

# SUMMARY OF SUBMISSIONS

| Submitter                                      | Submission Point | Plan Section                                                      | Provision      | Position        | Reasons                                                                                                                                                                                                                                                                                                                                                                                                                  | Decision Requested                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------|------------------|-------------------------------------------------------------------|----------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Nigel Cowburn</b>                           | S152.006         | Appendix 1 - TRANS-APP - Transport Standard Construction Drawings | APP1-TRANS-APP | Not Stated      |                                                                                                                                                                                                                                                                                                                                                                                                                          | Requests graphic R02 include a flush kerb cross section                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Nigel Cowburn</b>                           | 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                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Waka Kotahi NZ Transport Agency</b>         | S112.181         | Appendix 1 - TRANS-APP - Transport Standard Construction Drawings | APP1-TRANS-APP | Support in part | R09-1 shows the 'private rural access' design. Waka Kotahi notes that this drawing does not meet the required Waka Kotahi minimum design for accesses (Diagram C; Attached as Appendix 5). Therefore, we consider that either this drawing should be updated to the Diagram C Standard, or alternatively that it is noted on the drawing that this access design excludes access to a State highway.                     | Either update the drawing to reflect Waka Kotahi minimum standard, Diagram C, or add a note to Drawing R09-1 clarifying this design is not applicable for an access to a State highway and that, instead, consultation is required to be undertaken with Waka Kotahi as the Road Controlling Authority for State highways                                                                                                     |
| <b>Waka Kotahi NZ Transport Agency</b>         | S112.182         | Appendix 1 - TRANS-APP - Transport Standard Construction Drawings | APP1-TRANS-APP | Support in part | Waka Kotahi considers that Drawing R09-2 shows a nonstandard drawing for a Primary Commercial Access. If on a highway in a rural area Waka Kotahi would recommend a Diagram E standard for a Primary Commercial Access (refer to Diagram E in Appendix 1). Waka Kotahi suggest that the drawing should reflect this is not a standard for an access onto the highway.                                                    | Either update drawing R09-2 to reflect that a Primary Commercial Access onto a state highway in a rural area would need to meet the Waka Kotahi Diagram E standard or add a note to Drawing R09-2 clarifying this design is not applicable to an access to a State highway in a rural area and that, instead, consultation is required to be undertaken with Waka Kotahi as the Road Controlling Authority for State highways |
| <b>Waka Kotahi NZ Transport Agency</b>         | S112.183         | Appendix 1 - TRANS-APP - Transport Standard Construction Drawings | APP1-TRANS-APP | Support in part | Drawing R09-3, 'Rural Milktanker Access', depicts what was a Waka Kotahi Diagram D standard, that was used for milk tankers and other heavy vehicles using a rural access. A Diagram D standard is no longer used for safety reasons and has now been replaced with a Diagram E access standard. Waka Kotahi suggest amendments are made to this drawing to reflect the aforementioned change to the Diagram E standard. | Either replace R09-3 with the Waka Kotahi Diagram E standard or add a note to Drawing R09-3 clarifying this design is not applicable to an access to a State highway and that, instead, consultation is required to be undertaken with Waka Kotahi as the Road Controlling Authority for State highways.                                                                                                                      |
| <b>Clark Fortune McDonald &amp; Associates</b> | S99.044          | Appendix 1 - TRANS-APP - Transport Standard Construction Drawings | APP1-TRANS-APP | Not Stated      | This section of the PDP essentially replicates the diagrams already in the GDC Subdivision and Land Development Bylaw. It is understood that engineering detail was deliberately excluded from the ODP to avoid the time and cost of going through a plan change process for any revision to technical engineering details or changes in design standards.                                                               | TRANSAPP is deleted.                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Clark Fortune McDonald &amp; Associates</b> | S99.045          | Appendix 2 - Height in relation to boundary                       | APP2           | Not Stated      | The description / diagram within the ODP is clearer. The PDP provides no guidance for the recession plane angles where boundaries are not simply north, east, south or west. It would have to be assumed that the angle will be proportional between the relevant specified angles, but it does not state this.                                                                                                          | In the interests of clarity and certainty in the PDP, a clearer description / diagram is provided in PDP Appendix 2, including guidance for the recession plane angles where boundaries are not simply north, east, south or west.                                                                                                                                                                                            |

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|-----------------------------------------------|------------------|----------------------------------------------------------|--------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>McLeod-Wantwood Trust/Wantwood Station</b> | 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.                                                                                                                                                                                                                                               |
| <b>Farm Manager - Wantwood Station</b>        | S105.032         | 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.                                                                                                                                                                                                                                               |
| <b>Peters Farm LtdKaren Peters</b>            | S127.032         | 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.                                                                                                                                                                                                                                               |
| <b>Southland District Council</b>             | S146.109         | Appendix 3 - River and stream order                      | APP3         | Support         | Excellent idea. The "Gore District - Southwest" map appears to be slightly truncated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | none specified                                                                                                                                                                                                                                                                                     |
| <b>Environment Southland</b>                  | S85.008          | Appendix 4 - ECO-APP - Significant Natural Area Criteria | APP4-ECO-APP | Support         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The criteria is consistent with the NPS-IB                                                                                                                                                                                                                                                         |
| <b>Nigel Cowburn</b>                          | 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.                                                                                                                                                                                           |
| <b>Alistair &amp; Bernadette Hunt</b>         | S148.009         | Appendix 4 - ECO-APP - Significant Natural Area Criteria | APP4-ECO-APP | Oppose          | SNAs must be mapped by the Council in collaboration with landowners before being included in any definition or rules. Requiring farmers to map these themselves via farm environment plans is Council "passing the buck". This will be costly work and does not belong in a document which is supposed to be a farm management tool that farmers can develop and maintain themselves                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | If an SNA is not mapped, it cannot and should not have any restrictions on it.                                                                                                                                                                                                                     |
| <b>Department of Conservation</b>             | S109.084         | Appendix 5 - NFL-APP - Landscape Values                  | APP5-NFL-APP | Support         | The D-G supports the inclusion of the Hokonui Waterfall Range, the Mata-Ura River and Te Au Nui Pihapiha Kanakana Mataura Falls and the associated values to be protected.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Retain as notified                                                                                                                                                                                                                                                                                 |
| <b>Waka Kotahi NZ Transport Agency</b>        | S112.184         | Appendix 5 - NFL-APP - Landscape Values                  | APP5-NFL-APP | Support in part | The title/heading of Appendix 5 refers to only "ONL-APP" yet Appendix 5 identifies, in addition to the "Hokonui/Waterfall Range ONL", the "Mata-Ura / Mataura River High Natural Character Feature (HNCf)" as well as the "Te Au Nui Pihapiha Kanakana / Mataura Falls ONF". Given that Appendix 5 identifies more than just an 'ONL', we suggest that the title of the appendix be amended to include all of the landscape values included. Moreover, none of the objectives, policies or rules in the associated NFL chapter, nor the associated Natural Features and Landscapes Map, refer to the Mataura River 'High Natural Character Feature' (HNCf). We suggest that either the reference to the Mataura River HNCf in Appendix 5 needs to be amended or deleted, or alternatively, that the provisions within the NFL chapter and map need to be amended to also refer to this HNCf. | Reassess for accuracy and amend the Appendix 5 text to accurately identify and name the specific outstanding natural features and landscapes within the Gore District, and make any necessary consequential changes to the 'Natural Features and Landscapes' map and provisions in the NFL chapter |

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| <b>Alliance Group Limited</b>                 | S121.107         | Appendix 5 - NFL-APP - Landscape Values | APP5-NFL-APP | Amend           | It is noted that Appendix 5 of the Proposed Plan identifies and includes a description of the Mata-Ura / Mataura River High Natural Character Feature (HNCF), however the HNCF doesn't appear to be operationalised within the Proposed Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Clarification about the purpose of the Mata-Ura / Mataura River HNCF within Appendix 5, so that Alliance can consider any implications of this.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Nigel Cowburn</b>                          | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Southland District Council</b>             | S146.096         | Appendix 5 - NFL-APP - Landscape Values | APP5-NFL-APP | Support in part | The Proposed District Plan does not have an objective that would protect ONFL areas from adverse effects outside of direct use. This could result in activities Within Appendix 5, the Mataura River is identified as a High Natural Character Feature, including its river margins and an active flood plain. If these are the values of the Mataura River, then provisions related to this area within the Gore District should be addressed in a Natural Character section occurring on an adjoining property that could have an adverse effect on the Hokonui Hills ONFL area, such as Wilding Trees reducing the biotic/abiotic values highlighted in Appendix 5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Incorporate into the Proposed District Plan an objective that would protect ONFL areas from adverse effects outside of direct use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>McLeod-Wantwood Trust/Wantwood Station</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Correct the description of the ONL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Stoney Creek Station Limited</b>           | S3.109           | 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.<br>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 form 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 | Amend Appendix 5 in a way that: <ul style="list-style-type: none"> <li>Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> <li>Recognises 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;</li> <li>Corrects the statement that the ONL is free of structures;</li> <li>Recognises the historical and cultural significance of the area to the rural community; and</li> <li>Make 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> |

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|                                        |                  |                                         |              |          | (Boffa Miskell, 2019) which was relied upon in determining the ONL status should be made publicly available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Farm Manager - Wantwood Station</b> | S105.033         | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Correct the description of the ONL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Peters Farm LtdKaren Peters</b>     | S127.033         | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Correct the description of the ONL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Trudy Bokser</b>                    | S113.109         | 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.<br>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 form 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: <ul style="list-style-type: none"> <li>Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> <li>Recognises 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;</li> <li>Corrects the statement that the ONL is free of structures;</li> <li>Recognises the historical and cultural significance of the area to the rural community; and</li> <li>Make 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> |
| <b>Nathan Bokser</b>                   | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Amend Appendix 5 in a way that: <ul style="list-style-type: none"> <li>Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> <li>Recognises 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;</li> <li>Corrects the statement that the ONL is free of structures;</li> </ul>                                                                                                                                                                                                                                                                                                       |

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|                                     |                  |                                         |              |          | 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 form 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>Recognises the historical and cultural significance of the area to the rural community; and</li> <li>Make 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>AW+ JA Johnston Family Trust</b> | S118.109         | Appendix 5 - NFL-APP - Landscape Values | APP5-NFL-APP | Oppose   | <p>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.</p> <p>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 form 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.</p> | <p>Amend Appendix 5 in a way that:</p> <ul style="list-style-type: none"> <li>Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> <li>Recognises 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;</li> <li>Corrects the statement that the ONL is free of structures;</li> <li>Recognises the historical and cultural significance of the area to the rural community; and</li> <li>Make 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> |
| <b>Reaby Downs Farm Ltd</b>         | S18.111          | Appendix 5 - NFL-APP - Landscape Values | APP5-NFL-APP | Oppose   | <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Amend Appendix 5 in a way that:</p> <ul style="list-style-type: none"> <li>Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> <li>Recognises 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;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                           |

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|                                |                  |                                         |              |          | <p>reduced.</p> <p>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 form 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>• Corrects the statement that the ONL is free of structures;</li> <li>• Recognises the historical and cultural significance of the area to the rural community; and</li> <li>• Make 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Karen Temple</b>            | S19.111          | Appendix 5 - NFL-APP - Landscape Values | APP5-NFL-APP | Oppose   | <p>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.</p> <p>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 form 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.</p> | <p>Amend Appendix 5 in a way that:</p> <ul style="list-style-type: none"> <li>• Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>• Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> <li>• Recognises 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;</li> <li>• Corrects the statement that the ONL is free of structures;</li> <li>• Recognises the historical and cultural significance of the area to the rural community; and</li> <li>• Make 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> |
| <b>Sarah and Peter Barclay</b> | S20.111          | Appendix 5 - NFL-APP - Landscape Values | APP5-NFL-APP | Oppose   | <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Amend Appendix 5 in a way that:</p> <ul style="list-style-type: none"> <li>• Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>• Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| Submitter      | Submission Point | Plan Section                            | Provision    | Position | Reasons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Decision Requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|                |                  |                                         |              |          | <p>working farmland and that the ONL area should be reduced.</p> <p>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 form 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>Recognises 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;</li> <li>Corrects the statement that the ONL is free of structures;</li> <li>Recognises the historical and cultural significance of the area to the rural community; and</li> <li>Make 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>                                                                                                                                                                                                                                                                                                    |
| Helen McIntosh | S24.111          | Appendix 5 - NFL-APP - Landscape Values | APP5-NFL-APP | Oppose   | <p>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.</p> <p>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 form 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.</p> | <p>Amend Appendix 5 in a way that:</p> <ul style="list-style-type: none"> <li>Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> <li>Recognises 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;</li> <li>Corrects the statement that the ONL is free of structures;</li> <li>Recognises the historical and cultural significance of the area to the rural community; and</li> <li>Make 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> |
| John Baynes    | S68.113          | Appendix 5 - NFL-APP - Landscape Values | APP5-NFL-APP | Oppose   | <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Amend Appendix 5 in a way that:</p> <ul style="list-style-type: none"> <li>Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| <b>Peters Farm Ltd</b><br><b>Karen Peters</b> | S127.145         | Appendix 5 - NFL-APP - Landscape Values | APP5-NFL-APP | Oppose   | <p>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.</p> <p>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 form 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.</p> | <p>Amend Appendix 5 in a way that:</p> <ul style="list-style-type: none"> <li>Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> <li>Recognises 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;</li> <li>Corrects the statement that the ONL is free of structures;</li> <li>Recognises the historical and cultural significance of the area to the rural community; and</li> <li>Make 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> |
| <b>Greg Bokser</b>                            | S117.109         | Appendix 5 - NFL-APP - Landscape Values | APP5-NFL-APP | Oppose   | <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Amend Appendix 5 in a way that:</p> <ul style="list-style-type: none"> <li>Accurately reflects the significant presence of pastoral farming within the ONL;</li> <li>Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|                                            |                  |              |                                      |          | <p>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.</p> <p>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 form 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.</p> | <ul style="list-style-type: none"> <li>Recognises 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;</li> <li>Corrects the statement that the ONL is free of structures;</li> <li>Recognises the historical and cultural significance of the area to the rural community; and</li> <li>Make 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> |
| <b>Heritage New Zealand Pouhere Taonga</b> | S123.019         | Appendices   | Additonal appendice provision sought | Amend    | <p>HNZPT recommends including the corresponding heritage records for each item on HHSCHED2- Heritage Sites, Buildings, Structures and Items. As the section 32 report states, "...heritage records will promote public awareness of heritage values and guide decision making, increasing transparency and clarity" (page 15, Historic Heritage section 32 report), however, we were unable to find this information within the pGDP. It is anticipated that the heritage record forms will provide more specific information about the heritage values for each item and that the schedule will identify the protected elements based on the assessed heritage values.</p>                                                                                                                                                                                                                                                                                                                                                      | Add Heritage records for Heritage Sites, Buildings, Structures and Items on HH-SCHED2 as an appendix.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |