama Marae is subject to inundation and the evelopment plan for 10 McKinnon Rd will enable the marae to be relocated in due course; and the natural waterways and wetland enhanced for flood water retention, biodiversity and br /mahinga kai. Therefore it is not appropriate that new buildings or infrastructure are located in these areas. However, it will be quite appropriate for these br /activities to occur in other parts of the proposed extended MPZ at McKinnon Rd.br /	Amend the un-numbered rule immediately after MPZ-R10 which reads, ‘All Māori Purpose Zones MPZ-R6 to ~~MPZR10~~ , to read: “All Māori Purpose Zones MPZ-R6 to MPZR12.
Mercury NZ Limited	S130.001	Interpretation	critical infrastructure	Support in part	Suggested referring to CDEM Act.	~~Means those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Southland, or Gore. This may include but is not limited to:~~ ~~• strategic land transport network and arterial roads;~~ ~~• rail corridor;~~ ~~• telecommunication facilities;~~ ~~• national, regional and local renewable electricity generation activities of any scale;~~ ~~• the electricity transmission network (the National Grid);~~ ~~• sewage collection, treatment and disposal networks;~~ ~~• community land drainage infrastructure;~~ ~~• community potable water systems;~~ ~~• established community-scale irrigation and stock water infrastructure;~~ ~~• transport hubs and bulk fuel supply infrastructure including terminals and~~

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						~~pipelines.~~ Infrastructure that delivers a service operated by a lifeline utility (as defined in the Civil Defence Emergency Management Act 2002)
Mercury NZ Limited	S130.002	Interpretation	effects management hierarchy	Amend	Refine to hierarchy for management of biodiversity, which sets out tests where avoiding, remedying, mitigating cannot be achieved, and offsetting/compensating becomes a necessary tool. br /(REG) activities require placement in proximity to renewable energy resources, and there may be instances where offsetting or compensation is necessary.br /The submitter supports the principle, if flexibility is offered for REG activities across all significant values not just biodiversity.	Biodiversity Effects Management Hierarchy
Mercury NZ Limited	S130.003	Interpretation	infrastructure	Support		Retain.
Mercury NZ Limited	S130.004	Interpretation	renewable electricity generating activities	Support in part	The NPS-REG 2011 defines Renewable electricity generation and Renewable electricity generation activities. br /	Insert text from NPS-REG 2011.
Mercury NZ Limited	S130.005	Interpretation	renewable electricity generation activities - small scale	Support		Gives effect to NPS-REG 2011.
Mercury NZ Limited	S130.006	Interpretation	renewable electricity generation activities - large scale	Support in part	Structures covers some essential components.	Means electricity generation activities utilising renewable energy sources with a capacity of 20kW or greater for the purpose of exporting electricity directly into the distribution network or National Grid. It includes all ancillary components, structures and activities such as substations, climate/environmental monitoring equipment, earthworks, roading, maintenance buildings, temporary concrete batching plants, internal transmission and fibre networks, vegetation clearance, and site rehabilitation works.
Mercury NZ Limited	S130.007	Interpretation	sensitive environments	Oppose	Not clear what an “area” is, or how it is defined.	Means land identified with: Outstanding Natural Features and Landscapes or Significant Natural Area ~~or Areas of Indigenous Biodiversity~~
Mercury NZ Limited	S130.008	Interpretation	specified infrastructure	Support	Supports inclusion of term to support provision of REG activities.br /	None specified.
Mercury NZ Limited	S130.009	UFD – Urban form and development	UFD-O1	Support	Clear guidance is essential to ensure the decarbonisation of process heat and transport, giving effect to the NPS-REG 2011 and the vision outlined in the Southland Murihiku Regional Energy Strategy 2022-2050.	5 a. takes into account the short, medium, and long-term impacts of climate change and natural hazards, and the associated uncertainty and risk; 5b. provides for the transition away from fossil fuels, through increased use and development of renewable resources.
Mercury NZ Limited	S130.010	ENRG – Energy	ENRG-O1	Oppose	Amendment required to align with concept of national significance. br /Acknowledgement of the national importance of REG activities, the policy framework should explicitly acknowledge the benefits of REG, including maintaining or increasing electricity capacity, managing supply security, and reducing GHG emissions. br /Enabling policies and rules are needed in the transition for activities related to the decarbonisation of transport and process heat are addressed within the objective by referencing national significance.	~~Ensure the national significance local, regional and national benefits derived from the use and development of renewable energy resources, including the benefits of Renewable Electricity Generation are appropriately~~ are recognised and provided for ~~and the transitional need for non-renewable energy is appropriately managed.~~

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Mercury NZ Limited	S130.011	ENRG – Energy	ENRG-O2	Support	Retain. Gives effect to NPS-REG. However, further amendments are required to policies and rules to enable REG activities. Rules which require consenting for activities, which will result in increased electricity output or efficiencies need to be justified from an effects perspective.	The investigation, development, operation, maintenance and upgrading of renewable electricity generation activities is enabled.
Mercury NZ Limited	S130.012	ENRG – Energy	ENRG-O4	Support		Retain.
Mercury NZ Limited	S130.013	ENRG – Energy	ENRG-P1	Support in part	REG benefits are nationally significant as electricity supply must meet national demand to ensure national security of energy is not compromised. br /The submitter supports the transition from fossil fuels, processing heat and transport need specific acknowledgment in policy settings. br /Is acknowledged in the NPS-REG 2011 and Southland Murihiku Regional Energy Strategy 2022-2050.br /br /	Recognise the ~~local, regional and national~~ benefits of renewable electricity generation activities including, but not limited to: 1. maintaining or increasing electricity generation capacity while avoiding, reducing or offsetting greenhouse gas emissions; 2. maintaining or increasing security of electricity supply at local, regional and national levels by diversifying the type and/or location of electricity generation; 3. using renewable natural resources rather than finite resources, which requires transition away from fossil fuels. 4. the reversibility of the adverse effects on the environment of some renewable electricity generation technologies; and 5. avoiding reliance on imported fuels for the purposes of generating electricity.
Mercury NZ Limited	S130.014	ENRG – Energy	ENRG-P2	Oppose	Proposed amendments align with NPS-REG.br /"Encourage" and "facilitate" lack the support for decarbonisation of NZ's economy.	~~Encourage and facilitate~~ Provide for the increased use and development of renewable energy resources including the use of: 1. wind, solar and hydro; and 2. waste products; and 3. gas discharges as a source of energy production.
Mercury NZ Limited	S130.015	ENRG – Energy	ENRG-P4	Support	Amendment gives effect to NPS-REG. Rules need to 'provide for' REG activities. br /'Support' lacks the support for decarbonisation of NZ's economy.	~~Support~~ Recognise and provide for activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation.
Mercury NZ Limited	S130.016	ENRG – Energy	ENRG-P5	Support		Retain.
Mercury NZ Limited	S130.017	ENRG – Energy	ENRG-P6	Support		Retain.
Mercury NZ Limited	S130.018	ENRG – Energy	ENRG-P7	Oppose	Avoidance is not suitable in the renewable policy section; corresponding policies are necessary to manage effects on nationally significant values. Applying the same policy test for renewables and non-renewables to manage effects isn't logical given the importance of decarbonising NZ's economy.br /The submitter seeks effects on biodiversity are managed in accordance with the effect hierarchy. It is unclear what "areas" of indigenous biodiversity or why an avoidance approach is justified from an RMA perspective.	Provide for ~~Avoid the location of renewable and non-renewable~~ electricity generation activities whilst managing within the following areas unless adverse effects can be remedied, mitigated, or residual effects offset or compensated: 1. outstanding natural features and landscapes 2. significant natural areas ~~3. areas of indigenous biodiversity~~
Mercury NZ Limited	S130.019	ENRG – Energy	ENRG-P8	Support in part	Support the intent of policy. Needs to be relocated, or duplicated in GRZ chapter which will manage development and land use activities, which may be sensitive to effects from REG activities and development.	Delete ENRG-P8 to be new policy in General Rural Zone Chapter. Protect electricity generation activities, transmission and associated infrastructure and undeveloped renewable energy resources from reverse sensitivity effects from incompatible subdivision, land use and development.
Mercury NZ Limited	S130.020	ENRG – Energy	ENRG-P9	Not Stated	Gives effect to NPS-REG 2011 and the need to consider national significance, functional and operational needs of REG activities.	When considering any residual environmental effects arising from the use and development of energy resources that cannot be avoided, remedied or mitigated, regard may be had to offsetting measures or compensation, including: 1. measures which benefit the local environment; and 2. measures which benefit the local community affected; and 3. measures which benefit mana whenua aspirations or projects. 4. Practical constraints,

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						including functional and technical needs 5. Benefits of Renewable Electricity Generation, including maintaining or increasing generation capacity and security of electricity supply, as well as the reduction in use of finite resources.
Mercury NZ Limited	S130.021	ENRG – Energy	ENRG-P10	Oppose	Proposed not clear in how off grid energy supply helps resilience from a network perspective.	Recognise the need for resilient ~~critical infrastructure, which is interdependent on other critical infrastructure, including~~ energy supply ~~which must function during including standby power generation in emergency situations, emergency response may also need, and stand-alone power systems, to mitigate outage risk where other sources are not available.~~
Mercury NZ Limited	S130.022	ENRG – Energy	ENRG-P11	Oppose	Gives effect to NPS-REG 2011. Function and technical needs are defined terms. Sensitive activities are defined.	~~Require~~ large scale renewable electricity generation activities ~~are provide for in the General Rural Zone, or required~~ to demonstrate they are ~~located~~ appropriately having regard to relevant land use zone, also considering the following: 1. any practical constraints, including functional, ~~or technical needs~~ logistical or technical constraints to developing, upgrading, operating or maintaining the activity, including essential activities such as distribution to the national grid ; 2. effects on existing infrastructure; ~~the location of existing structures and infrastructure including, but not limited to, roads, navigation and telecommunication structures and facilities, and connections to distribution networks, and the efficient use of land;~~ 3. the scale, intensity, duration or frequency of the activity's effects; 4. the design and site layout of the activity ~~and its ability to internalise effects~~ ; 5. earthworks and construction effects; 6. adverse amenity effects, including but not limited to visual, traffic generation, safety, light spill, shadow and noise effects; 7. ~~effects on adequate separation distances from sensitive activities and Outstanding Natural Features and Landscapes to effects acceptable ensure conflict and reverse sensitivity effects are minimised.~~ 7. effects on significant environmental values, such as Outstanding Natural Features and Landscapes 8. use of adaptive management measures through monitoring of adverse effects; and 9. Ngāi Tahu cultural values, including those listed in MW2.3.
Mercury NZ Limited	S130.023	ENRG – Energy	ENRG-P12	Oppose	Recognises benefits of REG and gives effect to NPS-REG.	~~Encourage~~ Provide for innovation and flexibility for new and existing renewable electricity generation activities to adopt new technologies and sources of renewable energy where this: 1. Increases the efficient use of renewable energy resources; or 2. Encourages the re-use of structures and associated infrastructure where appropriate; or 3. Increases the resilience, safety or reliability of renewable electricity generation activities; or 4. Results in environmental benefits and enhancements. Or 5. Increases electricity generation capacity, or increases security of electricity supply
Mercury NZ Limited	S130.024	ENRG – Energy	ENRG-R2	Oppose	The submitter supports a specific rule for large scale REG development. Activity status is restrictive and should align with the NPS-REG and proposed ENRG objective and policies. Buildings are structures. Should reference NZS 6808: 2010.	Split into three rules: Rule ENRG-R2 General Rural Zone Activity status: Discretionary New Large-Scale Renewable Electricity Generation construction, development and operation, maintenance, repairs and upgrading (including any associated structures) ~~and associated buildings.~~ General Rural Zone Activity status: Permitted New Rule ENRG-R2.2 Maintenance and upgrading of existing Large-Scale Renewable Electricity Generation structures where replacement of like for like and same locations. General Rural Zone Activity status: Controlled New Rule ENRG-R2.3 Upgrading of large-Scale Renewable Electricity Generation, including repowering of wind farms, including replacement of any structures with less than 10% increase in envelope. Matters of control are limited to: 1.construction impacts, and

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						2.increased operational effects, from greater scale and bulk, including amenity noise effects and compliance with NZS 6808: 2010 (Acoustics – Wind Farm Noise), or any effects on scheduled significant values
Mercury NZ Limited	S130.025	ENRG – Energy	ENRG-R2	Oppose	The submitter is concerned distribution or essential activities outside of core wind sites may be constrained unnecessary.	Amend Activity status: ~~Non-Complying~~ Discretionary
Mercury NZ Limited	S130.026	ENRG – Energy	ENRG-R3	Oppose in part	Aligned with NPS-REG,	Renewable Electricity Generation Investigations, including associated structures and buildings General Rural Zone Activity status: Permitted Where: 1. All Energy Standards are complied with. ~~2. Associated structures and buildings are temporary and removable.~~
Mercury NZ Limited	S130.027	ENRG – Energy	ENRG-S4	Oppose in part	Amendment required to give effect to NPS-REG. br /Exploration of wind resource requires wind monitoring masts to establish a robust data set. br /Wind monitoring masts are temporary and are typically approximately 100m.br /No need to require 10 times the height, which is not an enabling framework.	The matters of discretion appear to relate to wind turbines rather than wind monitoring masts. Exploratory wind ~~generation~~ monitoring masts 1. The minimum setback from the site boundary is at least ~~10 times the mast's height.~~ a distance equal to the height of the mast from the boundary of any site in different ownership. 2. The Maximum duration of monitoring mast is in place activity is five years 3. Removal of mast and all associated structures and equipment must be undertaken no later than two months after the cessation of wind monitoring activities. 4. Monitoring mast is maximum 100m in height Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ~~1. The type, scale, form and location of the turbine and any adverse effects on the character and amenity values of the locality.~~ 1. The height and location of the mast(s); 2. The ability to mitigate any adverse visual amenity effects through use of screening, planting and alternative siting and design. ~~3. Adverse noise and vibration effects.~~ 4. Adverse effects on Ngāi Tahu cultural values, including those listed in the MW2.3 5. Operational need, functional need or other technical considerations.
Mercury NZ Limited	S130.028	ENRG – Energy	ENRG-Additional provisions sought	Support	The submitter seeks to ensure NZS6808:2010 Acoustics - Wind farm noise is assessed and provided for. This is intended to be a catch all rule, which can assist with activity status.br /br /Exclusion required for smaller wind generators.br /	The development of all wind electricity generation activities shall be assessed for compliance is achieved with NZS6808:2010 Acoustics - Wind farm noise relevant to amenity effects on other land uses. Where compliance is unable to be achieved activity status defers to that articulated in relevant rule.
Mercury NZ Limited	S130.029	NOISE – Noise	NOISE-Exemptions	Oppose	Exclusion is sought from assessment against the objectives and policies of this chapter due to lack of consideration for the functional need of wind farms to be located where wind resources are. Noise, categorized as an amenity effect, should be assessed during development to ensure compliance with NZS6808:2010 Acoustics.	Noise associated with the following activities are not subject to the Rules and Standards of the Noise Chapter: Add clause 12 12. Noise effects from operation of wind electricity generation activities. Compliance is achieved through assessment of NZS6808:2010 Acoustics - Wind farm noise (“insert rule reference” Energy Chapter – Rule ## operation of wind electricity generation activities – Noise Assessment). While the above noise sources are exempt from meeting the noise standards, any potential and actual adverse effects associated with the character, timing, duration or level of noise shall be considered for any discretionary or non-complying activity.
Mercury NZ Limited	S130.030	EW - Earthworks	EW-R9	Oppose	Changes to RW9 or RW11 to provide for earthworks associated with REG activities, which will algin with the NPS-REG.	RW 9 - Earthworks for the construction, maintenance and repair or upgrade of a farm track, including associated with Renewable Electricity Generation activities. EW-R7 to EW-R9 Activity status: Permitted Where: 1. The total earthworks area in any 12 month period does not exceed 2,500 m2 per site. 2. The area is progressively stabilised, filled or recontoured.

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						3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EWS3, EW-S4, EW-S5 and EW-S7.
Mercury NZ Limited	S130.031	EW - Earthworks	EW-R11	Oppose	To align with the NPS-REG consideration and provision for earthworks in the General Rural Zone related to REG activities are essential. br /Amendments to either RW9 or RW11 should provide for earthworks associated with REG activities. br /REG activities are not considered a Network Utility.br /	RW 11 Earthworks and land disturbance for network utilities, and Renewable Electricity Generation activities , including associated vehicle access tracks EW-R10 to EW-R11 Activity status: Permitted Where: 1. The total earthworks area open at any one time does not exceed 2,500 m2. 2. The earthworks area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5, and EW-S7.
Mercury NZ Limited	S130.032	INFR – Infrastructure	INFR-O1	Support		Retain
Mercury NZ Limited	S130.033	INFR – Infrastructure	INFR-O3	Support in part	To address reverse sensitivity effects from non-infrastructure activities, objectives in relevant chapters, including the General Rural Zone, are crucial.	The District Plan should incorporate regulations for sensitive activities under land use provisions to achieve this outcome.
Mercury NZ Limited	S130.034	INFR – Infrastructure	INFR-O4	Support		Retain.
Mercury NZ Limited	S130.035	INFR – Infrastructure	INFR-P6	Support in part	The submitter supports this but should be applied in relevant chapters.	Adverse effects (including reverse sensitivity effects) on critical infrastructure are avoided, remedied or mitigated ~~where activities are adjacent to critical infrastructure~~ , including the management of sensitive activities and the effects of subdivision, use and development that may compromise the operation, maintenance, upgrade and development of the National Grid.
Mercury NZ Limited	S130.036	INFR – Infrastructure	INFR-P7	Not Stated	Offsetting and compensation are relevant mechanisms to ensure infrastructure can be provided for	Manage the development of infrastructure, so that adverse effects on adjoining activities, sites, ecosystem health, and Ngāi Tahu cultural values are avoided, remedied or mitigated, or offset, or compensated for.
Mercury NZ Limited	S130.037	INFR – Infrastructure	INFR-R1	Support in part	The submitter supports the intent of the rule though it is interpreted to provide for EV charging infrastructure including within public land.	Seeks clarity on which rules are relevant to REG activities.
Mercury NZ Limited	S130.038	INFR – Infrastructure	INFR-R2	Support in part	The submitter supports the intent of the rule.	Seeks clarity on which rules are relevant to REG activities.
Mercury NZ Limited	S130.039	INFR – Infrastructure	INFR-R3	Support	The submitter supports the intent of the rules.	Seeks clarity on which rules are relevant to REG activities.
Mercury NZ Limited	S130.040	INFR – Infrastructure	INFR-R4	Support in part		The submitter seeks the installtion of EV charging infrastructure is permitted in all alnd use zones.
Mercury NZ Limited	S130.041	INFR – Infrastructure	INFR-S3	Oppose	Essential that electricity generated can be conveyed to National Grid.	The maximum height of any utility pole or mast, and associated electricity lines shall be: Rural Zone, Rural Lifestyle Zone, General Industrial Zone and Light Industrial Zone 1. 2530m All other zones 2. 13m There is no voltage limit for electricity lines.
Mercury NZ Limited	S130.042	GRUZ - General Rural Zone	GRUZ-O2	Oppose	Unclear on how working structures associated with REG activities is provided for in the rural environment.	The character and qualities of the General Rural zone comprise: 1. a variety of primary production activities; and 2. a very low degree of built form, well setback from other properties and roads; and 3. high levels of open space and open pasture or crops; and 4. high levels of rural amenity from adjacent sites. 5. presence of structures and effects associated with rural activities, and other activities provided for within the rural environment, such as renewable electricity generation, quarries, mining.
Mercury NZ Limited	S130.043	GRUZ - General Rural Zone	GRUZ-Additional	Not Stated	It is required to give effect to NPS-REG. REG activities have a functional need to locate where energy resources are located.	Insert new objective: Renewable Electricity Generation Activities and Transmission Enable the operation, use, development and upgrading of renewable electricity generation activities and transmission within the rural environment

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
			provisions sought			
Mercury NZ Limited	S130.044	GRUZ - General Rural Zone	GRUZ-P12	Oppose	Anticipating and providing for working structures and associated effects from both rural activities and REG activities is essential. The rural environment involves working structures that require enablement, and noise from wind farms can impact amenity. br /Ensuring specific provision for working structures associated with rurally located activities, including REG activities, is critical for maintaining and enhancing the amenity and natural character of the rural environment.	GRUZ-P12 ~~manage~~ Require activities and development to maintain rural character, rural amenity and the underlying Ngāi Tahu relationships with the natural environment by: ~~1. ensuring that buildings and structures are of a scale and height which is compatible with the rural character and amenity of the zone; and~~ 2. requiring appropriate setbacks to waterways to maintain and enhance amenity values and natural character.
Mercury NZ Limited	S130.045	GRUZ - General Rural Zone	GRUZ-P13	Oppose	Wording is not clear, effects on other values need to be assessed. br /Natural hazards risk relates to land use, critical infrastructure needs to be resilient to risk of outages, ensuring it can function during emergency conditions to support functions of lifeline utilities.	GRUZ-P13 Recognise that Regionally Significant Infrastructure has a functional need to be ~~might be best~~ located in the General Rural Zone and effects on other significant values must be managed, including ~~except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area, Natural Hazard risk or Site of Significance to Māori.~~
Mercury NZ Limited	S130.046	GRUZ - General Rural Zone	GRUZ-R7	Oppose	The management of reverse sensitivity effects on REG activities and future utilisation of renewable energy resources lacks clarity.	Activity status: Permitted Where: 1. For residential units and minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, addition, or external alteration and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m2; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Where standards are exceeded, resource consents shall consider: 1.reverse sensitivity effects on existing and authorised activities in the rural environment, and; 2.Potential to constrain the ability to utilise renewable energy resources.
Mercury NZ Limited	S130.047	GRUZ - General Rural Zone	GRUZ-R17	Oppose	None specified.	The submitter seeks that development within the rural environment is managed and cognisant of;1.reverse sensitivity effects on existing and authorised activities in the rural environment.2.Potential to constrain the ability to utilise renewable energy resources.
Mercury NZ Limited	S130.048	GRUZ - General Rural Zone	GRUZ-R18	Oppose	None specified.	The submitter seeks that development within the rural environment is managed and cognisant of;1.reverse sensitivity effects on existing and authorised activities in the rural environment.2.Potential to constrain the ability to utilise renewable energy resources.
Mercury NZ Limited	S130.049	GRUZ - General Rural Zone	GRUZ-R20	Oppose	This has the potential to affect REG activities, contradicting an enabling framework.br /As a consequential relief, a new rule needs to be established to specifically provide for critical infrastructure and REG activities.	Activity status: Non-complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules. 2. Excludes provision of critical infrastructure / renewable electricity generation activities.
Mercury NZ Limited	S130.050	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Acknowledgment of potential use of renewable energy resources is required, as it is not covered by reverse sensitivity.	Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit to support primary production. 2. The effects on rural character and amenity values of the surrounding environment and from adjacent properties. 3. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects. 4. Services. 5. Access and traffic generation. 6. Impact of development on rural productivity. 7. Whether development is on LUC 1, 2 or 3 soils and impacts of the loss of highly productive land. 8. ability to constrain the future use of renewable energy resources.

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
Mercury NZ Limited	S130.051	NFL – Natural Features and Landscapes	NFL-P1	Not Stated	Effects on landscape values need to be assessed against functional needs of critical infrastructure.	~~Avoid~~ manage adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by: 1. Avoiding development and land use that results in significant adverse effects on landscape values and avoiding or appropriately mitigating other adverse effects on landscape values. 2. Recognising the existence of working structures within the rural environment, including pastoral farms and their contribution to the openness and landform legibility of outstanding natural features and landscapes; 3. Demonstrating how development can be visually integrated into the landscape by: (a) remedying or mitigating the impacts on the visual continuity of the Hokonui Hills Skyline and visually prominent hillslopes; (b) ensuring buildings and structures are appropriately sited, designed, finished, and if required, mitigated by appropriate plantings, to have minimal impact on the landscape values. (c) ensuring that building density and form maintains the identified landscape values. (d) the functional needs of infrastructure. 4. Avoiding activities that are incompatible with the identified values, including plantation forestry and mineral extraction, 5. Recognising and providing protection for Ngāi Tahu cultural values as they relate to natural features and landscapes.
Mercury NZ Limited	S130.052	NFL – Natural Features and Landscapes	NFL-P3	Oppose	The submitter seeks to ensure that development within areas of significant landscape value are well justified in terms of functional need.	Avoid the placement of critical infrastructure within identified outstanding natural features and landscapes, unless 1. There is ~~a no reasonable alternative due to the operational or~~ functional need for the location; and 2. Adverse effects on landscape values can be avoided or appropriately mitigated.
Mercury NZ Limited	S130.053	NFL – Natural Features and Landscapes	NFL-P4	Support	The submitter seeks to ensure that development within areas of significant landscapes are well justified in terms of functional need.	None specified.
Mercury NZ Limited	S130.054	NFL – Natural Features and Landscapes	NFL-R4	Support in part	Scope of critical infrastructure needs to encompass all critical infrastructure. br /The submitter aims to ensure that a permissive framework for critical infrastructure is not unintentionally impacted by rule wording. br /The justification for including a farm track is not clear unless it is serving critical infrastructure like a wind farm site or other lifeline utilities.	Activity status: Permitted Where: Maintenance of critical infrastructure, including existing roads, farm tracks, walking and cycling trails within an identified ONF/L 1. The scale of the critical infrastructure, or road, farm or trail is not increased.
Mercury NZ Limited	S130.055	ECO – Ecosystems and Indigenous Biodiversity	ECO-O3	Not Stated	REG activities require placement in proximity to energy resources. While it may not be feasible to maintain and enhance the values of the specific area directly affected, offsetting residual effects and potential compensation can contribute to the overall enhancement of biodiversity values throughout the district.	Provide for ~~appropriate~~ subdivision, use and development within Significant Natural Areas where the effects can be appropriately managed. ~~values of the area can be maintained and enhanced.~~
Mercury NZ Limited	S130.056	ECO – Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Not Stated		New objective: Recognise functional and operational needs of critical infrastructure, whilst managing effects on biodiversity values to maintain and enhance where practicable.
Mercury NZ Limited	S130.057	ECO – Ecosystems and Indigenous Biodiversity	ECO-P2	Support	Retain	None specified.
Mercury NZ Limited	S130.058	ECO – Ecosystems and Indigenous Biodiversity	ECO-P3	Support in part	The operation of specific infrastructure provides national benefits, but it remains unclear how a significant national benefit test would be applied in practice.	Any new subdivision, use, or development shall avoid adverse effects on an SNA that result in: ... Unless they relate to:

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
						6. Construction, development, upgrade, or maintenance of specified infrastructure that provides ~~significant~~ national benefit or significant regional public benefit; 7. Mineral and aggregate extraction that provides significant national public benefit that could not otherwise be achieved using resource in New Zealand; 8. The operation or expansion of any coal mine that was lawfully established before 4 August 2023, except that after 31 December 2030 this exception applies only to coal mines that extract Coking coal; ~~and~~ 9. There is a functional need or operational need to be in that particular location and there are no practicable alternative locations.
Mercury NZ Limited	S130.059	ECO – Ecosystems and Indigenous Biodiversity	ECO-P8	Support in part		When assessing resource consents in Significant Natural Areas, consider the following matters: 1. The necessity ~~for the activity~~ to provide for critical infrastructure or renewable electricity generation activities; 2. Whether formal protection and active management of all or part of any Significant Natural Area will occur as part of the subdivision, land use or development; 3. The extent to which the proposed activity recognises and provides for Ngāi Tahu cultural purposes, rights and interests; 4. The cumulative effects of activities within or adjacent to any area of indigenous vegetation or habitat; 5. The effects the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic; 6. The impacts on mahinga kai activities and species; 7. The impact of the activity on the values of any Significant Natural Area, rare or threatened indigenous species or taonga species and how any potential impact could be avoided, remedied or mitigated; and 8. The appropriateness and effectiveness of any biodiversity offsetting or compensation in accordance with ECO – P7 to offset any residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied.
Mercury NZ Limited	S130.060	ECO – Ecosystems and Indigenous Biodiversity	ECO-P11	Support		None specified.
Mercury NZ Limited	S130.061	ECO – Ecosystems and Indigenous Biodiversity	ECO-R1	Support	The submitter supports the acknowledgment of critical infrastructure.	None specified.
Mercury NZ Limited	S130.063	ENRG – Energy	ENRG-O3	Oppose	Changes give effect to the NPS-REG 2011 and correct matters. The District Plan needs explicit acknowledgment of the need to located where energy resources are located. This is assists with balancing adverse effects. Have referred to defined terms technical need, functional need, which cover locational and operational constraints.	Effects from use and development of renewable energy resources ~~electricity generation activities~~ on communities, the environment and the underlying relationship Ngāi Tahu hold with the natural environment are managed, while recognising acknowledging practical constraints, including, technical and functional needs ., locational, operational from the ~~use and development of renewable energy~~
Mercury NZ Limited	S130.064	GRUZ - General Rural Zone	GRUZ-P8	Oppose	Sensitive activities developed in proximity to renewable energy resources, such as wind resource could constrain future use and development.br /	Enable residential activity where it... 6. constrain the ability to utilise renewable energy resources.
Michael Crymble	S26.001	SETZ – Settlement Zone	SETZ-Overview and Purpose	Support in part	Generally supports the Mandeville Aviation and Rail Precinct as a means of recognising the significance of the activities but considers the	Protect the airfield and remove any hurdles which might adversely affect the airfield use and precinct activities.

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					airfield to be the 'key element' within the Precinct which should be protected.	
Michael Crymble	S26.002	SETZ – Settlement Zone	SETZ-PREC8-R7	Oppose in part	Opposes limiting the number of events as these would self-regulate due to nature and scale of facilities. Temporary accommodation and food and beverage facilities should be able to be provided with events.	There should be no limits on events, however, if there are limits the amount permitted should be a maximum of 36 events per year with any single event permitted to be active for up to 7 days. Permit temporary accommodation and food and beverage for the duration of the event.
Michael Crymble	S26.003	SETZ – Settlement Zone	SETZ-Additional provisions sought	Support	Activities that will help us future proof the airfield and achieve our mutual aim. Mandeville is primarily an airfield, so aviation must always lead the way here. The success of the organisations and activities based at Mandeville requires the airfield infrastructure must be able to evolve to meet their needs.	Seeks that the following activities sought are provided for: A pilot’s clubhouse building. Control tower, office and operations buildings as the need arises. Storage building facilities for securing ground equipment and airfield vehicles. Workshop and maintenance facilities. Aircraft hangarage. An aviation retail refuelling facility. Airfield surface lighting to satisfy all future aviation and railway safety issues. Overnight accomodation buildings with simple catering facilities for visiting pilots and crew. Camping facilities in the interim. Retail shopping for a wide variety of aviation and railway products. Retail sale of food and beverages during events. Car parking facilities. A variety of hardstanding areas to support various aviation and railway activities. Installation of ground navigation aids. Signs, notice boards, fencing and gates for public safety, to inform and guide our visitors. The construction of “railway themed” buildings and other railway infrastructure as required. The possible use of railway rolling stock to meet some of the building infrastructure needs.
Michele Gentle	S41.001	TREE – Notable Trees	TREE-SCHED-TREE-59	Oppose	Concerned that tree on property is at a size that in high winds could cause severe damage to house and power lines nearby. Tree blocks sunlight from gardens and house. Keith McRobie viewed the tree and it is his belief it is a type of deciduous tree not an Evergreen Ash.	Request tree be removed from the Register
Ministry of Education	S125.001	Interpretation	educational facility	Support	The submitter supports the inclusion of the 'educational facilities' as proposed as it is consistent with the National Planning Standard.	Retain as proposed
Ministry of Education	S125.002	Interpretation	habitable room	Support	The submitter supports the inclusions of rooms uses for the purposes of teaching within the habitable spaces definition as proposed as it is consistent with the National Planning br /Standard.	Retain as proposed.
Ministry of Education	S125.003	Interpretation	noise sensitive activity	Support	The submitter supports the inclusion of the ‘noise sensitive activity’ which includes educational facilities.	Retain as proposed.
Ministry of Education	S125.004	Interpretation	operational need	Support	The submitter supports the inclusion of the 'operational need' definition as proposed as it is consistent with the National Planning Standard.br /In some cases, the Ministry has an operational need to establish educational facilities in areas prone to natural hazards or other environmental risks to provide social infrastructure for existing communities.br /	Retain as proposed.
Ministry of Education	S125.005	Interpretation	sensitive activity	Support	The submitter supports the inclusion of ‘educational facilities, including school, early childhood facility, play centre’ within this definition.br /	Retain as proposed.
Ministry of Education	S125.006	UFD – Urban form and development	UFD-O1	Support	The submitter supports UFD-O1 as it recognises the necessity of cohesive district development and appropriately considering various needs, including social infrastructure.br /br /Council is	Retain as proposed.

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					obligated under the NPS-UD to ensure the provision of adequate additional infrastructure, including schools, in urban growth and development. This aligns with Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, providing suitable regard to the mentioned policies.	
Ministry of Education	S125.007	UFD – Urban form and development	UFD-O4	Support in part	The submitter supports in principle as it seeks to clearly define a hierarchy of centres. However, an amendment is sought to include consideration of the communities educational needs.	Amend as follows: The District has a hierarchy of vibrant and viable centres that are locations for shopping, leisure, cultural, entertainment and social interaction experiences and provide for the community’s employment, educational and economic needs.
Ministry of Education	S125.008	UFD – Urban form and development	UFD-O5	Support in part	The submitter supports UFD-05 in principle as it seeks to provide clarity of the purposes of each centre. However, an amendment is sought to include educational activities. The objective as proposed, only refers to educational activities in the Māori purpose zone, however educational activities are anticipated within a range of zones and centres, acknowledging educational facilities aren't limited to designated schools.	Amend as follows: The hierarchy of centres in the District is maintained in accordance with the following: 1. the Gore Town Centre is the principal centre that provides for a wide range of commercial activities, community, educational , recreational and residential activities that serve the District and the wider Southland region; 2. the Mātaura Local Centre provides for a range of commercial activities, educational and community activities that serve the needs of the surrounding residential catchment and the local rural and business community; 3. the Settlement Zones are made up of rural service centres that provide for a cluster of residential activities, commercial activities, light industrial activities, educational and community activities that serve the needs of each settlement’s community, surrounding rural area and appropriate tourism opportunities; 4. Neighbourhood Centre Zones provide for small-scale commercial, educational and community activities that serve the needs of the immediate residential neighbourhood; and 5. Māori Purpose Zones provide for the specific needs of Māori communities, including small to medium-scale residential, education, commercial, community, cultural and employment opportunities
Ministry of Education	S125.009	UFD – Urban form and development	UFD-O7	Support	The submitter supports UFD-07 particularly (4) seeking to ensure that urban development is designed in a matter that gives regard to additional infrastructure. br /br /Aligning with the NPS-UD which seeks to ensure sufficient additional infrastructure (including schools) is provided within urban growth and development. (Policy 10 br /and 3.5 of Subpart 1 of Part 3: Implementation).	Retain as proposed.
Ministry of Education	S125.010	ENRG – Energy	ENRG-P6	Support	The submitter supports ENRG-P6, acknowledging potential and actual effects these facilities may have on its assets. br /Proposed ENRG-P6 provides appropriate protection from adverse effects of renewable electricity generation by managing adverse environmental or cultural effects.	Retain as proposed.
Ministry of Education	S125.011	TRANS – Transport	TRANS-O1	Support	The submitter supports TRANS-O1. br /br /Safe and efficient transport that meets the needs of all transport users is a positive outcome.	Retain as proposed.
Ministry of Education	S125.012	TRANS – Transport	TRANS-P7	Support	The submitter supports TRANS-P7. It aligns with the focus from the Ministry of encouraging	Retain as proposed.

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					students and employees to use active transport modes, when possible, to and from educational facilities. br /	
Ministry of Education	S125.013	TRANS – Transport	TRANS-R4	Support	The submitter supports TRANS-R4, acknowledging educational facilities can result in high traffic volumes and based on the Gore District context, 250 vehicle movements per day is appropriate.	Retain as proposed
Ministry of Education	S125.014	HAZS – Hazardous Substances	HAZS-O2	Support	The submitter supports HAZS-O2 and acknowledges risks significant hazardous facilities pose to its assets, Tamariki, Rangatahi and Kaimahi. As such, the Ministry supports this objective as proposed given it seeks to avoid unacceptable risks to sensitive activity whilst still recognising the benefits of significant hazardous facilities by minimising reverse sensitivity effects.br /br /	Retain as proposed.
Ministry of Education	S125.015	HAZS – Hazardous Substances	HAZS-P2	Support in part	The submitter seeks to include sensitive activities within the policy to ensure that protection is afforded for their assets, tamariki, rangatahi and kaimahi.	Amend as follows: Avoid adverse effects from new significant hazardous facilities by: 1. internalising effects through site layout and design, including the use of buffers; 2. locating significant hazardous facilities outside of, and setback from, sensitive environments and sensitive activities and 3. addressing adverse effects on Ngāi Tahu cultural values; 4. locating significant hazardous facilities outside the Maitere River Floodway and all mapped district inundation areas; and 5. managing cumulative effects of multiple separate significant hazardous facilities locating in close proximity.
Ministry of Education	S125.016	HAZS – Hazardous Substances	HAZS-P4	Support	The Ministry supports HAZS-P4 and acknowledges the risk significant hazardous facilities pose to its assets, tamariki, rangatahi and kaimahi. As such, the Ministry supports the policy as proposed given it seeks to avoid reverse sensitivity effects associated with the siting of new sensitive activities locating near significant hazardous facilities.	Retain as proposed.
Ministry of Education	S125.017	NH – Natural Hazards	NH-O3	Support	The submitter supports NH-O3 and acknowledges education facilities should only be established where natural hazard risks are mitigated and will not transference the risk to adjacent sites.	Retain as proposed.
Ministry of Education	S125.018	NH – Natural Hazards	NH-P2	Support	The submitter supports NH-P2 and acknowledges risks from the actual or potential inundation areas poses to the safety of children and to assets. br /br /The policy is acceptable as it seeks to manage land within actual or potential inundation areas through several tests.	Retain as proposed.
Ministry of Education	S125.019	NH – Natural Hazards	NH-P3	Support	The submitter supports NH-P3 and acknowledges the risk the Maitere River Floodway poses to children and assets of the Ministry. br /br /	Retain as proposed.
Ministry of Education	S125.021	NH – Natural Hazards	NH-P4	Support	The submitter supports NH-P4 and acknowledges that their assets should comply with this. br /	Retain as proposed.

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
Ministry of Education	S125.023	NH – Natural Hazards	NH-P5	Support	The submitter supports NH-P5 and acknowledges that certain areas are subject to risks, and these are required to be managed.	Retain as proposed.
Ministry of Education	S125.025	NH – Natural Hazards	NH-R2	Support	The submitter supports NH-R2, acknowledging that their assets should comply with this. The submitter recognises that the policy provides for activities within these areas, subject to achieving a minimum finished floor level.	Retain as proposed.
Ministry of Education	S125.027	HH – Historical Heritage	HH-O1	Support	The submitter supports HH-O1 acknowledging the value historic features have to the community and notes that several of their sites contain identified heritage items.	Retain as proposed.
Ministry of Education	S125.029	HH – Historical Heritage	HH-P3	Support	The submitter supports HH-P3 acknowledging the value historic features have to the community. The Ministry supports this policy which enables the maintenance, repair and restoration of these items.	Retain as proposed.
Ministry of Education	S125.031	ECO – Ecosystems and Indigenous Biodiversity	ECO-O2	Support	The submitter supports ECO-O2.	Retain as proposed.
Ministry of Education	S125.032	SUB - Subdivision	SUB-O4	Support in part	The submitter supports SUB-O4 in principle as it generally seeks to provide for appropriately designed subdivisions, giving regard to the physical environment.	None specified.
Ministry of Education	S125.033	SUB - Subdivision	SUB-O4	Support in part	Given there is an associated policy (SUB-P7), the submitter considers it appropriate for the overarching policy to addresses infrastructure, including social infrastructure as this is an integral part of subdivision development, if deemed necessary by a needs assessment, to ensure population growth and the impact on schools is considered.	Amend as follows: Subdivisions are designed and developed in a way that:1. protects significant natural, ecological, historical and cultural features, values and resources,2. recognises and provides for the underlying relationships between Ngāi Tahu and the natural environment; and3. responds to the physical characteristics and constraints of the site and surrounding environment, and4. provides for sufficient infrastructure, including social infrastructure, to serve the additional development.
Ministry of Education	S125.034	SUB - Subdivision	SUB-P7	Support in part	The submitter supports SUB-P7, as it ensures subdivision provide the required infrastructure.	None specified.
Ministry of Education	S125.035	SUB - Subdivision	SUB-P7	Support in part	It is important that subdivisions are designed to accommodate social infrastructure, if deemed necessary by a needs assessment, to ensure population growth and the impact on schools is considered.	Amend as follows: Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in an efficient, integrated and co-ordinated manner by:1. Ensuring infrastructure networks, including social infrastructure , have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision; (...)
Ministry of Education	S125.036	LIGHT – Light	LIGHT-O1	Support	The submitter supports LIGHT-O1 and notes that education facilities often require outdoor lighting for wayfinding, sporting facilities, and general CPTED purposes.	Retain as proposed.
Ministry of Education	S125.037	LIGHT – Light	LIGHT-P1	Support	The submitter supports LIGHT-P1 as it gives effect to LIGHT-O1 and educational facilities often require outdoor lighting for wayfinding, sporting facilities, and general CPTED purposes.	Retain as proposed.
Ministry of Education	S125.038	NOISE – Noise	NOISE-P2	Support	The submitter supports NOISE-P2 and notes appropriate consideration of matters relevant to noise generation are included.	Retain as proposed.
Ministry of Education	S125.039	NOISE – Noise	NOISE-P3	Support	The submitter supports NOISE-P3 and acknowledges acoustic insulation is an appropriate mitigation measure to reduce potential or actual noise effects.	Retain as proposed.

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Ministry of Education	S125.040	NOISE – Noise	NOISE-R7	Support	The submitter supports NOISE-R7 and supports the requirement for acoustic treatment within buildings used by noise sensitive activities and acknowledges acoustic insulation is an appropriate mitigation measure to reduce potential or actual noise effects.	Retain as proposed.
Ministry of Education	S125.041	LLRZ – Large Lot Residential Zone	LLRZ-P6	Support in part	The submitter supports LLRZ-P6 in principle, however, seeks an amendment to align the word with what is used in the strategic directions of the Proposed District Plan and the National Planning Standards. It is also a quantifiable and qualifiable measure.	Amend as follows: Allow healthcare activities, education facilities, retirement villages and community facilities where they: 1. have a functional and ~~compelling~~ operational need to locate within a Large Lot Residential Zone; or (...)
Ministry of Education	S125.042	LLRZ – Large Lot Residential Zone	LLRZ-R6	Support in part	The submitter supports LLRZ-R6 in part to manage the operation of educational facilities.	None specified.
Ministry of Education	S125.043	LLRZ – Large Lot Residential Zone	LLRZ-R6	Support in part	It is not reasonable to only provide for educational facilities within existing residential units. br /The amendment seeks compliance with the relevant standards to ensure the bulk and location of an educational facility is consistent with the outcomes sought in the LLRZ. br /A maximum number of people on site provides unreasonable restrictions on educational facilities. br /The change in the activity status when compliance is not achieved ensures that the consideration of effects is appropriately limited to matters of relevance.	Amend as follows: Educational facilities Activity status: Permitted Where: ~~1. The educational facility is within a residential unit or minor residential unit; and~~ 2. The activity is for home-based child care services and the maximum number of children on the site does not exceed 8; and ~~3. The hours of operation are between 7am and 7pm, Monday to Friday; and~~ 4. Any new or extended building or structure complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9. Activity status where compliance not achieved: Discretionary Restricted Discretionary Matters of discretion 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 5. waste treatment and disposal.
Ministry of Education	S125.044	GRZ – General Residential Zone	GRZ-P5	Support	The submitter supports GRUZ-P5 as it enables the establishment/ operation of education facilities to support the needs of the local community.	Retain as proposed.
Ministry of Education	S125.045	GRZ – General Residential Zone	GRZ-P6	Support	The submitter supports GRUZ-P6 as it enables the establishment/ operation of education facilities to support the needs of the local community.	Retain as proposed.
Ministry of Education	S125.046	GRZ – General Residential Zone	GRZ-R6	Support in part	The submitter supports GRUZ-P6 in part to manage the operation of education facilities.	None specified.
Ministry of Education	S125.047	GRZ – General Residential Zone	GRZ-R6	Support in part	It is not reasonable to only provide for educational facilities within existing residential units. The sought amendment seeks compliance with the relevant standards to ensure the bulk and location of an educational facility is consistent with the outcomes sought in the General Residential zone. br /A maximum number of people on site provides unreasonable restrictions on educational facilities. br /A change in activity status to restricted discretionary when compliance is not achieved ensures that the consideration of effects are appropriately limited to matters of relevance.	Amend as follows: Educational facilities Activity status: Permitted Where: ~~1. The educational facility is within a residential unit or minor residential unit; and~~ ~~2. The activity is for home-based child care services and the maximum number of children on the site does not exceed 8; and~~ 1. The hours of operation are between 0700 and 1900 hours; Monday to Friday; and 2. Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-S9 and GRZ-S10.

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
						Activity status where compliance not achieved: ~~Discretionary~~ Restricted discretionary Matters of discretion 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 5. waste treatment and disposal.
Ministry of Education	S125.049	GRZ – General Residential Zone	GRZ-R8	Support in part	The submitter supports GRZ-R8 in part.	None specified.
Ministry of Education	S125.050	GRZ – General Residential Zone	GRZ-R8	Support in part	An amendment is sought to provide for extensions and additions to education facilities as a permitted activity, subject to compliance with the relevant built form standards. It is considered extensions should be permitted, and where compliance cannot be achieved, resource consent is required as a restricted discretionary activity with discretion limited to that previously proposed as matters of control.	Amend as follows: Additions to existing healthcare activities or education facilities Activity status: ~~Controlled~~ Permitted Where: 1. Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10. ~~Matters of control: 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-site pedestrian connections; and 3. Hours of operation; and 4. Noise, disturbance and loss of privacy of adjacent sites; and 5. Servicing including the positive effects of low impact design~~ Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-site pedestrian connections; and 3. Hours of operation; and 4. Noise, disturbance and loss of privacy of adjacent sites; and 5. Servicing including the positive effects of low impact design; and 6. The matters of control 1 – 5 6. The matters of discretion of any infringed standard.
Ministry of Education	S125.051	MRZ – Medium Density Residential Zone	MRZ-P7	Support	The submitter supports MRZ-P7.	Retain as proposed.
Ministry of Education	S125.052	MRZ – Medium Density Residential Zone	MRZ-P8	Support in part	The submitter supports MRZ-P8 in principle, with a minor amendment to the wording of the policy to align with the language used in the strategic directions of the PDP.	Amend as follows: ~~Enable~~ Only allow community facilities, healthcare and education activities and emergency service facilities that: 1. avoid adverse effects on the residential amenity values ; and 2. contribute to the health and wellbeing of people in the District; and 3. are of a scale and design that maintains the character of the surrounding area; and 4. maintains road safety and efficiency; and 5. has an operational or functional need to locate in the Medium Density Residential zone.
Ministry of Education	S125.053	MRZ – Medium Density Residential Zone	MRZ-R6	Support in part	The submitter supports MRZ-R6 in part.	None specified.
Ministry of Education	S125.054	MRZ – Medium Density Residential Zone	MRZ-R6	Support in part	It is not reasonable to only provide for educational activities in existing residential units. br /The amendment seeks compliance with the relevant standards to ensure the bulk and location of an educational facility is consistent with the outcomes sought in the GRZ.br /The maximum number of people on site provides for unreasonable restrictions on educational facilities. br /Change in activity status when compliance is not achieved to restricted discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance. br /	Amend as follows:Educational facilitiesActivity status: PermittedWhere: ~~1. The educational facility is within an existing residential unit or minor residential unit; and 2. The maximum number of children on site does not exceed 8.~~ 1. The hours of operation are generally between 7am to 7pm Monday to Sunday.2. Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9. Activity status where compliance not achieved: ~~Discretionary~~ Restricted discretionary. Matters of discretion 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 5. waste treatment and disposal.

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
Ministry of Education	S125.055	MRZ – Medium Density Residential Zone	MRZ-R8	Support in part	The submitter supports MRZ-R8 in part.	None specified.
Ministry of Education	S125.056	MRZ – Medium Density Residential Zone	MRZ-R8	Support in part	The submitter considers extensions to be a permitted activity, subject to compliance with the relevant built form standards. Where compliance cannot be achieved, resource consent is required as a restricted discretionary activity with discretion limited to that previously proposed as matters of control.	Amend as follows: Additions to existing healthcare activities or education facilities Activity status: ~~Controlled~~ Permitted Where: 1. Any new or extended building or structure complies with standards MRZ-S2 MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9.. ~~Matters of control: 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-site pedestrian connections; and 3. Hours of operation; and 4. Noise, disturbance and loss of privacy of adjacent sites; and 5. Servicing including the positive effects of low impact design~~ Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-site pedestrian connections; and 3. Hours of operation; and 4. Noise, disturbance and loss of privacy of adjacent sites; and 5. Servicing including the positive effects of low impact design; and 6. The matters of control 1 – 5 6. The matters of discretion of any infringed standard.
Ministry of Education	S125.057	GRUZ - General Rural Zone	GRUZ-R2	Support	The submitter supports GRUZ-R2, acknowledging that sensitive activities are protected from any mining effects.	Retain as proposed.
Ministry of Education	S125.058	GRUZ - General Rural Zone	GRUZ-R3	Support	The submitter supports GRUZ-R3 as it seeks to protect sensitive activities from the effects of quarrying mining. It is acknowledged that prospecting for, and mining of minerals can result in adverse effects on surrounding sensitive activities. br /	Retain as proposed.
Ministry of Education	S125.059	GRUZ - General Rural Zone	GRUZ-S6	Support	The submitter supports GRUZ-S6 as it seeks to protect sensitive activities from any effects associated with gravel roads.	Retain as proosed.
Ministry of Education	S125.060	GRUZ - General Rural Zone	GRUZ-R10	Support in part	The submitter supports GRUZ-10 in part to manage the establishment and operation of educational facilities.	None specified.
Ministry of Education	S125.061	GRUZ - General Rural Zone	GRUZ-R10	Support in part	Education facilities should be provided for where there is a potential population to support them. A range of educational facilities should be enabled in this zone as they are essential social infrastructure. The maximum number of people on site places unreasonable restrictions on educational facilities. When compliance is not met, the activity status shall be restricted discretionary as it provides flexibility without unreasonable restrictions for education facilities that may be best placed to serve educational needs in the GRZ.	Amend as follows: Education Facilities Activity Status: Permitted Where: ~~1. The activity is a rural based education facility centred on agriculture sector training~~ 1. Hours of operation are between 0700 and 19002. A maximum of 12 people (staff and students) on site at any one time2. Any new building, structure and activity complies with zone standards GRUZ-S1 – GRUZ-S6 Activity status where compliance not achieved with: ~~GRUZ-R10(1) to GRUZ-R10(3): Discretionary~~ GRUZ-R10(4): Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard. Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. Adverse effects on the rural amenity values of adjoining rural properties and the surrounding area are avoided or mitigated; and 2. The character and quality of the surrounding area is not compromised; and 3. They contribute to the health and wellbeing of people in the surrounding area; and 4. The scale, form and design of any building means the amenity values of the surrounding area are maintained; and 5. Road safety and efficiency is maintained; and 6. The activity has an operational or functional need to locate in the General Rural Zone. 7. The matters of discretion of any infringed standard.
Ministry of Education	S125.062	GRUZ - General Rural Zone	GRUZ-R18	Support	The submitter supports GRUZ-18 and acknowledges the risks associated with associated with sensitive activities being within this area.	Retain as proposed.
Ministry of Education	S125.063	RLZ – Rural Lifestyle Zone	RLZ-P6	Support	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.	Retain as proposed.

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
Ministry of Education	S125.064	RLZ – Rural Lifestyle Zone	RLZ-R11	Support in part	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.	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.
Ministry of Education	S125.065	SETZ – Settlement Zone	SETZ-P1	Support	The submitter supports SETZ-P1. Educational facilities are considered fundamental infrastructure and can be encompassed within this policy.	Retain as proposed.
Ministry of Education	S125.066	SETZ – Settlement Zone	SETZ-R6	Support in part	The submitter supports SETZ-R6 in part to manage the operation of educational facilities.	None specified.
Ministry of Education	S125.067	SETZ – Settlement Zone	SETZ-R6	Support in part	It is not reasonable to only provide for educational activities in existing residential units. br /The amendment seeks compliance with the relevant standards to ensure the bulk and location of an educational facility is consistent with the outcomes sought in the SETZ. br /The maximum number of people on site provides for unreasonable restrictions on educational facilities. br /A change in activity status when compliance is not achieved to restricted discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance.	Amend as follows: Educational facilities Activity status: Permitted Where: ~~1. The educational facility is within an existing residential unit; and~~ ~~2. The activity is for home-based child care services and the maximum number of children on the site does not exceed 8; and~~ 1. The hours of operation are generally between 7am to 7pm Monday to Sunday. 2. complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9 Activity status where compliance not achieved: ~~Discretionary~~ Restricted discretionary Matters of discretion are restricted to: 3. the location and design of buildings and any proposed car parking and loading areas and access; and 4. hours of operation; and 5. noise, disturbance and loss of privacy of neighbours; and 6. screening and landscaping; and 7. waste treatment and disposal.
Ministry of Education	S125.068	NCZ – Neighbourhood Centres Zone	NCZ-R5	Support	The submitter supports LCZ-R5 as it permits the establishment of an educational facility subject to the bulk, height and location standards.	Retain as proposed.
Ministry of Education	S125.069	LCZ – Local Centre Zone	LCZ-P7	Support	The submitter supports LCZ-P7 as it acknowledges the need to provide for communities social needs, including educational facilities, within the LCZ.	Retain as proposed.
Ministry of Education	S125.070	LCZ – Local Centre Zone	LCZ-R5	Support	The submitter supports LCZ-R5 as it permits the establishment of an educational facility subject to the bulk, height and location standards.	Retain as proposed.
Ministry of Education	S125.071	MUZ – Mixed Use Zone	MUZ-O1	Support	The submitter supports MUZ-O1, as it enables the establishment/ operation of education facilities to support the needs of local communities.	Retain as proposed.
Ministry of Education	S125.072	MUZ – Mixed Use Zone	MUZ-R15	Support in part	The submitter supports MUZ-R15 in principle to manage the establishment and operation of educational facilities.	None specified.
Ministry of Education	S125.073	MUZ – Mixed Use Zone	MUZ-R15	Support in part	Where relevant bulk, height and location standards are met, the activity should be permitted. br /br /MUZ-O1 states the zone provides for a wide range of activities to meet the economic, cultural and social needs of the Gore District. Educational facilities are social infrastructure and should be provided for as a permitted activity where appropriate standards can be met and Councils discretion should be restricted to matters of relevance when not met.	Amend as follows: Educational facility All areas Activity status: ~~Restricted Discretionary~~ Permitted Where: 1. All the Standards of this chapter are complied with. 2. Where there is a functional need to locate in the Mixed Use zone. Activity status where compliance not achieved with 1 or 2: Restricted discretionary Matters of discretion: 1. The extent to which it is necessary to locate the activity within the Mixed Use Zone. 2. The effects on the vitality, vibrancy, role and function of the Town Centre and Local Centre zones. 3. The extent to which the activity may limit or constrain the establishment and use of land for activities that are permitted in the zone. 4. The ability to adequately service the activity. 5. Any matters of discretion from an infringed Mixed Use Standard.

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
Ministry of Education	S125.074	TCZ – Town Centre Zone	TCZ-R5	Support	The submitter supports the provisions for educational facilities in the TCZ as it enables the establishment/ operation of education facilities to support the needs of local communities.	Retain as proposed.
Ministry of Education	S125.075	LIZ – Light Industrial Zone	LIZ-O2	Support	The submitter supports LIZ-O2 enabling a range of activities including education facilities to be provided for in the LIZ.	Retain as proposed.
Ministry of Education	S125.076	LIZ – Light Industrial Zone	LIZ-Additional provisions sought	Support	There may be an operation need to locate educational assets within the LIZ. br /The submitter considers education facilities essential social infrastructure that may need to within industrial areas. br /An activity status of discretionary provides flexibility without unreasonable restrictions for education facilities that may be best placed to serve the educations needs of the LIZ.	Educational Facilities Activity status: Discretionary
Ministry of Education	S125.077	GIZ – General Industrial Zone	GIZ-P3	Support in part	The submitter supports GIZ-P3 in principle as it seeks to protect the integrity of the zone, whilst allowing for activities where there is a functional or operational need to establish.	None specified.
Ministry of Education	S125.078	GIZ – General Industrial Zone	GIZ-P3	Support in part	An amendment to the wording to refer to the need to establish in the zone, as opposed to amongst industrial activities.	Amend as follows:Avoid non-industrial activities from establishing unless:1. there is a functional or operational need for their location amongst industrial activities in the zone; and2. the activity is of a similar scale and nature to an industrial activity; or3. the activity is providing for the day-to-day needs of people and activities within the industrial zone; or4. the activity is ancillary to an industrial activity.
Ministry of Education	S125.079	GIZ – General Industrial Zone	GIZ-Additional provisions sought	Support	There may be an operation need to locate educational assets within the GIZ.br /The submitter considers education facilities essential social infrastructure that may need to within industrial areas.br /An activity status of discretionary provides flexibility without unreasonable restrictions for education facilities that may be best placed to serve the educations needs of the GIZ.	Educational Facilities Activity status: Discretionary
Ministry of Education	S125.080	NOSZ – Natural Open Space Zone	NOSZ-P3	Support in part	The submitter supports NOSZ-P1 in part as it provides for educational activities in the Natural and Open Spaces Zone.	None specified.
Ministry of Education	S125.081	NOSZ – Natural Open Space Zone	NOSZ-P3	Support in part	To achieve consistency with the defined term.	Amend as follows:Manage education facilities activities that are potentially compatible with the role, function and predominant character of the Natural Open SpaceZone, and ensure it is appropriate for such activities to establish in the Natural Open Space Zone, having regard to whether: (...)
Ministry of Education	S125.082	NOSZ – Natural Open Space Zone	NOSZ-R12	Support in part	The submitter supports NOSZ-R12 in principle, as in the zone the establishment of education facilities are provided for, subject to resource consent where Councils discretion is limited to matters of relevance. br /	None specified.
Ministry of Education	S125.083	NOSZ – Natural Open Space Zone	NOSZ-R12	Support in part	The submitter acknowledges the intention of NOSZ however, seeks a more enabling framework given educational activities are enabled under NOSZ-P3.	Amend as follows:Education FacilityActivity status: ~~Restricted-Discretionary~~ Controlled Where:1. The hours of operation must be between 7am and 10pm; and2. Any new building or structure or alteration or addition complies with NOSZ-S1, NOSZ-S2, NOSZ-S3, NOSZ-S4 and NOSZ-S5.Matters of ~~discretion~~ control :(...)
Ministry of Education	S125.084	AIRPZ – Airport Zone	AIRPZ-O2	Support	The submitter supports AIRPZ-O2.	Retain as proposed.
Ministry of Education	S125.085	AIRPZ – Airport Zone	AIRPZ-P3	Support	The submitter supports AIRPZ-P3, acknowledging it gives effect to AIRPZ-O2.	Retain as proposed.

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
Ministry of Education	S125.086	AIRPZ – Airport Zone	AIRPZ-P5	Support	The submitter supports AIRPZ-P5, acknowledging the specific primary purpose of the zone is for aviation purposes (and ancillary activities) and accepts that activities that compromise the integrity of the zone should be avoided, if reverse sensitivity effects cannot be appropriately mitigated.	Retain as proposed.
Ministry of Education	S125.087	MPZ – Māori Purpose Zone	MPZ-O1	Support in part	The submitter supports MPZ-O1 in principle, however, seeks the inclusion of education facilities. Which enables a wide range of activities that cater to mana whenua and tangata whenua. br /Including education activities aligns with UFD-05 which states that ‘Māori Purpose Zones provide for the specific needs of Māori communities, including small to medium-scale residential, education, commercial, community, cultural and employment opportunities.’	Amend as follows:The Māori Purpose Zone enables a range of social, cultural, environmental, educational and economic development opportunities that support the occupation, use, development, and ongoing relationship between mana whenua and tangata whenua, and both their ancestral lands and the natural environment.
Ministry of Education	S125.088	MPZ – Māori Purpose Zone	MPZ-P2	Support	COME BACK TO The submitter supports MPZ-P2, enabling education facilities under (4) which aligns with UFD-05 and allows for mana whenua to use and development the zone for educational asse	Retain as proposed
Ministry of Education	S125.089	MPZ – Māori Purpose Zone	MPZ-Additional provisions sought	Support	The Ministry / Mana Whenua may have operational needs to locate educational assets within the zone, particularly Kohanga Reo or Kura Kaupapa Māori, aligning with UFD-05 and MPZ-P2(4) which enables educational activities.	Educational Facilities Activity status: PermittedWhere: 1. Any new or extended buildings or structures comply with Māori Purpose Zone standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7 Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard;2. The extent to which adverse effects on adjoining properties beyond the zone and the wider environment are mitigated;3. The extent to which all activities are adequately serviced; and4. Any functional or tikanga related requirements.
Ministry of Education	S125.090	CCZ – Camp Columba Zone	CCZ-P1	Support	The submitter supports CCZ-P1 provides for educational activities, where they serve a functional need within the camp where these provide for the needs of the wider southern community.br /This policy would enable the establishment of educational activities, such as health schools, if these were sought in the zone.	Retain as proposed .
Ministry of Education	S125.091	CCZ – Camp Columba Zone	CCZ-R1	Support	The submitter supports CCZ-R1 as it permits educational facilities within the Camp Columba zone when undertaken in accordance with the Camp Columba structure plan and comply with the relevant provisions. br /The matters of discretion are appropriate. br /	Retain as proposed.
Ministry of Education	S125.092	DEV – Development Areas	DEV1-O1	Support in part	The submitter supports DEV1-O1 in principle.	None specified.
Ministry of Education	S125.093	DEV – Development Areas	DEV1-O1	Support in part	Explicit consideration is requested to be given to educational facilities throughout the district to manage the impacts of development on educational facilities, acknowledge that there may be a need in industrial areas for educational facilities. Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes schools) is	Amend as follows:Development occurs in the Gore South Industrial Development Area in a co-ordinated and integrated manner that ensures: (...)6. new development is screened from adjoining rural lifestyle sites by appropriate buffers and landscaping; ~~and~~ 7. adverse effects from natural hazards are avoided or mitigated; and8. Appropriate regard is given to social infrastructure.

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
					provided in urban growth and development (Policy 10 and 3.5 of subpart 1 of part 3: Implementation, in particular).	
Ministry of Education	S125.094	DEV – Development Areas	DEV1-P2	Support in part	The submitter supports DEV1-P2 in principle.	None specified.
Ministry of Education	S125.095	DEV – Development Areas	DEV1-P2	Support in part	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).	Amend as follows:Ensure subdivision, development and activities are designed and located in accordance with the Outline Development Plan having regard to: (...)5. measures which mitigate adverse effects on the amenity values of sites within the rural environment; ~~and~~ 6. Retention of existing landscape features and provision of new landscaping which utilises flood resistant species and native vegetation within the site; and7. Provision of social infrastructure.
Ministry of Education	S125.096	DEV – Development Areas	DEV2-O1	Support in part	The submitter supports DEV2-O1 in principle.	None specified.
Ministry of Education	S125.097	DEV – Development Areas	DEV2-O1	Support in part	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).	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; and8. The growth and development is supported by social infrastructure.
Ministry of Education	S125.098	DEV – Development Areas	DEV2-P2	Support in part	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.br /br /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).	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; and8. The growth and development is supported by social infrastructure.
Ministry of Education	S125.099	MEDU – Minister of Education	MEDU - General	Support	The submitter supports all of the MoE designations.	Retain as proposed.
Ministry of Education	S125.100	Designations map layers	MEDU Map - general	Support	The submitter supports all of the MoE designations.	Retain as proposed.
Ministry of Education	S125.101	Designations map layers	MEDU-1-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.102	Designations map layers	MEDU-2-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.103	Designations map layers	MEDU-3-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
Ministry of Education	S125.104	Designations map layers	MEDU-4-MAP	Oppose in part	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.105	Designations map layers	MEDU-5-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.106	Designations map layers	MEDU-6-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.107	Designations map layers	MEDU-7-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.108	Designations map layers	MEDU-8-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.109	Designations map layers	MEDU-9-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.110	Designations map layers	MEDU-10-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.111	Designations map layers	MEDU-11-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.112	Designations map layers	MEDU-12-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed,
Ministry of Education	S125.113	Designations map layers	MEDU-13-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.114	Designations map layers	MEDU-14-MAP	Support	The rollover designation matches the designation confirmation letter dated 29 September 2022.	Retain as proposed.
Ministry of Education	S125.115	Designations map layers	MEDU-15-MAP	Support	The designation is sought to be retained as proposed.	Retain as proposed.
Nadine Fletcher	S92.001	Zone map layers	RLZ-MAP	Oppose in part	The submitter are owners of 120 Wentworth Street, located in the proposed RLZ adjacent to a LLRZ, the natural division between these zones should be the ridgeline on our Northern boundary, rather than the Southern boundary. RLZ-S1 stipulates one residential unit per hectare, given the existence of a smaller block (1143m2 at 118 Wentworth St) within this zone, it seems more fitting for this land to fall within the Large Lot Residential Zone. This adjustment would facilitate a smoother transition from the Large Lot Residential Zone to the Rural Lifestyle Zone on the other side of the ridgeline.	To alter the division between LLRZ and RLZ.
Nadine Fletcher	S92.002	LLRZ – Large Lot Residential Zone	LLRZ - General	Oppose in part	The submitter are owners of 120 Wentworth Street, located in the proposed RLZ adjacent to a LLRZ, the natural division between these zones should be the ridgeline on our Northern boundary, rather than the Southern boundary.	To alter the division between LLRZ and RLZ.

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
Nathan Bokser	S116.001	SASM - Sites and Areas of Significance to Māori	SASM - General	Oppose	Identifying the whole district as SASM may unnecessarily require consent and consultation for day-to-day farm activities, increasing time, cost and workload. As objectives and policies regarding Ngāi Tahu values have been incorporated into the plan, there is no justification for the entire district to be a SASM. The SASM chapter should instead provide further clarity to plan users by identifying and delineating those specific sites, areas and landscapes that are significant to Māori. Similar approaches have been undertaken in other recently reviewed district plans.	Sites and Areas of Significance to Māori are identified and mapped in the planning maps through a transparent, consistent process..
Nathan Bokser	S116.002	SASM - Sites and Areas of Significance to Māori	SASM-O1	Oppose	Stoney Creek is concerned that the broad-brush approach within the PGDP creates uncertainty for plan users as to what activities require consultation with mana whenua and could increase time, cost and workload of day-to-day farm activities. The approach creates disproportionate onus on applicants and is also unclear what “appropriate considerations” (as referred to in Objective SASM-O1) may be. The SASM chapter should provide further clarity by identifying and delineating those specific sites.	Amend SASM-O1 to read: ~~All~~ Those lands, waterbodies, natural features, and marae within Gore District identified as Sites of Significance to Māori in the Planning Maps are recognised as sites and areas of cultural significance to mana whenua and/or tangata whenua, and are afforded appropriate considerations with regard to the cultural values identified in MW-2.3 in relation to their management, development, and use.
Nathan Bokser	S116.003	SASM - Sites and Areas of Significance to Māori	SASM-P1	Oppose	Stoney Creek requests that existing activities are provided for in accordance with s10 of the RMA.	Amend SASM-P1 to read: New u se, subdivision, and development is enabled where adverse effects on ~~the~~ Ngāi Tahu cultural values, including those listed in MW-2.3, are avoided, remedied or mitigated. Council shall have regard to any other benefits (e.g. pest control) provided by the proposed activity.
Nathan Bokser	S116.004	SASM - Sites and Areas of Significance to Māori	SASM-P2	Oppose	Amendments are suggested to align with the concerns raised with regard to SASM-O1	Amend SASM-P2 to read: The impact of proposed activities on Sites of Significance to Māori as identified in the Planning Maps on the Ngāi Tahu cultural values identified in MW-2.3, and their underlying relationship with the natural environment is determined in partnership with Hokonui Rūnanga and takes into account any benefits of the proposal.
Nathan Bokser	S116.005	ECO – Ecosystems and Indigenous Biodiversity	ECO-O1	Oppose	Stoney Creek supports the alignment NPSIB and requests that this objective reflect the wording contained within the NPSIB. The use of 'significant indigenous vegetation' and 'significant habitats of indigenous fauna' is unclear.	Amend ECO-O1 to read: Maintain Indigenous biological diversity in the Gore District and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna ~~(Significant Natural Areas).~~ through the identification of Significant Natural Areas.
Nathan Bokser	S116.006	ECO – Ecosystems and Indigenous Biodiversity	ECO-O3	Oppose	The wording of this policy is more stringent than the NPSIB as it requires the “enhancement” of values. Amend wording to align with NPSIB.	Amend ECO-O3 to read: Provide for appropriate ~~new~~ subdivision, use and development within and adjacent to Significant Natural Areas where adverse effects on the values of the area can be avoided or managed. ~~maintained and enhanced.~~
Nathan Bokser	S116.007	ECO – Ecosystems and Indigenous Biodiversity	ECO-P2	Oppose	Existing activities within or affecting SNAs are provided for in Policy 9 and Clause 3.15 of the NPSIB. Amend wording to better align with the NPSIB objectives.	Amend ECO-P2 to read: ~~Allow~~ Enable activities within or affecting Significant Natural Areas that may impact the extent or ecological integrity of the SNA ~~indigenous biodiversity values~~ where: 1. ~~This~~ The activity is for a lawfully established activity; or 2. Their purpose is to facilitate or express Ngāi Tahu

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						rights, interests, or cultural purpose; or 3. The activity has a functional or operational need to be located in the area; or ...
Nathan Bokser	S116.008	ECO – Ecosystems and Indigenous Biodiversity	ECO-P3	Amend	Stoney Creek supports the alignment of the PGDP objectives and policies with the wording of the NPSIB which allows for new subdivision, use or development where this is required to address a high risk to public health or safety.	Amend ECO-P3 to read: Any new subdivision, use, or development shall avoid adverse effects on an SNA that result in:1. loss of ecosystem representation and extent; ... Unless: 6A. The activity is required to address a high risk to public health or safety. or: The activity relates to: ~~Unless they relate to:~~ ... 6. Construction of specified infrastructure that provides significant national or regional public benefit; 7. Mineral and aggregate extraction that provides significant national public benefit that could not otherwise be achieved using resource in New Zealand;
Nathan Bokser	S116.009	ECO – Ecosystems and Indigenous Biodiversity	ECO-P8	Oppose	ECO-P8 has a different set of criteria to the NPSIB. Managing effects on indigenous biodiversity outside of SNAs by applying the effects management hierarchy would be in line with the NPSIB.	Preferred relief: Withdraw ECO-P8 and redraft in consultation with key stakeholders, including Stony Creek Station. Include in the revised policy balanced provisions recognising that some vegetation removal is necessary and providing for this where effects are managed using the effects management hierarchy. Alternative relief: Amend Policy ECO-P8 to read: When assessing consents for subdivision, land use and development outside of SNAs, require applicants to demonstrate that effects on indigenous biodiversity will be managed by applying the effects management hierarchy, avoid effects which will: ~~1. Prevent an indigenous species or community being able to persist in their habitats in the ecological district; 2. Result in a degradation of the threat status, further measurable loss of indigenous cover or disruption to ecological processes, functions or connections in land environments in category one or two of the Threatened Environment Classification at the ecological district level; 3. Result in a reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1 – 3a – nationally critical, nationally endangered and nationally vulnerable; and 4. discourage mana whenua access to indigenous biodiversity for a mana whenua cultural purpose~~
Nathan Bokser	S116.010	ECO – Ecosystems and Indigenous Biodiversity	ECO-P9	Oppose	ECO-P9 gives no weight to existing activities but should reflect that there may be lawfully established activities within or affecting SNAs that may require resource consent but do not have adverse effects on ecological values and may provide benefits such as pest control. ECP-P9 Point 8 refers to ECO-P7 for offsetting, however ECO-P7 does not refer to offsetting.	Amend ECO-P9 to read: When assessing resource consents in Significant Natural Areas, consider the following matters: ... 5. The effects the activity may have on the introduction, ~~or~~ spread or control of exotic pest plant and animal weed -species and pest animals both terrestrial and aquatic; ... 8. The appropriateness and effectiveness of any biodiversity offsetting or compensation ~~in accordance with ECO – P7~~ to offset any residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied. 9. Whether the activity is a lawfully established existing activity that is no grater in intensity, scale or character and will not result in a loss of extent or degradation of ecological integrity of a SNA.

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Nathan Bokser	S116.011	ECO – Ecosystems and Indigenous Biodiversity	ECO-P10	Amend	Stoney Creek supports the recognition of the benefits farmers provide in the management of indigenous biodiversity but wish to better recognise the extent of benefits. Clause 6 of ECO-P10 encouraging the provision of free ecological surveys, financial support and rates remissions for SNA landholders is supported.	Amend ECO-P10 to read: Maintain indigenous biodiversity across the district by: ... 8. Recognising the benefits of farm management practices and active management of indigenous biodiversity, including but not limited to voluntary animal and plant pest and stock control, fencing , and/or formal legal protection. ...
Nathan Bokser	S116.012	ECO – Ecosystems and Indigenous Biodiversity	ECO-P11	Oppose	There may be situations where offsetting is appropriate but is not for cultural purposes or is consistent with other values or drivers.	Preferred relief: Withdraw ECO-P11 and redraft in consultation with key stakeholders, including Stony Creek Station. Alternative relief: Amend Policy-P11 as follows: Provide for biodiversity offsets and compensation to manage residual adverse effects of an activity where: 1. The goal of the biodiversity offsets is no net loss and, preferably, a net gain of biodiversity of similar species and location where practicable; or 2. The conservation outcomes are measurable and positive; and 3. The biodiversity offsets or compensation are in accordance with best practice, including but not limited to New Zealand Government guidance on biodiversity offsetting.; and 4. ~~Off-setting and compensation packages are consistent with Ngāi Tahu cultural purposes~~
Nathan Bokser	S116.013	ECO – Ecosystems and Indigenous Biodiversity	ECO-R1	Oppose	Stoney Creek supports Indigenous Vegetation Clearance and Land Disturbance rules but finds Rule ECO-R1 too restrictive, especially for fencing. The rule's broad definition of "Land Disturbance" raises confusion, as it encompasses all land activities without clarification. The permitted width for disturbance is impractical for installing fences, it does not allow for access and maintenance. The rule lacks provisions for upgrading existing structures, which may have better environmental outcomes and should be enabled. Maintenance of improved pasture under ECO-R1(e) is more restrictive than NPSIB. The inclusion of a permitted activity rule for the incidental removal of indigenous species during exotic species control is supported but should be clarified in the rule. There should be no limits around the removal of deliberately planted vegetation. A restricted discretionary status would be more appropriate for minor environmental effects. Non-complying activity status for indigenous vegetation removal for those activities listed in ECO-R1(1) where this falls within a SNA does not acknowledge the presence of existing activities within SNAs (as allowed for under the NPSIB). Therefore, Discretionary activity status is proposed for these activities.	Preferred Relief: Withdraw ECO-R1 and redraft in consultation with key stakeholders, including Stony Creek Station. Include in the revised rule an exemption for indigenous vegetation removal and land disturbance associated with farming activities within the new Hokonui Hills Special Precinct (discussed further below). Alternative relief: Amend ECO-R1 as follows: Indigenous Vegetation Clearance and Land Disturbance associated with Indigenous Vegetation Clearance Activity status: Permitted 1. It is necessary for the following purposes: (aa) The installation, maintenance, repair, replacement or upgrade of: (i) Fences (ii) Farm tracks (iii) Farm infrastructure [Refer to proposed definition] (a) The maintenance, repair, or replacement or upgrade of existing lawfully established: ~~(i) fences, (ii) vehicle tracks, (iii) roads, (iv) infrastructure, (v) walkways, (vi) firebreaks, (vii) dams, (viii) waterway crossings, or (ix) network utilities, and the clearance or land disturbance is no more than 1.0m in width from those works in (ii), (iii), (iv), (v), (vii), (viii) and (ix), and 1.5m for (i), and (vi)...~~ (e) Maintenance of improved pasture outside of a SNA , where: (i) the improved pasture has not become a SNA, and (ii) the land is not an uncultivated depositional landform, and (iii) it will not adversely affect a Threatened or At Risk ~~(declining) species. (f) In accordance with an approved Reserve Act or Conservation Act reserve management plan.~~ (g) For the maintenance, repair or replacement of existing buildings and structures, or to remove a potential fire risk, including an area no further than ~~2.0m~~ 7.5m from the exterior wall of an existing building. (h) The removal indigenous vegetation that is

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						incidental to the removal of exotic species generally and pest plants and pest animals in accordance with any Regional Pest Management Plan or the Biosecurity Act 1993. ...k) The works relate to indigenous vegetation that was deliberately planted: ~~(i) Within a domestic garden; or~~ (ii) For the use of screening/shelter belt purposes (such as farm hedgerows). Activity status where compliance is not achieved with: ECO-R1(1) and ECO-R1(2)(a)(i) or ECO-R1(1)(a)(vi) Restricted discretionary Where: 1. The indigenous vegetation clearance and associated land disturbance takes place outside a Significant Natural Area. 2- The indigenous vegetation clearance and land disturbance does not comply with ECO-R1(1)(a)(i) or ECO-R1(1)(a)(vi). Matters of Discretion: 1. Effects on indigenous biodiversity values. 2. the matters outlined in ECO-P3, ECO-P7, ECO-P8, ~~ECO-P9~~ and ECO-P10.... 7. The benefits to indigenous biodiversity provided by the proposed activity. ECO-R1(3): Restricted Discretionary Matters of Discretion: 1. Effects on indigenous biodiversity values. 2. the matters outlined in ECO-P3, ECO-P7, ECO-P8, ECO-P9 and ECO-P10. 3. The quantity and quality of indigenous vegetation impacted and the reasons for the works. 4. The benefits of the proposed activity. 5. The mitigation proposed. ECO-R1(1) and ECO-R1(2): Discretionary-Non-complying Where: 1. The indigenous vegetation clearance and land disturbance takes place inside a Significant Natural Area. emNOTE - the 1.5m limit for vegetation clearance and land disturbance associated with fences ECO-R1 was withdrawn by Council resolution on 21 November 2023/em
Nathan Bokser	S116.014	ECO – Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Support	indigenous vegetation clearance and land disturbance for any purpose other than those listed in ECO-R1(1) is a discretionary activity and there are instances where this is too restrictive. There's no provision for removing regenerating vegetation in areas lawfully cleared before. A proposed new rule aims to grant permitted activity status for minor vegetation clearance.	Add a new Rule ECO-R1(2): 2. Indigenous Vegetation Clearance and any associated land disturbance outside a SNA for any purpose other than listed in ECO-R1(1) or ECO-R1(3), provided: (a) The vegetation to be cleared is regenerating indigenous vegetation less than 15 years old, where the land was previously lawfully cleared of indigenous vegetation; or (b) The area of indigenous vegetation clearance does not exceed 500 m2 in any 12 month period.
Nathan Bokser	S116.015	ECO – Ecosystems and Indigenous Biodiversity	ECO-Additional provisions sought	Support	The maintenance of improved pasture within or adjacent to a SNA is provided for in the NPSIB, but this is not reflected in the PGDP rule framework.	Add a new Rule ECO-R1(3): Indigenous vegetation clearance and any associated land disturbance required for the maintenance of improved pasture within or affecting a SNA where: (i) the maintenance of improved pasture is part of a regular cycle of periodic maintenance, and (ii) the intensity, scale or character of the effects are not increased, and (iii) the improved pasture has not itself become a SNA, and (iv) the land is not an uncultivated depositional landform, and (v) the maintenance will not adversely affect a Threatened or At Risk (declining) species.
Nathan Bokser	S116.016	NFL – Natural Features and Landscapes	NFL - General	Oppose	As drafted, the ONL chapter is fundamentally flawed as it fails to acknowledge the established presence of pastoral farming within mapped ONL areas and would significantly restrict farming activities. There seems to be no justification for this as comments in the S32 seem to contradict the change. Considers the evaluation and assessment in the report insufficient. The rule framework is overly restrictive particularly when the policy framework acknowledges the presence and benefits provided by existing pastoral farming within the Hokonui Hills ONL which, by GDC's own assessment, has not resulted in significant adverse effects under the current framework.	Preferred Relief: Withdraw the Natural Features and Landscapes chapter in its entirety and redraft in consultation with key stakeholders, including Stony Creek Station. Stony Creek Station considers that an appropriate resolution would be to create a Hokonui Hills Special Precinct, within which rural activities associated with pastoral farming are permitted, with appropriate and practical limits set. The provisions of the other chapters of the PGDP would not apply to farming activities within the Hokonui Hills Special Precinct

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Nathan Bokser	S116.017	NFL – Natural Features and Landscapes	NFL-P1	Oppose	Inclusion of policies that recognise pastoral farming within ONLs but considers NFL-P1 does not go far enough to recognise the benefits of pastoral farming.	Amend NFL-P1 to read: Avoid adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by: ... 2. Recognising the benefits provided by existing ~~existence of~~ working pastoral farms and their contribution to the openness and landform legibility of outstanding natural features and landscapes;
Nathan Bokser	S116.018	NFL – Natural Features and Landscapes	NFL-P4	Oppose	When assessing resource consents within the ONL, it is important to recognise the presence of existing activities within these areas.	Amend NFL-P4 to read: When assessing resource consents within Outstanding Natural Features and Landscapes, consider the following matters; ... 4. The presence of existing activities within the ONL and whether the activity is changing in intensity, scale or character.
Nathan Bokser	S116.019	NFL – Natural Features and Landscapes	NFL - General	Amend	The Rule table within the NFL chapter states that the rules are applicable in “All zones”. This is misleading as the rules only apply within an identified ONL or ONF.	Amend “All zones” under rules NFL-R1 to NFL-R8 to read “All areas identified as ONL/ONF in the Planning Maps”.
Nathan Bokser	S116.020	NFL – Natural Features and Landscapes	NFL-R1	Oppose	The increased number of activities controlled in the Hokonui Hills ONL contradicts the comments made in the S32 report and there is seemingly no justification for the increase. The findings of the report are disputed, including the cost benefit analysis. Considers the rule framework overly restrictive and that it contradicts the policy framework which acknowledges the presence and benefits of pastoral farming, especially as the existing provision has not resulted in significant adverse effects.	Amend NFL-R1 to read: Activity status: PermittedWhere: 1. The building or structure is for farming purposes; ~~excluding residential use;~~ (a) Does not exceed 500 30 m2 in area; and (b) Height shall not exceed 8 3 m; 2. Buildings or structures for non-farming purposes; (a) The maximum height does not exceed 2m; and (b) The maximum gross floor area is no more than 5m2 3. All buildings and structures (excluding fences and buildings and structures for farming purposes) must be finished in materials with a maximum reflectance value of 30%
Nathan Bokser	S116.021	NFL – Natural Features and Landscapes	NFL-R2	Amend	Supportive of permitted status for tree planting but it is not appropriate to limit this for certain purposes as this may discourage further planting e.g. where non-indigenous species may be required for wind breaks, shelter belts etc.	Amend NFL-R2 to read:Tree planting, other than plantation forestry within an identified ONF/L Activity status: Permitted Where: 1. The tree planting is of indigenous species or is required and for restoration, conservation, or hazard prevention measures, shelter belts, wind breaks, or to address land instability or erosion. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed in NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3. 3. Any benefits provided by the proposed tree planting.
Nathan Bokser	S116.022	NFL – Natural Features and Landscapes	NFL-R3	Oppose	S32 report states the operative plan controls were effective at managing activities within ONLs. As such, additional controls in the PGDP are not supported and should align more with the controls that exist currently.	Amend Rule NFL-R3 to read: Land disturbance and earthworks within an identified ONF/L Activity status: Permitted Where: X. Required for cultivation, fencing or pest plant management; or X. Associated with the construction of any road or track no greater than 7 metres in width or requiring more than 2 metres of cut or fill for a total distance greater than 100 metres; or X. The earthworks do not exceed 100 linear metres in any direction; and 1. The depth of the earthworks shall not exceed ~~1m~~ 2m below the original surface of the ground; and 2. the ~~depth~~ height of fill or stockpiles shall not exceed ~~1m~~ 3m above the original surface of the ground; and 3. the area of the earthworks shall not exceed 100m2 in any 12 month period; ~~and 4. the width of land disturbance for fencing shall not exceed 1m; and 5. the ground for fencing related land disturbance is~~

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						~~reinstated to original levels within 48 hours of work being completed.~~
Nathan Bokser	S116.023	NFL – Natural Features and Landscapes	NFL-R4	Oppose	Supportive of permitted activity status that allows earthworks to maintain existing facilities within an ONL, however considers the scope of NFL-R4 to be too narrow.	Amend Rule NFL-R4 to read:Maintenance repair, replacement or upgrade of buildings and structures (excluding fences) , critical infrastructure, existing roads, farm tracks, walking and cycling trails, waterway crossings, or improved pasture within an identified ONF/L Activity status: Permitted Where: 1. The scale of the activity critical infrastructure, road, farm or trail is not increased.Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5 resulting from an increase in the scale of the activity. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3. 3. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape.
Nathan Bokser	S116.024	NFL – Natural Features and Landscapes	NFL-R5	Oppose	Supportive of the inclusion of a permitted activity status for fences within the ONL, but questions why only post and wire fences are permitted. Fences are not visually dominant structures and are required for good animal husbandry, health and safety and stock management and are overly restricted within ONLs.	Amend Rule NFL-R5 to read: Fences within an identified ONF/L Activity status: Permitted Where:1. The fence is required for the exclusion or control of stock or to delineate property boundaries. ~~a post and wire fence.~~ Note: fences are a structure and therefore subject to the river setback rulesActivity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3.
Nathan Bokser	S116.025	NFL – Natural Features and Landscapes	NFL-R6	Oppose	NFL-R6 duplicates ECO-R1(1) and creates confusion as to which standard applies.	Delete Rule NFL-R6 in its entirety.
Nathan Bokser	S116.026	NFL – Natural Features and Landscapes	NFL-Additional provisions sought	Amend	Farm tracks are essential to pastoral farming and new tracks are sometimes required to avoid sensitive environments. Requiring consent for any new farm track is too restrictive to farming operations.	Add a new rule NFL-R6A: New farm tracks within an identified ONF/L. Activity status: Permitted. Where: 1. Any new farm track is no greater than 7 metres in width. 2. Unretained cut and fill batters shall not: (a) be steeper than 2 horizontal to 1 vertical; (b) be constructed using moisture content susceptible soils; (c) have a bench with a width of more than 1.8m. 3. Excess material from the construction of the farm

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						track is reinstated to match the natural contour of the surrounding land. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5. 2. The necessity of what is proposed and any alternatives. 3. Mitigation measures proposed. 4. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape 5. The benefits of the proposed activity.
Nathan Bokser	S116.027	NFL – Natural Features and Landscapes	NFL-R6	Oppose	Farm tracks are essential to pastoral farming and new tracks are sometimes required to avoid sensitive environments. Requiring consent for any new farm track is too restrictive to farming operations.	Amend Rule NFL-R6 to read: New Roads, farm tracks greater than 7 metres in width , walking and cycling tracks within an identified ONF/L Activity status: Restricted DiscretionaryMatters of Discretion:1. Effects on the values as listed within NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. ~~3. The necessity of what is proposed and any alternatives.~~ 4. Mitigation measures proposed. 5. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape 6. The benefits of the proposed activity
Nathan Bokser	S116.028	NFL – Natural Features and Landscapes	NFL-R7	Oppose	NFL-R7 does not distinguish between extraction of material for use outside of the property from where it was taken and farm quarries as defined in the PGDP.	Amend NFL-R7 as follows: NFL-R7 Mining and Quarrying (excluding farm quarries) within an identified ONF/L Non-Complying
Nathan Bokser	S116.029	NFL – Natural Features and Landscapes	NFL-Additional provisions sought	Amend	NFL-R7 does not distinguish between extraction of material for use outside of the property from where it was taken and farm quarries as defined in the PGDP.	Insert a new rule NFL-R7A: NFL-R7A Farm quarries that comply with GRUZ-R3. Activity status: Permitted
Nathan Bokser	S116.030	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
Nathan Bokser	S116.031	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.

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					activity status when the environmental effects of these activities are negligible.	
Nathan Bokser	S116.032	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Nathan Bokser	S116.033	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha.
Nathan Bokser	S116.034	EW - Earthworks	EW - General	Oppose	Stoney Creek supports the recognition of the need for earthworks associated with rural production activities, however considers that the rules contained within the Earthworks Chapter do not reflect the specific constraints and complexities of the Hokonui Hills environment.	Preferred relief: Insert an exemption in the preamble of the chapter for any earthworks and land disturbance activities within the Hokonui Hills Special Precinct. Develop appropriate earthwork provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site specific conditions and challenges of this area.
Nathan Bokser	S116.035	EW - Earthworks	EW-O1	Oppose	Minor changes to this Objective are proposed to reflect the purpose of the RMA.	Amend EW-O1 as follows: Earthworks and land disturbance for subdivision, land use and development are facilitated and undertaken in a manner that avoids, remedies or minimises adverse effects on the ~~surrounding~~ environment and protects the natural environment, Ngāi Tahu cultural values, people and property.
Nathan Bokser	S116.036	EW - Earthworks	EW-P1	Support	Supportive of the recognition of the need for earthworks associated with rural production activities.	Retain EW-P1(2) as drafted.
Nathan Bokser	S116.037	EW - Earthworks	EW - General	Oppose	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. The activity status should be set by the rule and not the standard, otherwise it is implied activities require consent under both the rule and the standard.	Amend table headings from 'Standards' to 'Standards for Permitted Activities'. Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.
Nathan Bokser	S116.038	EW - Earthworks	EW-Exemptions	Amend	Stoney Creek supports the listed exemptions from the Earthworks chapter, but questions the status of a note as opposed to a policy or rule.	Convert the exclusions note to a permitted activity rule in the Earthworks chapter.
Nathan Bokser	S116.039	EW - Earthworks	EW-R1	Oppose	The permitted provisions of EW-R1 are inconsistent and more restrictive than those proposed in the NFL chapter. The width of land disturbance permitted by the rule is not achievable for the installation of fences and is unworkable for a farming operation. General earthworks are permitted up to 1000m3, there is no commentary in the S32 report why fences are further restricted.	Amend Rule EW-R1 to read: Land disturbance for the construction of fences (All zones except ONLs) Activity status: Permitted ~~Where:~~ ~~1. Any land disturbance does not exceed:~~ ~~(a) 1 metre in width for more than 10 metres in any 100 metre length; and/or~~

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						~~(b) 1 metre in height or depth; and~~ ~~2. The ground is reinstated to original levels within 48 hours of work being completed.~~ 3. The works are undertaken in accordance with Earthworks Standards EW-S3, EW-S5 and EW-S7. No other Earthworks Standards apply.
Nathan Bokser	S116.040	EW - Earthworks	EW-R7	Oppose	Stoney Creek supports a permitted activity standard for earthworks relating to common farming activities. However, maintenance, repair and upgrade of existing facilities should be excluded from the volume limitations given that these areas are already disturbed. It is not considered necessary to further restrict earthwork activities in the ONL.	Amend Rule EW-R7 as follows: General Rural Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ EW-R7 Activity status: Permitted Where: 1. The total earthworks area for any new dead hole, farm rubbish pit, silage pit or farm track in any 12 month period does not exceed 2,500 m2 per site. 2. The area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5 and EWS7. No other Earthworks Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The timing and duration of the works. 2. Effects on ground stability. 3. Effects on any adjoining site, including visual effects, dust, noise, vibration or loss of privacy. 4. Visual amenity and landscape effects, and whether there is a functional or operational need for the location of the activity, and the extent to which alternative practicable options have been considered and their

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						feasibility.... ~~9. The matters of discretion of any infringed Standard(s).~~ 10. Whether the earthworks are of a type, scale and form that is appropriate for the location and character of the zone.
Nathan Bokser	S116.041	EW - Earthworks	EW-R8	Oppose	Stoney Creek supports a permitted activity standard for earthworks relating to common farming activities. However, maintenance, repair and upgrade of existing facilities should be excluded from the volume limitations given that these areas are already disturbed. It is not considered necessary to further restrict earthwork activities in the ONL.	Amend Rule EW-R8 as follows: General Rural Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ EW-R8 Activity status: Permitted Where: 1. The total earthworks area for any new dead hole, farm rubbish pit, silage pit or farm track in any 12 month period does not exceed 2,500 m2 per site. 2. The area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5 and EWS7. No other Earthworks Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The timing and duration of the works. 2. Effects on ground stability. 3. Effects on any adjoining site, including visual effects, dust, noise, vibration or loss of privacy. 4. Visual amenity and landscape effects, and whether there is a functional or operational need for the location of the activity, and the extent to which alternative practicable options have been considered and their feasibility....~~9. The matters of discretion of any infringed Standard(s).~~10. Whether the earthworks are of a type, scale and form that is appropriate for the location and character of the zone.
Nathan Bokser	S116.042	EW - Earthworks	EW-R9	Oppose	Stoney Creek supports a permitted activity standard for earthworks relating to common farming activities. However, maintenance, repair and upgrade of existing facilities should be excluded from the volume limitations given that these areas are already disturbed. It is not considered necessary to further restrict earthwork activities in the ONL.	Amend Rule EW-R9 as follows: General Rural Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.~~ EW-R9 Activity status: Permitted Where: 1. The total earthworks area for any new dead hole, farm rubbish pit, silage pit or farm track in any 12 month period does not exceed 2,500 m2 per site.

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						2. The area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5 and EWS7. No other Earthworks Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The timing and duration of the works. 2. Effects on ground stability. 3. Effects on any adjoining site, including visual effects, dust, noise, vibration or loss of privacy. 4. Visual amenity and landscape effects, and whether there is a functional or operational need for the location of the activity, and the extent to which alternative practicable options have been considered and their feasibility....~~9. The matters of discretion of any infringed Standard(s).~~10. Whether the earthworks are of a type, scale and form that is appropriate for the location and character of the zone.
Nathan Bokser	S116.043	EW - Earthworks	EW-R14	Oppose	Stoney Creek supports a permitted activity standard for earthworks not otherwise provided for. It is considered existing protection of ONLs is achieved through other chapters and further restrictions are unnecessary in the Earthworks chapter.	Amend EW-R14 as follows: Earthworks and land disturbance not otherwise provided for General Rural Zone, Industrial Zone, Airport Zone Excluding Historic Heritage sites, ~~Significant Natural Areas, Outstanding Natural Landscapes or Features.:~~ Permitted 1. In any 12 month period, the total volume of earthworks does not exceed 1,000m3 per site. 2. All Earthworks Effects Standards are complied with. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...11. Whether there is a functional or operational need for the location of the activity
Nathan Bokser	S116.044	EW - Earthworks	EW-S3	Oppose	Earthworks for fencing activities for stock exclusion should be exempt from these requirements.	Amend EW-S3 as follows: Setbacks from rivers and streams 1. Earthworks (excluding where required for fencing for stock exclusion) shall be set back the minimum distances from the top of the closest bank of a river or stream as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders
Nathan Bokser	S116.045	EW - Earthworks	EW-S4	Oppose	It is onerous to consider that any earthworks on land over 15 degrees require a site specific geotechnical assessment, where these could be very minor activities with no adverse effects.	Amend EW-S4 as follows: Instability of Land 1. Earthworks shall not result in any instability of land or structures beyond the boundary of the site where the earthworks occur.~~be undertaken on land with an existing slope angle exceeding 15 degrees.~~
Nathan Bokser	S116.046	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	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.	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.
Nathan Bokser	S116.047	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.

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					within the proposed Hokonui Hills Special Precinct.	
Nathan Bokser	S116.048	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Nathan Bokser	S116.049	GRUZ - General Rural Zone	GRUZ-O2	Amend	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and...
Nathan Bokser	S116.050	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Nathan Bokser	S116.051	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Nathan Bokser	S116.052	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	Amend GRUZ-O5 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.
Nathan Bokser	S116.053	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
Nathan Bokser	S116.054	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Nathan Bokser	S116.055	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Nathan Bokser	S116.056	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Nathan Bokser	S116.057	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Nathan Bokser	S116.058	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Nathan Bokser	S116.059	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise effects through controlling the location of airstrips and scale of their use.~~
Nathan Bokser	S116.060	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Nathan Bokser	S116.061	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Nathan Bokser	S116.062	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Nathan Bokser	S116.063	GRUZ - General Rural Zone	GRUZ - General	Oppose	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Amend table headings from “Standards” to “Standards for Permitted Activities”. Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.
Nathan Bokser	S116.064	GRUZ - General Rural Zone	GRUZ-R1	Amend	Supportive of a permitted activity rule for primary production activities but questions the	Amend GRUZ-R1 as follows:

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					need to apply the new standards to 'activities' and existing buildings/structures.	Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, or structure (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1
Nathan Bokser	S116.065	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Location and scale of the activity ...

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						12. The need for the activity to support primary production.
Nathan Bokser	S116.066	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
Nathan Bokser	S116.067	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Nathan Bokser	S116.068	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	Amend GRUZ-R7 to read: Residential Activity All areas Activity status: Permitted Where: 1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, ~~addition~~, or ~~external~~ alteration that increases the number of habitable rooms and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m2 ; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(~~3~~)(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying~~ Discretionary GRUZ-R7(4): Restricted Discretionary Matters of Discretion:

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						1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.
Nathan Bokser	S116.069	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
Nathan Bokser	S116.070	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Nathan Bokser	S116.071	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Nathan Bokser	S116.072	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Nathan Bokser	S116.073	GRUZ - General Rural Zone	GRUZ-R17	Amend	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Provide a correct activity status reference for GRUZ-R17.
Nathan Bokser	S116.074	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary
Nathan Bokser	S116.075	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site
Nathan Bokser	S116.076	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals
Nathan Bokser	S116.077	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Reduced setback distances are sought for primary production buildings over 500 m2. The	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries

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					matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects 7. The ownership of the adjoining site and whether it forms part of the same farming operation.
Nathan Bokser	S116.078	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are

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						setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ... 8. The functional or operational need for the building to be located within the road setback
Nathan Bokser	S116.079	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ... 8. Whether the activity will result in environmental benefits through the exclusion of stock.
Nathan Bokser	S116.080	GRUZ - General Rural Zone	GRUZ-S9	Oppose	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; and 2. ~~The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.~~
Nathan Bokser	S116.081	Interpretation	agricultural aviation activity	Support	Supportive of this definition.	Retain 'agricultural aviation activity' definition as drafted.
Nathan Bokser	S116.082	Interpretation	agricultural, horticultural and pastoral activities	Amend	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land

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						and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.
Nathan Bokser	S116.083	Interpretation	conservation activity	Support	Supportive of this definition.	Retain 'conservation activities' definition as drafted.
Nathan Bokser	S116.084	Interpretation	cultivation	Support	Supports the alignment of definitions with the National Planning Standards.	Retain 'cultivation' defintion as drafted.
Nathan Bokser	S116.085	Interpretation	dead holes	Support	Supports this definition.	Retain 'dead holes' definition as drafted.
Nathan Bokser	S116.086	Interpretation	earthworks	Support	Supports this definition.	Retain 'earthworks' definition as drafted.
Nathan Bokser	S116.087	Interpretation	farm quarry	Support	Supportive of this definition.	Retain 'farm quarry' definition as notified.
Nathan Bokser	S116.088	Interpretation	farm track	Amend	Supportive of the definition but wishes to de-couple the definition from 'vehicle access' as farm tracks do not provide vehicle access to legal roads.	Amend the definition for farm track to read: Means ~~vehicle access~~ tracks for the movement of vehicles and/or stock associated with agriculture, pastoral and horticultural activities.
Nathan Bokser	S116.089	Interpretation	fences	Oppose	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence~~ or a temporary fence such as an electric fence or construction hoarding.
Nathan Bokser	S116.090	Interpretation	helicopter Landing Area	Amend	Should be clear that areas used temporarily for helicopter landing areas are also included.	Amend the definition for helicopter landing areas to read: Any area of land, building or structure outside of the Airport Zone intended or designed to be used (including temporarily), whether wholly or partly, for helicopter movement or servicing, including heliports and helipads
Nathan Bokser	S116.091	Interpretation	highly productive land	Amend	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)
Nathan Bokser	S116.092	Interpretation	improved pasture	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'improved pasture' definition as drafted.
Nathan Bokser	S116.093	Interpretation	indigenous vegetation	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'indigenous vegetation' definition as drafted.
Nathan Bokser	S116.094	Interpretation	indigenous vegetation clearance	Oppose	This definition does not align with the definition for 'vegetation clearance' but should be defined in the same manner regardless of indigenous or exotic species.	Either: Amend the definition for indigenous vegetation clearance as follows: Means the ~~clearing or~~ removal of indigenous vegetation by vegetation clearance ~~any means, including cutting, crushing, cultivation, irrigation, chemical application, drainage, stopbanking, overplanting, burning or any other mechanical means as well as mob stocking.~~ Or: Delete the definition of Indigenous Vegetation Clearance entirely
Nathan Bokser	S116.095	Interpretation	land disturbance	Support	Supportive of the definitions with National Planning Standards.	Retain 'land disturbance' definition as drafted.

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Nathan Bokser	S116.096	Interpretation	LUC 1, 2 or 3	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'LUC 1, 2 or 3' as drafted.
Nathan Bokser	S116.097	Interpretation	mahinga kai	Amend	Details provided in the definition for Mahinga Kai would be more appropriate in the Mana Whenua chapter.	Amend the definition of mahinga kai to: Means the same as outlined in MW – 2.3.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. ~~As a result of this practical focus, mahinga kai is considered by Hokonui Rūnanga to be, in today's language, the principal 'environmental indicator' in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hokonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hokonui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.~~
Nathan Bokser	S116.098	Interpretation	maintenance of improved pasture	Support	Supportive of the alignment of wording used in higher order documents.	Retain 'maintenance of improved pasture' definition as drafted.
Nathan Bokser	S116.099	Interpretation	primary production	Support	Supportive of the alignment with national planning standards.	Retain 'primary production' definition as drafted.
Nathan Bokser	S116.100	Interpretation	rural airstrip	Support	Supportive of this definition.	Retain 'rural airstrip' definition as notified.
Nathan Bokser	S116.101	Interpretation	rural commercial recreation activity	Support	Supportive of this definition.	Retain 'rural commercial recreation activity' definition as drafted.
Nathan Bokser	S116.102	Interpretation	rural environment	Support	Supportive of this definition.	Retain 'rural environment' definition as drafted.
Nathan Bokser	S116.103	Interpretation	rural industry	Support	Supportive of the alignment with national planning standards.	Retain 'rural industry' definition as drafted.
Nathan Bokser	S116.104	Interpretation	rural produce retail activity	Support	Supportive of this definition.	Retain 'rural produce retail activity' as drafted.
Nathan Bokser	S116.105	Interpretation	significant natural area (SNA)	Oppose	This definition does not accurately reflect the definition in the NPSIB and would include areas without following the correct process.	Amend the definition for significant natural area to reflect the NPSIB wording, as follows: Has the same meaning as per the National Policy Statement for Indigenous Biodiversity and means: ~~(a) Areas identified as SNA 1 (Waterfall Range) and SNA 2 (Pukerau Red Tussock Reserve) on~~

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						the planning maps until a suitably qualified ecologist engaged by Gore District Council determines that it is not an SNA (b) any area that is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 4 SNA also includes areas meeting the criteria outlined in Appendix 4 including those identified at resource consent stage or as part of a Farm Environment Plan assessment or as part of a Biodiversity Covenant. (a) any area that, after 4 August 2023, is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 1 of the NPSIB; and (b) any area that, on 4 August 2023, is already identified in a policy statement or plan as an area of significant indigenous vegetation or significant habitat of indigenous fauna (regardless of how it is described); in which case it remains as an SNA unless or until a suitably qualified ecologist engaged by the relevant local authority determines that it is not an area of significant indigenous vegetation or significant habitat of indigenous fauna.
Nathan Bokser	S116.106	Interpretation	vegetation clearance	Oppose	Querying why grazing has been so limited in this definition as when managed should not constitute vegetation clearance. This definition is more restrictive than higher documents. Mob-stocking and over planting are technical terms and it is unclear exactly what these refer to as they are not in the PGDP definitions.	Amend the definition of vegetation clearance to read:- (a) the disturbance, damage, destruction, or removal of vegetation by any means (for example, by cutting, crushing, application of chemicals, or burning); and (b) includes activities that result in the disturbance, damage, destruction, or removal of vegetation (for example, ~~over-planting~~, applying the seed of exotic pasture species, ~~mob-stocking~~, or draining away water); but(c) does not include—...v) the grazing of improved pasture within the relevant setback from a natural wetland
Nathan Bokser	S116.107	Interpretation	Definitions	Amend	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.
Nathan Bokser	S116.108	Interpretation	Definitions	Amend	Stoney Creek supports the inclusion of a definition for “supporting activity” as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Insert a new definition for supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).

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Nathan Bokser	S116.109	Appendix 5 - NFL-APP - Landscape Values	APP5-NFL-APP	Oppose	Supportive of background information but concerns are raised that the extent, description and attributed values fail to recognise and misrepresent the current land use and values of the area. There is insufficient supporting documentation regarding the extent of the ONL area. Stoney Creek considers that the values listed to be protected are not present over much of the ONL area, which is working farmland and that the ONL area should be reduced. The description does not recognise the character and structures of the station which occupies 42 percent of the area and list qualities of naturalness and wilderness as values to be protected when over 70 percent of the area is a modified pastoral landscape. Pastoral farming can also provide benefits to landscape values through pest and weed management. Croydon Bush Scenic Reserve has distinctively different vegetation from the rest of the ONL, and exotic vegetation has not been listed as a potential threat. The description also does not recognise the historical and cultural values of the Croydon Area which is one of the earliest European settlements in Southland. The Southland Murihiku Regional Landscape Study (Boffa Miskell, 2019) which was relied upon in determining the ONL status should be made publicly available.	Amend Appendix 5 in a way that: ullyAccurately reflects the significant presence of pastoral farming within the ONL;/liliRecognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;/liliRecognises that the patterns and values of indigenous biodiversity vary significantly across the extent of the ONL and the highest value area is concentrated within the Croydon Bush SNA;/liliCorrects the statement that the ONL is free of structures;/liliRecognises the historical and cultural significance of the area to the rural community; and/liliMake available all documents referred to within Appendix 5, the s32 Report and the Landscape Assessment prepared by Mike Moore publicly available on the Gore District Council website./li/ul
Nathan Bokser	S116.110	Natural environmental Values map layers	NFL-MAP-Hokonui Hills	Oppose	The spatial extent of the ONL as notified in the Planning Maps is fundamentally flawed. The mapping appears to be carried over from previous versions of the Plan without review or updates.	Amend the Hokonui Hills ONL boundaries to accurately reflect the area of Outstanding Natural Landscape values. Figure 10 of Appendix B [refer to original submission] provides a suggestion of the extent of the ONL area within Stoney Creek station which can be discussed further with the Council, including incorporating evidence provided by a landscape expert at the hearing stage.
Nathan Bokser	S116.111	Maps	MAP-Additional provisions sought	Amend	Stoney Creek’s preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limites to protect the Hokonui Hills.	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.
Nathan Bokser	S116.112	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Nathan Bokser	S116.113	Interpretation	silage pit	Oppose	This definition is broad and could be taken to include areas for the storage of hay or grain within a silo/container, or small scale storage of bagged feed. Alignment with the definition as per the Proposed Southland Land and Water plan is suggested.	Amend the definition of silage pit as follows: ~~Means an area constructed and used for the purpose of fermentation and storage for animal feed. land or structures on which silage~~ (plant material harvested while green for fodder and kept succulent by partial fermentation, but does not include baleage or hay) is stored, processed or directly utilised, excluding the storage of bales of plant material completely encapsulated in plastic.
Nathan Bokser	S116.114	Whole Plan	Whole Plan	Not Stated	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023

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					natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to continue operating.	
Nathan Bokser	S116.115	NFL – Natural Features and Landscapes	NFL - General	Oppose	The mapped extent of Hokonui Hills ONL extends beyond the area of outstanding natural values and there is no justification provided for the extent. No evidence provided to suggest that the level of protection provided by the Operative Gore District Plan was insufficient.	Modified pastoral landscape should not be mapped as ONL Reduce restrictions relating to the Hokonui Hills ONL overlay
Nathan Bokser	S116.116	ECO – Ecosystems and Indigenous Biodiversity	ECO - General	Oppose	The provisions were developed in a matter of months after the commencement of the NPSIB which left little space for consultation outside of the formal notification process. A plan change will be necessary to amend rules and map Significant Natural Areas. Blanket protections proposed in the Ecosystems and Indigenous Biodiversity chapter provide little to no ability for essential pastoral farming practices such as fencing and the construction or maintenance of farm tracks to be undertaken without resource consent. The immediate legal effect of the rules within the Ecosystems and Indigenous Biodiversity chapter significantly hinders the ability of Stoney Creek Station (and farmers in general) to effectively manage vegetation on their properties.	Withdraw chapter
Nathan Bokser	S116.117	Whole Plan	Whole Plan	Oppose	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	Amend as per submission.
New Zealand Agricultural Aviation Association	S156.001	Whole Plan	Whole Plan	Oppose in part	S32 Report does not provide rationale and justification for the approach taken to the setback rules for agricultural aviation.	Amend provisions to ensure that they are justified in the s32 report

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New Zealand Agricultural Aviation Association	S156.002	NOISE – Noise	NOISE-O1	Support	Supports an objective that recognizes and provides for activities that generate noise compatible with the purpose and character of the zone, General Rural Zone should be recognised as not being a 'quiet' environment.	Retain the objective
New Zealand Agricultural Aviation Association	S156.003	NOISE – Noise	NOISE-O2	Support	An objective that seeks that activities don't generate unreasonable noise which adversely affects people is supported.	Retain the objective
New Zealand Agricultural Aviation Association	S156.004	NOISE – Noise	NOISE-P2	Support in part	The policy is inconsistent with NOISE-O2 which is that people are not adversely affected. It should be amended to be consistent	Amend: Ensure the health and wellbeing of people and community is not adversely affected ~~protected~~ by managing noise effects generated by an activity having regard to:
New Zealand Agricultural Aviation Association	S156.005	NOISE – Noise	NOISE-P4	Support in part	Aviation activities that are infrequent should be added to the list of activities in NOISE-P4 so that there is recognition that such activities are provided for.	To enable the infrequent noise levels associated with temporary activities, temporary aviation activities , temporary military training activities and emergency training activities provided that the level, timing and duration of noise is reasonable
New Zealand Agricultural Aviation Association	S156.006	NOISE – Noise	NOISE-R8	Support in part	Supports the intent to enable agricultural aviation but seeks some amendments. Take off and landings from Mandeville Aviation and Rail Precinct are provided in Note 2 as an exempt activity so should not be included in clause 1. The take-off and landing should be an 'or' not 'and'. An aircraft may have flown in from an airport to commence the activity. The reference to the number of hours should be 'aircraft' hours to prevent ambiguity. Clause 3 – setbacks- is not justified by the s32 Report and is inconsistent with NOISE-P2 so should be deleted. Clause 4 is problematic as it does not state who should keep the records. 4.5 of the Section 32 Noise report provides analysis of how other councils (listed in original submission) are addressing the same issues. The analysis does not support the provisions in NOISE-R8 namely: Condition 3. for a 500 m setback from any notional boundary on a site not being serviced by the use of the airstrip. A 500m setback will result in take offs and landing being undertaken from airstrips and helicopter landing areas further away from the treatment areas increasing aircraft time, increasing cost to the primary production sector and increasing the overall duration of noise. NZAAA accepts that a limitation of 315 aircraft hours in a calendar year.	Amend: 1. The take-off and landing is to ~~and~~ or from a rural airstrip, a helicopter landing areas located in the rural environment ~~or the Mandeville Aviation and rail Precinct.~~ 2. Take off and landing do not occur for more than 315 aircraft hours in any 12 month period. 3. Delete 4. A record of take offs and landing times and dates is maintained by the landholder and available to the Council upon request.NZAAA seeks to have the provisions of the Selwyn District Council Decisions rule considered which states: " Aircraft and Helicopter Movements Ancillary to Rural Production Permitted activity where: 1. Aircraft movements and helicopter movements associated with purposes ancillary to rural production including topdressing, spraying, stock management, fertiliser application, and frost mitigation, including the incidental landing and take-off of helicopters during their normal course of operation. "
New Zealand Agricultural Aviation Association	S156.007	NOISE – Noise	NOISE-R9	Oppose	TBC	TBC
New Zealand Agricultural Aviation Association	S156.008	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	There should be explicit recognition of the need to avoid potential reverse sensitivity effects.	Amend para 4 by adding reverse sensitivity: Rural lifestyle, settlement and urban expansion is not promoted in the General Rural zone to avoid uncoordinated development and fragmentation of the rural resource and avoid potential reverse sensitivity effects.

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New Zealand Agricultural Aviation Association	S156.009	GRUZ - General Rural Zone	GRUZ-O1	Support in part	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both ‘recognise and provide for’ activities.	Amend: Recognise and provide for the importance of primary production and ancillary activities and rural industry to the social and economic wellbeing of the district
New Zealand Agricultural Aviation Association	S156.010	GRUZ - General Rural Zone	GRUZ-O2	Support in part	There needs to be clear recognition in the description of the character and qualities of the zone that there are effects such as noise, odour and dust that do occur as part of primary production activities. High levels of rural amenity from adjacent sites are not clear and it is encompassed in the descriptions so should be deleted.	Amend:Delete Clause 4Add an additional clause: Smells, noise, dust from primary production activities
New Zealand Agricultural Aviation Association	S156.011	GRUZ - General Rural Zone	GRUZ-O3	Support in part	The objective should identify the key criteria for locating in the GRUZ- the functional or operational need. As currently written the objective is more of a method as it stipulates how it might be achieved.	Amend: Provide for Non-primary production activities that support primary production or rely on a rural location or have a functional or operational need to locate in the General Rural Zone are provided for. ~~While managing the nature, scale and location of activities.~~
New Zealand Agricultural Aviation Association	S156.012	GRUZ - General Rural Zone	GRUZ-P2	Support in part	Rural character is a subset of amenity, so it is not necessary to include both in the policy. Rural character should be maintained, not preserved, as it is not a s6 matter. br /The policy should seek to manage the nature, scale and location of such activities, rather than a presumption of limitation.	Amend: Enable rural industry activities whilst ~~preserving~~ retaining rural character, rural amenity and underlying Ngai Tahu relationships with the natural environment and productive capacity of the rural zone by ~~limiting~~ managing the nature, scale and location of such activities.
New Zealand Agricultural Aviation Association	S156.013	GRUZ - General Rural Zone	GRUZ-P7	Support in part	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an ‘enabling’ policy.	Amend: Enable agricultural aviation activities and rural airstrips and helicopter landing areas to support primary production and conservation activities. ~~whilst managing the noise effects through controlling the location of airstrips and scope of their use~~
New Zealand Agricultural Aviation Association	S156.014	GRUZ - General Rural Zone	GRUZ-R6	Support	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Retain the rule
New Zealand Agricultural Aviation Association	S156.015	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission for NOISE0R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Amend: 1. The takeoff and landings are to or from a rural airstrip or helicopter landing area ~~which complies with GRUZ standard GRUZ-S9-2.~~ 2. Retain GRUZ R-16 2. (subject to the amendments sought in submission point S1.11 to NOISE-R8) Amend: default activity status to restricted discretionary. Add matters of discretion: Any mitigation of noise proposed in accordance with best practicable options. Hours of operation.
New Zealand Agricultural Aviation Association	S156.016	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission for NOISE-R8) and are not justified by the s32 Report.br /Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Delete GRUZ- S9
New Zealand Agricultural Aviation Association	S156.017	RLZ – Rural Lifestyle Zone	RLZ-R6	Oppose in part	NZAAA 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 for NOISE-R8). Council controls land use NOT aircraft in flight	Delete RLZ-R6 1.Retain RLZ-R6 2. (subject to the amendments sought in submission point S1.11 to NOISE-R8)
New Zealand Agricultural	S156.018	RLZ – Rural Lifestyle Zone	RLZ-S8	Oppose	Any setbacks as proposed do not enable the provision of services to support primary	Delete RLZ-S8

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Aviation Association					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.	
New Zealand Agricultural Aviation Association	S156.019	Interpretation	agricultural aviation activity	Support	The definition covers the appropriate scope of agricultural aviation activities	Retain the definition
New Zealand Defence Force	S147.001	Interpretation	critical infrastructure	Amend	NZDF seeks national consistency throughout NZ district plans and seeks for future defence facilities to be provided for as critical infrastructure.	Means those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Southland, or Gore. This may include but is not limited to: • strategic land transport network and arterial roads; ... • transport hubs and bulk fuel supply infrastructure including terminals and pipelines.; • defence facilities
New Zealand Defence Force	S147.002	Interpretation	specified infrastructure	Support	NZDF supports the inclusion of defence facilities in the definition.	Retain definition as notified.
New Zealand Defence Force	S147.003	Interpretation	temporary event	Support	NZDF supports the exclusion of TMTA in the definition as they are different from temporary events with different effects.	Retain definition as notified.
New Zealand Defence Force	S147.004	Interpretation	temporary military training activity	Support	Has the same meaning as National Planning Standards.	Retain definition as notified.
New Zealand Defence Force	S147.005	Interpretation	emergency services facility	Support	This is appropriate and reflects a key function of NZDF.	Retain definition as notified.
New Zealand Defence Force	S147.006	Interpretation	emergency service training activity	Amend	NZDF requests the inclusion of training for civil defence and emergency management as this is a focus of NZDF training.	Means emergency response training exercises. It includes, but is not limited to, training for first aid, civil defence and emergency management and response , firefighting, search and rescue, police response.
New Zealand Defence Force	S147.007	EW - Earthworks	EW-R14	Support	NZDF may require earthworks for some TMTA-related activities and supports the permitted threshold for earthworks and land disturbance.	Retain rule as notified or wording of similar effect.
New Zealand Defence Force	S147.008	ASW – Activities on the Surface of Water	ASW-R4	Support	NZDF supports the inclusion f a permitted ruse of motorised water craft to undertake statutory functions f a government department or local br /government body	Retain rule as notified or wording of similar effect.
New Zealand Defence Force	S147.009	NOISE – Noise	NOISE-O1	Support	It is appropriate that noise generating activities are compatible with the purpose and character of each zone.	Retain objective as notified.
New Zealand Defence Force	S147.010	NOISE – Noise	NOISE-O2	Support	It is appropriate that noise generating activities are compatible with the purpose and character of each zone.	Retain as notified or words of similar effect.
New Zealand Defence Force	S147.011	NOISE – Noise	NOISE-O3	Support	It is appropriate that noise generating activities are compatible with the purpose and character of each zone.	Retain as notified or words of similar effect.
New Zealand Defence Force	S147.012	NOISE – Noise	NOISE-P2	Support	Sets out an appropriate approach for the management of noise, including temporary activities.	Retain policy as drafted or wording to similar effect.

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New Zealand Defence Force	S147.013	NOISE – Noise	NOISE-P4	Support	The policy sets out an appropriate approach to the management of noise, including for temporary activities.	Retain as drafted or words to similar effect.
New Zealand Defence Force	S147.014	NOISE – Noise	NOISE-R4	Amend	TMTA activities may need to occur within any zone in the district, therefore, noise emissions involving fixed sources should be permitted in all zones provided they comply with the relevant standards. br /NZDF supports the default controlled activity status for TMTA and emergency services training activities.br /The noise standards that NZDF has sought in other plan reviews across the country is provided in Attachment A. br /However, NZDF is currently developing an alternative approach and wishes to discuss with GDC.	~~General Rural Zone~~ All zones Activity status: Permitted Where: 1. The noise generated complies with Noise Standard NOISE-S1. ~~for the General Rural Zone.~~ Note: Fixed (stationary) noise sources (other than firing of weapons and explosives) include power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping / treatment systems. Activity status where compliance not achieved: Controlled
New Zealand Defence Force	S147.015	NOISE – Noise	NOISE-R5	Support	NZDF supports specific permitted activity for noise from TMTA and emergency training activities including mobile noise sources. br /NZDF supports controlled status for noise generated from TMTA and emergency training activities.	Retain rule as drafted or wording to similar effect.
New Zealand Defence Force	S147.016	NOISE – Noise	NOISE-R6	Amend	It is appropriate that the specified activities are permitted, subject to standards, as they are an important part of NZDF training.br /The TMTA cannot comply with the relevant standards, the effects can be identified through matters of discretion.	Activity status where compliance is not achieved: Restricted Discretionary
New Zealand Defence Force	S147.017	NOISE – Noise	NOISE-R9	Amend	Not clear how this rule relates to helicopter landing/take off when it is not in a heli landing area which would be relevant to TMTA where helicopter use may be one-off or on a intermittent basis.br /An exception to this rule, or an additional permitted br /activity standard is requested to specifically address this.	Noise from the take-off and landing of helicopters (Other than for agricultural aviation and TMTA) Activity status: Permitted Where: 3. The number of movements to and from the helicopter landing area does not exceed: (a) 2 movements per day; and (b) 4 movements per week; and(c) 10 movements per month. Alternatively, add the following permitted activity standard: 4. The number of helicopter movements associated with temporary activities including TMTA does not exceed:(a) 6 movements per day; and (b) 30 movements per year
New Zealand Defence Force	S147.018	TEMP – Temporary Activities	TEMP-O1	Support	Appropriately recognises benefits of temporary activities.	Retain objective as drafted.
New Zealand Defence Force	S147.019	TEMP – Temporary Activities	TEMP-O4	Support	Appropriately recognises the benefits of temporary activities.	Retain objective as drafted.
New Zealand Defence Force	S147.020	TEMP – Temporary Activities	TEMP-P1	Support	NZDF fully supports the policy, in particular the recognition that TMTA can occur across the district.	Retain as drafted.
New Zealand Defence Force	S147.021	TEMP – Temporary Activities	TEMP-P8	Support	NZDF fully supports the policy, in particular the recognition that TMTA can occur across the district.	Retain as drafted.

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New Zealand Defence Force	S147.022	TEMP – Temporary Activities	TEMP-R5	Support		Retain as notified.
New Zealand Defence Force	S147.023	NOISE – Noise	NOISE-S1	Support	Broadly set out clear and appropriate standards for noise within various zones.	Retain.
New Zealand Defence Force	S147.024	NOISE – Noise	NOISE - General	Amend	It is not clear if the district-wide rules apply in isolation or if the zone rules apply also. If there is an activity addressed in district-wide rules but not identified in zone rules it could default to non-complying?	Clarify the application of the various rules so it is clear that where a district-wide rule applies, then there is no need to refer to the zone rules.
New Zealand Defence Force	S147.025	TEMP – Temporary Activities	TEMP - General	Amend	It is not clear if the district-wide rules apply in isolation or if the zone rules apply also. If there is an activity addressed in district-wide rules but not identified in zone rules it could default to non-complying?	Clarify the application of the various rules so it is clear that where a district-wide rule applies, then there is no need to refer to the zone rules.
New Zealand Defence Force	S147.026	Whole Plan	Whole Plan	Amend	Zone rules have a default non-complying activity status when it is not a specified activity. This is considered unnecessary, particularly where activities are of low scale and may have minor effects.	Address the default activity status of NC in the zone rules and amend to Discretionary.
New Zealand Heavy Haulage Association	S77.001	Interpretation	relocation	Oppose in part	There is no definition for relocation of buildings which are not heritage items.	Amend defintion to include: In relation to other buildings which are not heritage items means the removal, relocation or re-siting of an existing building from any site to another site, excluding the movement of a building within the same title or a new building built off-site that has not been used and is for the express purpose of being located to the subject site.
New Zealand Heavy Haulage Association	S77.002	LLRZ – Large Lot Residential Zone	LLRZ-Additional provisions sought	Support	“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.	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. ORThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.003	GRZ – General Residential Zone	GRZ-Additional provisions sought	Support	“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	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

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					Haulage Association Inc v The Central Otago District Council.	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. ORThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.004	MRZ – Medium Density Residential Zone	MRZ-Additional provisions sought	Support	“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.	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. ORThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.005	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Oppose in part	“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.	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.ORTThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.006	RLZ – Rural Lifestyle Zone	RLZ-Additional provisions sought	Support	“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	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

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					Haulage Association Inc v The Central Otago District Council.	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.ORThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.007	SETZ – Settlement Zone	SETZ-Additional provisions sought	Support	“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.	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.ORThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.008	NCZ – Neighbourhood Centres Zone	NCZ-Additional provisions sought	Oppose in part	“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.	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.ORThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.009	LCZ – Local Centre Zone	LCZ-Additional provisions sought	Support	“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.	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

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						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.ORTThe inclusion of the words “new or relocated buildings ” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.010	MUZ – Mixed Use Zone	MUZ-Additional provisions sought	Support	“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.	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.ORTThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.011	TCZ – Town Centre Zone	TCZ-Additional provisions sought	Support	“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.	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.ORTThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.012	LIZ – Light Industrial Zone	LIZ-Additional provisions sought	Support	“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.	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.ORTThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.013	GIZ – General Industrial Zone	GIZ-Additional provisions sought	Support	“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	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

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					is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	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.ORThe inclusion of the words “new or relocated buildings ” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.014	SARZ – Sports and Active Recreation Zone	SARZ-Additional provisions sought	Support	“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.	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.ORThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.015	AIRPZ – Airport Zone	AIRPZ-Additional provisions sought	Support	“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.	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.ORThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.016	MPZ – Māori Purpose Zone	MPZ-Additional provisions sought	Support	“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.	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.

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						OR The inclusion of the words “new or relocated buildings ” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.017	CCZ – Camp Columba Zone	CCZ-Additional provisions sought	Support	“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.	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. ORThe inclusion of the words “new or relocated buildings ” to the activity rules for residential activities/units.
New Zealand Heavy Haulage Association	S77.018	FDZ – Field Days Zone	FDZ-Additional provisions sought	Support	“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.	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. ORThe inclusion of the words “new or relocated buildings ” to the activity rules for residential activities/units.
New Zealand Helicopter Association	S63.001	TRANS – Transport	TRANS- Overview	Support in part	Represents commercial aviation operations that are temporary by nature and infrequent in operation. Operations include but not limited to • Aerial Spotting • Asset management, • Construction, • Disaster relief work (after State emergency has ended) • Flight training, • Frost protection, • Infrastructure repairs and development, • Science and Research • Search and Rescue • Surveillance • Survey operations •	Consideration given in this section for the Commercial aspects of aviation not just those to do with agricultural activities.

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					Tourism • Transportation of people • TV and Film. Often require a temporary helicopter landing site and may include many movements a day but may not be used for an extended period of time. These activities are directly beneficial to community.	
New Zealand Helicopter Association	S63.002	TRANS – Transport	TRANS-P5	Support	No reason provided	Support this section
New Zealand Helicopter Association	S63.003	Interpretation	Definitions	Support in part	Aircraft that are used for temporary activities often require some maintenance, loading/unloading cargo and refueling at remote landing sites. These temporary and infrequent operations should have a separate definition to aviation activity.	Seek to include of a "non temporary nature" of aviation activity
New Zealand Helicopter Association	S63.004	Interpretation	helicopter Landing Area	Oppose in part	Commerical Aviation Operators often require a temporary helicopter landing site which may require many movements in a day but that site may not be used again for an extended period of time or that site might be used for several days and again not used for an extended period of time.	Helicopter landing area should have the words ' for non-temporary or infrequent operations ' added.
New Zealand Helicopter Association	S63.005	Interpretation	Definitions	Neutral	Helicopters are widely used for building and maintaining tracks and drains, managing trees, powerlines, tele communications, water, gas etc. Helicopters are used to move machinery into places that are inaccessible by road either because the roads do not exist or have been damaged e.g. Tropical Cyclone Gabrielle. Helicopters are used to relocate services such as HVAC etc onto roof tops where a crane would unduly close a road for an extended period of time.	Inclusion of new definition: A commercial aviation activity is an activity using helicopters and aircraft for construction or maintenance of infrastructure or public or private amenities or for the continuity of electrical, gas or telecommunication services or for development and construction activities.
New Zealand Helicopter Association	S63.006	NOISE – Noise	NOISE-O1	Support	Supports an objective that recognizes and provides for activities that generate noise compatible with the purpose and character of the zone. This is particularly relevant to the multiple zones and needs to recognize that it is not a 'quiet' environment.	Retain
New Zealand Helicopter Association	S63.007	NOISE – Noise	NOISE-O2	Support	An objective that seeks that activities don't generate unreasonable noise which adversely affects people is supported.	Retain
New Zealand Helicopter Association	S63.008	NOISE – Noise	NOISE-P2	Support in part	The policy is inconsistent with NOISE-O2 which is that people are not adversely affected. It should be amended to be consistent.	Ensure the health and wellbeing of people and community is not adversely affected ~~protected~~ by managing noise effects generated by an activity having regard to:
New Zealand Helicopter Association	S63.009	NOISE – Noise	NOISE-P4	Oppose in part	Aviation activities that are infrequent should be added to the list of activities in NOISE-P4 so that there is recognition that such activities are provided for.	The policy is inconsistent with NOISE-O2 which is that people are not adversely affected. It should be amended to be consistent.
New Zealand Helicopter Association	S63.010	NOISE – Noise	NOISE-Exemptions	Support in part	Often after the state of emergency has been terminated rural towns and homes are left with the only means of getting supplies and equipment is by helicopters. Also, the same would be accurate for a helicopter removing or	Note 2 (3) should be expanded to include helicopters taking off and landing conducting emergency operations during and after a state of emergency. Emergency helicopters taking off and landing conducting emergency operations during and after a state of emergency.

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					repairing a broken power pole that hinders a road or is causing adverse effects on a property. Aircraft performing these activities should be exempt from noise.	
New Zealand Helicopter Association	S63.011	NOISE – Noise	NOISE-R9	Support in part	Clause 1: Helicopters may have travelled from other locations to land or take off to depart to other locations.br /Clause 2: setbacks- is not justified by the s32 Report and is inconsistent with NOISE-P2 so should be deleted.br /Clause 3: NZHA would like the district to consider the use of Helicopters and drones in the temporary category. Within the Noise rules districts don't define Helicopter landing areas as temporary but in many cases that is exactly what it is. Examples- gravelling a track may make 100 movements in a day but not repeated for several years, removing damaged trees- 100 movements, may never be repeated, carnival joy ride operation- once per year with 160movements in a day.	Clause 1: Take off OR landing area too OR from a helicopter landing area. Clause 2: Delete Clause 3: Delete
New Zealand Helicopter Association	S63.012	TEMP – Temporary Activities	TEMP-R1	Support in part	This inclusion would allow for one of the activities that would have many movements in a day to be mitigated.	Add that the use of Helicopters is permitted and are exempt from NOISE R9- Clause 3 (Movements). Also seek that R9 clause 2 is removed.
New Zealand Helicopter Association	S63.013	TEMP – Temporary Activities	TEMP-O3	Support	Helicopters are often used for building and construction activities.	Supports the objective
New Zealand Helicopter Association	S63.014	TEMP – Temporary Activities	TEMP-P7	Support in part	Recognition would be beneficial for activities that are temporary by nature such as helicopters taking off and landing for construction activities often for a very short duration.	Supports that activities are carried out with minimal disturbance to adjoining properties however elevated noise disturbance on temporary and infrequent operations may be elevated and while averaging in noise rules is not permitted.
New Zealand Helicopter Association	S63.015	TEMP – Temporary Activities	TEMP-R9	Support in part	Buildings are not the only things that need to be demolished. Structures like power poles water tanks, wharfs, drains, dams and other infrastructure items as well as the demolition or removal of dangerous trees or other plant material should be included.	Seek to include demolition of plants and trees as well as structures.
New Zealand Helicopter Association	S63.016	GRUZ - General Rural Zone	GRUZ-O1	Support in part	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both ‘recognise and provide for’ activities.	Recognise and provide for the importance of primary production, and ancillary activities and rural industry to the social and economic wellbeing of the district.
New Zealand Helicopter Association	S63.017	GRUZ - General Rural Zone	GRUZ-P7	Support in part	NZHA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an ‘enabling’ policy.	Amend to:Enable agricultural aviation activities, ~~and~~ rural airstrips and helicopter landing areas to support primary production and conservation activities, whilst managing the noise effects through controlling the location of airstrips and scope of their use
New Zealand Helicopter Association	S63.018	GRUZ - General Rural Zone	GRUZ-R6	Support	NZHA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Retain the Rule
New Zealand Helicopter Association	S63.019	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Amend GRUZ-R16 (1) The takeoff and landings are to ~~or and~~ from a rural airstrip or helicopter landing area which complies with GRUZ standard GRZ-S9. (2) Retain GRUZ-R16 as notified (subject to the amendments sought in submission point NOISE-R8) Amend default activity status to restricted discretionary. Add matters of discretion: 1. Any mitigation of noise proposed in accordance with best practicable options 2. Hours of operation.

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New Zealand Helicopter Association	S63.020	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	Delete GRUZ-S9
New Zealand Helicopter Association	S63.021	RLZ – Rural Lifestyle Zone	RLZ-R6	Oppose in part	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.	Delete RLZ-R6 (1). Retain RLZ-R6 (2)- subject to the amendments sought in NOISE-R8)
New Zealand Helicopter Association	S63.022	NOISE – Noise	NOISE-R8	Support in part	Supports the intent to enable agricultural aviation but seeks amendments (1) Take off and landings from Mandeville Aviation and Rail Precinct are provided in Note 2 as an exempt activity so should not be included in clause 1. Take-off and landing should be an ‘or’ not ‘and’. An aircraft may have flown in from an airport. (2) The reference to the number of hours should be ‘aircraft’ hours to prevent ambiguity. (3) Setbacks- is not justified by the s32 Report and is inconsistent with NOISE-P2 so should be deleted. See full submission for section 32 report information on how other councils are addressing same issues- NZHA seeks provisions of the Selwyn DC considered. A 500m setback will result in take offs and landing being undertaken from airstrips and helicopter landing areas further away from the treatment areas increasing aircraft time, increasing cost to the primary production sector and increasing the overall duration of noise. (4) Problematic as it does not state who should keep the records	Amend: 1 The take-off and landing is to ~~and~~ or from a rural airstrip, a helicopter landing areas located in the rural environment ~~or the Mandeville Aviation and rail Precinct~~ . 2. Take off and landing do not occur for more than 315 ~~aircraft~~ hours in any 12 month period. 3. Delete 4. A record of take offs and landing times and dates is maintained by the landholder and available to the Council upon request.
New Zealand Helicopter Association	S63.023	RLZ – Rural Lifestyle Zone	RLZ-S8	Support in part	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.	Delete RLZ-S8
New Zealand Helicopter Association	S63.024	Interpretation	Definitions nesting tables	Support in part	Aircraft that are used for temporary activities often require some maintenance, loading/unloading cargo and refueling at remote landing sites. These temporary and infrequent operations should have a separate definition to aviation activity.	Seek to include of a "non temporary nature"
Nick Crisp	S51.001	RLZ – Rural Lifestyle Zone	RLZ-Overview and Purpose	Amend	The submitters property is zoned as rural lifestyle zone, and it boundaries the residential zone. As there is extra noise and traffic created	Rezone from Robertson Street to Terry Road to residential or large residential section from RLZ.

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					from the school, it minimises any benefits of the property being zoned rural.	
Nicky Highsted	S76.001	LLRZ – Large Lot Residential Zone	LLRZ-S1	Oppose	20 Eversfield Rise Gore is 6916m2 & is a fully serviced section for the purpose of building a dwelling. Significant loss in value if the section cannot be used for building a dwelling. It therefore has no economic purpose & I question what the intended use may be.	Remove the 8000m2 restriction under PREC12 Eversfield Precint
Nigel Cowburn	S152.001	TRANS – Transport	TRANS-S9	Not Stated	Raised kerbs inhibit stormwater flow to groundwater.	6a - Specify structural edge avoiding reference to "raised kerb"
Nigel Cowburn	S152.002	Whole Plan	Whole Plan	Not Stated		The whole plans lacks any meaningful treatment of modern Best Management stormwater Practice e.g. Sustainable Drainage aka SuDS, LID, or Sponge City.
Nigel Cowburn	S152.003	TRANS – Transport	TRANS-S9	Not Stated	25mm breaks down too rapidlybr /	6b - change 25mm to 38mm
Nigel Cowburn	S152.004	TRANS – Transport	TRANS-S9	Not Stated	best practice won't be used if there's an option	6c - remove "or" from "emcommercial and industrial accesses shall drain from their sumps through a lead directly /ememor through a stormwater treatment device to a public stormwater /ememmain." /em
Nigel Cowburn	S152.005	TRANS – Transport	TRANS-S10	Not Stated	High energy requiring parts of urban infrastructure and create hazards in emergency situations. Only developers benefit from culs-de-sac.	Prohibition of Cul-de-sac roads
Nigel Cowburn	S152.006	Appendix 1 – TRANS-APP - Transport Standard Construction Drawings	APP1-TRANS-APP	Not Stated		Requests graphic R02 include a flush kerb cross section
Nigel Cowburn	S152.007	TRANS – Transport	TRANS-S10	Not Stated	Pedestrian safety and security - this is CPTED 101.	Requests pedestrian links need visibility from buildings, so functional windows and spaces overlook walkway.
Nigel Cowburn	S152.008	Appendix 1 – TRANS-APP - Transport Standard Construction Drawings	APP1-TRANS-APP	Amend	Current examples are illegible.	Requests updated diagrams with quality line art
Nigel Cowburn	S152.009	NFL – Natural Features and Landscapes	NFL-R6	Support in part	This represents major canopy loss and attendant effects on catchment hydrology and visibility changes	Requests provision for removal of trees with a large DBH of 200mm non-complying, unless covered by NFL R6.2
Nigel Cowburn	S152.010	LLRZ – Large Lot Residential Zone	LLRZ-S9	Not Stated	Porous asphalt is a key intervention to reduce stormwater issues in an urban or intensely developed area but rules need to be prescriptive to function well.br /	Requests prescriptive permeability controls, speciifcally - porous asphalt requirement
Nigel Cowburn	S152.011	Whole Plan	Whole Plan	Not Stated	Plan rules need to be prescriptive and to function needs to be able to survive a lowest tender build (comment in relation to permeability controls)	Forbid lowest tender acceptance and use NZTA's tender assessment criteria.
Nigel Cowburn	S152.012	RLZ – Rural Lifestyle Zone	RLZ-S9	Not Stated	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.	Requests controls on massing, trims, fenestration and cladding texture, particularly in tray roof/ cladding systems, rather than a 30% LRV.
Nigel Cowburn	S152.013	RLZ – Rural Lifestyle Zone	RLZ-S11	Not Stated	Too small an area for a lifestyle block - often treated pejoratively, some of these rules have little congruency with the inhabitants ways of	S11 1a- larger planting area than 15m requested

Original submitter name	Submission Point Number	Plan section	Plan provision	Position	Reasons	Decision Requested
					life. Common to see exotic trees in shelter, old fencelines and as specimen trees dating from the 19C.	
Nigel Cowburn	S152.014	DEV – Development Areas	DEV - General	Not Stated	Without taking a best management approach this nice wording will prove unachievable and sets contractors up to fail, while prolonging the Districts stormwater problems	Servicing: Stormwater - Requests best management approach to stormwater management including SuDS or Sponge city
Nigel Cowburn	S152.015	Appendix 4 – ECO-APP - Significant Natural Area Criteria	APP4-ECO-APP	Not Stated	In NZ this is probably one person, this should be reworded as it sounds exclusive to a company.	Requests amended wording of "requires an ecologist with geothermal expertise)" to widen expertise input.
Nigel Cowburn	S152.016	Appendix 5 - NFL-APP - Landscape Values	APP5-NFL-APP	Not Stated	No reference to what this organisation is or their bona fides	Clarify what organisation "Birdlife International" is
Nigel Cowburn	S152.017	Whole Plan	Whole Plan	Not Stated	The overview is more wordy than it needs to be, and makes it hard to read, in particular in relation to natural values. Riparian aspects are out of date. happy to see that plant species in flood control areas allows for the use of exotics as this is an engineering issue, and setting it to native only (as in some other jurisdictions) would impede successful design.	Variable width riparian should be emphasised through text as it would put the function where it needs to be (tends to be headwaters and gully heads) and free up productive land.Retain allowance for use of exotics in flood control areas