

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S99.045 Clark Fortune McDonald & Associates	Appendix 2 - Height in relation to boundary	GRZ - General Residential Zone	APP2	Not stated	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.	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.	Accept
S125.001	Ministry of Education	Interpretation	educational facility	Support	Retain as proposed	The submitter supports the inclusion of the 'educational facilities' as proposed as it is consistent with the National Planning Standard.	Accept
S124.055	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ- Additional provisions sought	Not Stated	Add new policy as follows: GRZ-P9 Ensure all development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes	Fire and Emergency seeks a new policy that ensures all land use activities in the General Residential Zone are adequately serviced, particularly in relation to reticulated water supply or an alternative method for firefighting purposes. This will give better effect to GRZ-O4 and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	Accept in part
S132.119	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ- Additional provisions sought	Amend	Setback from rail corridor All activities 1. Any Building or structure must not be located within a 5m setback from a boundary with a rail corridor. Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The safe and efficient operation of the rail network. 2. Compatibility with the surrounding	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor. KiwiRail recommend that the following standard be applied over all zones for setback from rail corridor. Add new standard GRZ-S11.	Accept in part

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					environment. 3. The reason for the reduced setback		
FS5.153	Hamish Weir			Oppose	Disallow		Reject
S85.134	Environment Southland	GRZ - General Residential Zone	GRZ- Additional provisions sought	Oppose in part	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.	No objectives of policies in this zone recognise natural hazards risk (including secondary flow paths). More emphasis is needed to ensure infill and brownfields development properly considers risk.	Reject
FS5.154	Hamish Weir			Oppose	Disallow		Accept
FS28.064	Kainga Ora			Oppose	Disallow	Kāinga Ora considers that the natural hazard chapter, subject to its further submission, is an appropriate mechanism for managing natural hazards.	Accept
S77.003	New Zealand Heavy Haulage Association	GRZ - General Residential Zone	GRZ- Additional provisions sought	Support	Permitted activity performance standards and criteria for relocation of secondhand 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	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	Accept in part

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					reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period. Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards. OR The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.		
FS28.063	Kainga Ora			Support in part	Allow in part	Kāinga Ora supports the recognition of relocatable buildings as a permitted activity, however, considers that a more efficient change to include relocatable buildings is to amend the definition for Residential Activity and Residential Units to include relocatable buildings and all references to 'new' removed from the relevant rules.	Accept in part
FS14.039	NZ Transport Agency Waka Kotahi			Oppose	Disallow	Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby	Reject

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						that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.	
S101.081	Transpower New Zealand Limited	GRZ - General Residential Zone	GRZ - General	Oppose	Amend Note 1 as follows: "The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do	The Note is not sufficiently clear in terms of the rules that might apply to critical infrastructure generally, and the National Grid specifically. That is, as written, the Note could be understood to direct that the General Residential	Reject – defer to HS7

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					not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this chapter do not apply to infrastructure activities."	Zone rules apply to infrastructure in addition to the rules in the Infrastructure Chapter. This would result in Rule GRZ-R15 applying and all infrastructure activities being non-complying activities. Transpower seeks that Note 1 is amended to explicitly set out that the General Industrial Zone rules do not apply to infrastructure	
S146.076	Southland District Council	GRZ - General Residential Zone	GRZ - General	Oppose in part	Review zoning classification to minimise issues adapting to climate change and flood risk. Much of the centre of Gore lies in the flood plain of the Mataura.	Currently, most residential land in Southland is zoned as equivalent to the General Residential Zone. Some of those areas zoned GRZ in the proposed plan may be more suitable as MRZ as a way of adapting to increased flood risk, as much of the centre of Gore lies in the flood plain of the Mataura.	Reject
FS5.144	Hamish Weir			Oppose	Disallow		Accept
S85.047	Environment Southland	Zone map layers	GRZ-MAP	Support	Re-align GRZ to align with potential mining overlay	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. Additionally, re-align GRZ to align with potential mining overlay. This comment applies to all zones and maps	Reject
S85.049	Environment Southland	Zone map layers	GRZ-MAP	Support in part	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Reject

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S134.002	Andrea McMillan & Tony Harpur	GRZ - General Residential Zone	GRZ-O3	Amend	Objective GRZ-O3 is amended: The purpose, amenity and character of the residential zones is maintained and not compromised by non-residential activities;		Accept
S100.009	Charlton Rise Limited	GRZ - General Residential Zone	GRZ-O3	Support	None specified.	Support intention to allow for diverse range of housing typologies.	Accept in part
FS28.055	Kainga Ora			Support	Allow	Kāinga Ora agrees with this submission point.	Accept in part
S101.079	Transpower New Zealand Limited	GRZ - General Residential Zone	GRZ-O4	Oppose	Amend Objective GRZ-O4 as follows: GRZ-O4 Development is provided with appropriate infrastructure and adverse effects on infrastructure networks are managed so that the operation, maintenance, upgrade and development of the infrastructure is not compromised mitigated."	The Objective does not give effect to Policy 10 and Policy 11 of the NPSET due to the Objective directing an outcome of effects being mitigated, as opposed to being avoided (insofar as the Objective relates to the National Grid). Further, it is possible that this Objective is inconsistent with, or in conflict with, the provisions that protect infrastructure in the Infrastructure Chapter. Transpower seeks amendments to the Objective in order to give effect to the NPSET by providing for an outcome where effects on the National Grid are avoided.	Accept
S124.053	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-O4	Support	Retain as notified	Fire and Emergency support GRZ-O4 for promoting the provision of appropriate infrastructure within the General Residential Zone.	Accept in part
S132.115	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-O4	Support	Retain GRZ-O4 as proposed,	KiwiRail supports this objective which provides that development has appropriate	Accept in part

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						infrastructure and adverse effects on infrastructure networks are minimized.	
S134.003	Andrea McMillan & Tony Harpur	GRZ - General Residential Zone	GRZ-O4	Amend	Objective GRZ-O4 is amended: Development is provided with appropriate infrastructure and adverse effects on infrastructure networks are mitigated		Reject
S100.008	Charlton Rise Limited	GRZ - General Residential Zone	GRZ-Overview and Purpose	Support	None specified.	Support the Gore West Development Area overview and purpose.	Accept
S100.010	Charlton Rise Limited	GRZ - General Residential Zone	GRZ-P4	Support	None specified.	Support comprehensive residential development in appropriate areas and with appropriate design.	Accept
S125.044	Ministry of Education	GRZ - General Residential Zone	GRZ-P5	Support	Retain as proposed.	The submitter supports GRUZ-P5 as it enables the establishment/ operation of education facilities to support the needs of the local community.	Accept
S125.045	Ministry of Education	GRZ - General Residential Zone	GRZ-P6	Support	Retain as proposed.	The submitter supports GRUZ-P6 as it enables the establishment/ operation of education facilities to support the needs of the local community.	Accept
S124.054	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-P6	Support	Retain as notified	Fire and Emergency support the inclusion of emergency service facilities under GRZ-P6	Accept
S112.137	Waka Kotahi NZ Transport Agency	GRZ - General Residential Zone	GRZ-P7	Support in part	Amend GRZ - P7 as follows: Ensure development is designed consistent with the capacity of existing infrastructure and transportation networks or will be appropriately upgraded and, where practicable, incorporates low impact approaches to stormwater management.	Waka Kotahi generally supports this policy in that it addresses the need for development to be consistent with the capacity of the existing infrastructure network, specifically low impact approaches to stormwater. However, we are also concerned as to whether the development can be	Accept

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						accommodated within the existing infrastructure and transportation networks and whether any upgrades will be required. Waka Kotahi therefore seeks an amendment to policy to this affect.	
S132.116	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-P7	Amend	Amend as follows: Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management that does not result in increased flooding and erosion risk.	KiwiRail generally supports this policy that ensure development is designed consistent with existing infrastructure networks and incorporates low impact approaches to stormwater management where practicable. KiwiRail seek amendment to this point to protect from increased flooding and erosion risk.	Reject
S134.004	Andrea McMillan & Tony Harpur	GRZ - General Residential Zone	GRZ-P8	Amend	Enable the use of reserve land where the activity and/or development is consistent with the relevant Reserve Management Plan and where the adverse effects are avoided, remedied or mitigated	There is a significant disjoint with the WTP being located in a residential zone, without constraint or management of its effects, and the surrounding residential activity which will remain significantly adversely affected.	Reject
S101.080	Transpower New Zealand Limited	GRZ - General Residential Zone	GRZ-P9	Oppose	Amend Policy GRZ-P9 as follows: "Avoid activities that are incompatible with the character, qualities and purpose of the General Residential Zone except where the activity is critical infrastructure that has a functional need or operational need for its location "	The Policy has the potential to prevent the upgrade and development of the National Grid in the Residential Zone because the Policy includes a requirement to 'avoid'. Transpower considers that expression in this Policy does not give effect to the NPSET or the SRPS	Accept

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S124.056	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R1	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008	Reject
S132.117	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R1	Amend	Amend GRZ-R1 as follows: Where: Any new or extended building or structure complies with standards GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, ~~and~~ GRZ -S10 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards	Accept in part

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						for residents.	
S85.120	Environment Southland	GRZ - General Residential Zone	GRZ-R1	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS28.056	Kainga Ora			Oppose	Disallow	Kāinga Ora recognises that in some cases there is a need for managing subdivision, use and development in natural hazard areas, however, provisions should enable development where it may be appropriate (following mitigation or management measures).	Accept
FS22.074	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mātaura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.064	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R10	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply	Reject

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						provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008	
S132.250	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R10	Amend	Amend as follows: Where: 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 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Accept in part
S85.128	Environment Southland	GRZ - General Residential Zone	GRZ-R10	Support in part	Include natural hazard risk to the matters of discretion.	This activity is only suitable in locations not prone to natural hazards	Reject

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FS22.106	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.065	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R11	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008	Reject

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S132.251	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R11	Amend	Amend as follows: Where: 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 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Accept in part
S85.129	Environment Southland	GRZ - General Residential Zone	GRZ-R11	Support in part	Include natural hazard risk to the matters of discretion.	This activity is only suitable in locations not prone to natural hazards	Reject
FS28.061	Kainga Ora			Support in part	Allow in part	Kāinga Ora agrees that effects of natural hazards or mitigate measures in response to natural hazards are an appropriate matter of discretion.	Reject
FS22.107	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept

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S124.066	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R12	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S132.252	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R12	Amend	Amend as follows: Where: 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 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards	Accept in part

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						for residents.	
S85.130	Environment Southland	GRZ - General Residential Zone	GRZ-R12	Support in part	Include natural hazard risk to the matters of discretion.	This activity is only suitable in locations not prone to natural hazards	Reject
FS22.108	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.067	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R13	Support in part	Amendment sought: GRZ-R13 Emergency Services Facility All areas Activity status: Permitted Where: Any new or extended building or structure complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZS8 and GRZ-S10.	Emergency service facilities are provided for in this zone as a restricted discretionary activity. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and	Reject

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						Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the performance standards within. Where there is a non-compliance with the performance standards, a restricted discretionary activity is requested subject to the matters of discretion associated with the infringed standard. This will ensure that Council have the discretion over what activities are deemed acceptable to be located in the General Residential Zone based on the performance standards infringed.	
S132.253	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R13	Amend	Amend as follows: Where: 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 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Accept in part
S85.131	Environment Southland	GRZ - General Residential Zone	GRZ-R13	Support in part	Include natural hazard risk to the matters of discretion.	This activity is only suitable in locations not prone to natural hazards	Reject

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FS22.109	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S134.001	Andrea McMillan & Tony Harpur	GRZ - General Residential Zone	GRZ-R14	Oppose	Delete in entirety.	The submitter opposes GRZ-R14 proposing a buffer. There is uncertainty regarding if residential activity can be undertaken on the land, with Council likely to be opposed (as indicated in the intent of the designation documentation) and can be declined. The submitter references advice Council received from BECA in regard to Discretionary activities. - Provided as Annexure C. The proposed rule is in clear conflict with established policies, lacks implementation of said policies, it has not been justified in the s32 evaluation nor a cost benefit analysis completed.	Accept
S85.132	Environment Southland	GRZ - General Residential Zone	GRZ-R14	Support in part	Include natural hazard risk to the matters of discretion.	This activity is only suitable in locations not prone to natural hazards	Reject
FS22.110	Clark Fortune			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily	Accept

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	McDonald & Associates					significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	
S124.057	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R2	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S132.118	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R2	Amend	Amend GRZ-R1 as follows: Where: Any new or extended building or structure complies with standards GRZ-S3, GRZ -S4, GRZ -S5, GRZ -S6, GRZ -S7, GRZ -S8, GRZ -S9, ~~and~~ GRZ - S10 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people	Accept in part

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
S85.122	Environment Southland	GRZ - General Residential Zone	GRZ-R2	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.145	Hamish Weir			Oppose	Disallow		Accept
FS28.057	Kainga Ora			Oppose	Disallow	Kāinga Ora recognises that in some cases there is a need for managing subdivision, use and development in natural hazard areas, however, provisions should enable development where it may be appropriate (following mitigation or management measures).	Accept
FS22.100	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						account by the Subdivision and Land Development bylaw.	
S124.058	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R3	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S132.244	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R3	Amend	Amend as follows: Where: 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 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical	Accept in part

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						interference with railway operations and avoiding health and safety hazards for residents.	
S85.123	Environment Southland	GRZ - General Residential Zone	GRZ-R3	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS28.058	Kainga Ora			Oppose	Disallow	Kāinga Ora recognises that in some cases there is a need for managing subdivision, use and development in natural hazard areas, however, provisions should enable development where it may be appropriate (following mitigation or management measures).	Accept
FS22.101	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.059	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R4	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
S132.245	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R4	Amend	Amend as follows: Where: 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 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S85.124	Environment Southland	GRZ - General Residential Zone	GRZ-R4	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.146	Hamish Weir			Oppose	Disallow		Accept
FS28.059	Kainga Ora			Oppose	Disallow	Kāinga Ora recognises that in some cases there is a need for managing subdivision, use and development in natural hazard areas, however, provisions should enable development where it may be appropriate (following mitigation or management measures).	Accept
FS22.102	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mātaura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.060	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R5	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
S132.246	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R5	Amend	Amend as follows: Where: 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 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Accept in part
S85.125	Environment Southland	GRZ - General Residential Zone	GRZ-R5	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						should also be given to secondary flow paths which are also a natural hazard.	
FS5.147	Hamish Weir			Oppose	Disallow		Accept
FS28.060	Kainga Ora			Oppose	Disallow	Kāinga Ora recognises that in some cases there is a need for managing subdivision, use and development in natural hazard areas, however, provisions should enable development where it may be appropriate (following mitigation or management measures).	Accept
FS22.103	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S124.061	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R6	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
S125.046	Ministry of Education	GRZ - General Residential Zone	GRZ-R6	Support in part	None specified.	The submitter supports GRUZ-P6 in part to manage the operation of education facilities.	Accept in part
S125.047	Ministry of Education	GRZ - General Residential Zone	GRZ-R6	Support in part	Amend as follows: Educational facilities Activity status: Permitted Where:~~1. The educational facility is within a residential unit or minor residential unit;~~ ~~2. The activity is for home-based childcare 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-R9 and GRZ-S10. 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	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. A maximum number of people on site provides unreasonable restrictions on educational facilities. 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.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					neighbours; and4. screening and landscaping; and5. waste treatment and disposal.		
S132.247	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R6	Amend	Amend as follows: Where: 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 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Accept in part
S85.126	Environment Southland	GRZ - General Residential Zone	GRZ-R6	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.148	Hamish Weir			Oppose	Disallow		Accept
FS22.104	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	
S124.062	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R8	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S125.049	Ministry of Education	GRZ - General Residential Zone	GRZ-R8	Support in part	None specified.	The submitter supports GRZ-R8 in part.	Accept in part
S125.050	Ministry of Education	GRZ - General Residential Zone	GRZ-R8	Support in part	Amend as follows: Additions to existing healthcare activities or education facilities Activity status: ~~Controlled~~ Permitted Where: 1. Any new or extended building or	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	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					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.	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.	
S132.248	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R8	Amend	Amend as follows: Where: 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 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						physical interference with railway operations and avoiding health and safety hazards for residents.	
S124.063	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-R9	Support in part	Retain as notified subject to amendment sought in GRZ-S2 - Servicing.	Fire and Emergency support in part GRZ-R1-R12, subject to the inclusion of firefighting water supply in GRZ-S2 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of firefighting water supply within GRZ - S2 where development is not subject to the subdivision provisions of the plan. This will give effect to GRZ Objectives and policies. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S132.249	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-R9	Amend	Amend as follows: Where: 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 and GRZ-S11 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. This is to ensure that people can use and maintain their land and buildings	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
S85.127	Environment Southland	GRZ - General Residential Zone	GRZ-R9	Support in part	Include natural hazard risk to the matters of discretion.	This activity is only suitable in locations not prone to natural hazards	Reject
FS22.105	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	Accept
S100.011	Charlton Rise Limited	GRZ - General Residential Zone	GRZ-S1	Support	None specified.		Accept
S99.028	Clark Fortune McDonald & Associates	GRZ - General Residential Zone	GRZ-S1	Not Stated	Amend GRZ-S1 to be a restricted discretionary activity status for activities that do not meet those limits	A 'non-complying' status is unjustified and excessively restrictive. situations where a minor breach or specific circumstances may not meet density limits while still being appropriate and consistent with character and amenity values etc.	Accept in part
FS5.149	Hamish Weir			Support	Allow		Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS28.062	Kainga Ora			Support	Allow	Kāinga Ora agrees with this submission point.	Accept in part
S124.068	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-S2	Support in part	Amend as follows: 5.All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice'	Fire and Emergency support the provision for buildings or units to either be connected to a council reticulated water supply or if a water supply is unavailable, buildings and units must be connected to private drinking water supply or store 45,000 litres of potable water on-site from another source. However, Fire and Emergency seek that provision within the servicing standard is given to firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
S21.001	AdMore Designs Limited	GRZ - General Residential Zone	GRZ-S2	Oppose in part	Part 3 (c) store ~~45,000l~~ 44,000l of potable water on site from another source.	Under the FENZ requirements we are required to have a 45,000l water supply for firefighting purposes on a house greater than 200m2. A House under 200m2 requires a 20,000l water supply. The largest water tanks are 32,000l. On a house over 200m2, We would have to accommodate two 32,000l water tanks for fire fighting with a balance of water of 19,000l (64,000l-45,000l) The balance could be used as part of the 45,000l potable water supply along with a third 32,000l tank. With a house under 200m2 a 32,000l tank would only have a balance 12,000l of water spare to use as potable water and along with an additional 32,000l tank it fails short of the 45,000l requirement, by 1,000l.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						meaning a third tank is required. We suggest that the storage should be reduced to 44,000l of water. This means a max of two 32,000l tanks for a house under 200m2 and a still a max of 4 tanks for a house over 200m2.	
FS16.001	Fire and Emergency New Zealand			Oppose	Disallow	It is acknowledged that the relief sought relates directly to the storage of potable water that is required on site. However, Fire and Emergency are concerned that the reduction in the storage of potable water supply may compromise the volume of water available for firefighting water.	Reject
S124.069	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-S3	Support in part	Amend as follows: Excluding emergency service facilities.	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or are platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B. The frequency of towers or poles being required at stations is generally dependent on locational and operational requirements of each station. Some existing fire station sites	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						across the country have aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for emergency service facilities which encompasses communication towers and poles.	
S124.070	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-S4	Support in part	Amend as follows: Except that: (c) This standard does not apply to communication towers and poles for emergency service facilities	As per the points raised in relation to GRZ-S3 Fire and Emergency seeks an exemption for communication towers and poles regarding height in relation to boundary standards.	Reject
S21.003	AdMore Designs Limited	GRZ - General Residential Zone	GRZ-S5	Amend	1.(b) eaves, gutters and associated downpipes on any building may intrude into the setback by ~~a maximum of 600mm~~ a maximum of 350mm without the need of fire rating and 600mm where there is a required fire rating under the NZBC.	NZBC CAS1 Clause 5.5.2 states: Where roof eaves extend from an otherwise unrated external wall to within 650 mm of the relevant boundary, the total eaves construction and the external wall from which they project shall have an FRR of no less than 30/30/30. Clause 5.2.1 Where the external wall is required to have an FRR, the eaves projection shall either have an FRR of 30/30/30 or the wall shall be extended to the underside of the roof. We think that the two should be aligned with each other or at least guide the owner to know that they need to look elsewhere for fire rating of eaves.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.120	KiwiRail Holdings Ltd	GRZ - General Residential Zone	GRZ-S5	Oppose	Amend as follows: Except that: (a) fences are permitted within the setback excluding adjacent to the rail corridor (e) buildings or structures must not be located within 5m of the rail corridor boundary.	KiwiRail seeks a blanket "no build" setback where any building or structure must not be located within a 5m setback from a boundary with a rail corridor. This is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Accept in part
S21.002	AdMore Designs Limited	GRZ - General Residential Zone	GRZ-S5	Oppose in part	(d) a carport or garage, either standalone or attached to the residential unit may be setback a minimum of 500mm from a side or rear boundary provided that the maximum length of the building adjacent to the property boundary does ~~not~~ exceed 6 metres not exceed 8 metres and contains no doors or windows.	Vehicles now a days are up to 5.5m long from front bumper to rear toe bar. If a person is constructing a brick garage the wall thickness of one wall is made up of: Plaster: 10mm Brick Veneer: 70mm Air Cavity: 40mm -50mm Ply bracing: 9mm Timber framing: 90mm-140mm Interior Lining: 10-12mm This makes a total max of 291mm x 2 for each end and you have 582mm accounted for by just the structure. leaving 5.418m for a vehicle. To get around the vehicle carrying anything you would need at least 800mm either at the front or at the back or both so the minimum length of the garage would need to be 0.582+5.500+0.800+0.800 = 7.682m or 8.000m	Accept
F55.150	Hamish Weir			Support	Allow		Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS22.070	Clark Fortune McDonald & Associates			Support	Allow	Support - the length of modern cars makes a good argument for the provision of longer carports/garages.	Accept
S99.029	Clark Fortune McDonald & Associates	GRZ - General Residential Zone	GRZ-S5	Not Stated	Amend GRZ-S5 to include the exception as stated in the ODP	The exception for a carport or garage (as per GRZ-S5 1(c)) does not apply to road boundaries as it does with the ODP which is unjustified.	Reject
FS5.151	Hamish Weir			Support	Allow		Reject
S124.071	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-S6	Support	Retain as notified	Fire and Emergency support the proposed road setback. The proposed setback of six metres means that there will not be any increased civil costs, land parcel size or fire separation issues at the rear boundary. This supports the logistical and operational requirements of Fire and Emergency	Accept
S146.077	Southland District Council	GRZ - General Residential Zone	GRZ-S7	Support	None specified.	The submitter supports this rule and the matters of discretion and notes that it should reduce impacts downstream.	Accept
S85.133	Environment Southland	GRZ - General Residential Zone	GRZ-S7	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject
FS5.152	Hamish Weir			Oppose	Disallow		Accept
FS22.111	Clark Fortune			Oppose	Disallow	Oppose - not practical as most of the established Gore and Mataura urban	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	McDonald & Associates					areas are subject to some level of natural hazard, which is not necessarily significant. Consents should not be required for buildings or activities where risks from natural hazards are not significant. Secondary flow paths are already required to be taken into account by the Subdivision and Land Development bylaw.	
S124.072	Fire and Emergency NZ	GRZ - General Residential Zone	GRZ-S8	Support in part	Add the following: b) 50 percent for Retirement village, Emergency service facilities and Comprehensive residential development.	Fire and Emergency note that the minimum building coverage for a volunteer fire station is 250m2 and up to 1500m2 for a career fire station. Fire and Emergency are concerned that 40% building coverage for per site would not provide for emergency service facilities should they need to construct a new fire station in the GRZ in future. Typically, Fire and Emergency purchase land from 2000m2 to 4000m2 to facilitate the construction and operation of new emergency service facilities. Therefore 45% building coverage on a 2000m2 site would provide for 900m2 of building coverage. This would facilitate a volunteer fire station but not facilitate a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the GRZ.	Reject
S146.005	Southland District Council	Interpretation	homestay	Oppose in part	The Homestay definition is improved.	Conflict with the Homestay and Visitor Accommodation definitions and provisions. The two terms are being used and the	Reject

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Homestay definition is a narrower application of the Visitor Accommodation definition.	
S126.031	Southland Federated Farmers of New Zealand	Interpretation	minor residential unit	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S115.032	Kevin Robertson	Interpretation	minor residential unit	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S143.043	Rural Ratepayers Group	Interpretation	minor residential unit	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S148.044	Alistair & Bernadette Hunt	Interpretation	minor residential unit	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S60.034	Ronald Crispin	Interpretation	minor residential unit	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S68.152	John Baynes	Interpretation	minor residential unit	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S77.001	New Zealand Heavy Haulage Association	Interpretation	relocation	Oppose in part	Amend definition 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.	There is no definition for relocation of buildings which are not heritage items.	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S121.013	Alliance Group Limited	Interpretation	residential activity	Support	Retain as notified	Alignment with the National Planning Standards 2019 is appropriate.	Accept
S40.010	Silver Fern Farms	Interpretation	residential activity	Support	Retain as notified	Alignment with the National Planning Standards 2019 is appropriate.	Accept
S149.030	Yrless	Residential zones	Residential Zones - General	Oppose	Simplify to 1 zone	Too complex and limited utility	Reject
S124.009	Fire and Emergency NZ	Interpretation	structure	Support in part	Amend as follows: Exclude communication towers and poles associated with emergency service facilities from the definition of 'structure'.	As part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Such an exemption is considered to be justified on the basis that fire stations are a key component of Fire and Emergency's ability to respond to emergencies.	Reject
S146.006	Southland District Council	Interpretation	visitor accommodation	Oppose in part	The Visitor Accommodation definition is improved.	Conflict between the Homestay and Visitor Accommodation definitions and provisions. Both of the terms are being used and the Homestay definition is a narrower application of the Visitor Accommodation definition.	Reject
S102.001	Clara McLennan	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Remove Buffer Zone around water plant at Mataura or change zoning to only be around the boundary of the water plant not 50mtrs from the boundary.	Unable to subdivide land and will subsequently drop in value. Financial compensation will be sought if buffer zone proceeds. Proposed buffer zone causing a lot of stress for submitter and family.	Accept
S106.001	Mathew McLennan	Zone map layers	Water Supply Treatment	Oppose	Remove Buffer Zone around the water plant in Mataura or change the way it is zoned so that it is only around the	Zoning effects 3 properties. Will have mental health impacts as unable to subdivide land and subsequently be	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
			Facility Buffer Area		boundary of the water plant not 50mtrs from the boundary.	devalued. Financial compensation will be sought if buffer zone goes ahead. Land is residential and will be lost.	
S46.001	Margaret Katon	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Does not agree with Buffer zone property is included in	Buffer Zone devalues property and option to subdivide has been taken away	Accept
S47.001	David Katon	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Does not agree with Buffer zone property is included in	Buffer Zone devalues property and option to subdivide has been taken away	Accept
S14.001	Desmond Wilson	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	To remove the buffer zone east Gore water treatment plant	The buffer zone will reduce the land value and there will be issues with noise from the treatment plant and increased costs. There has been a lack of consultation, we were never consulted on being included in the buffer zone. Also environmental concerns.	Accept
FS22.075	Clark Fortune McDonald & Associates			Support	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S15.001	Janice Wilson	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	To remove the buffer zone east Gore water treatment plant.	The buffer zone will reduce the land value and there will be issues with noise from the treatment plant and increased costs. There has been a lack of consultation, we were never consulted on being included in the	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						buffer zone. Also environmental concerns.	
FS22.137	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S25.001	peter kempthorne	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose in part	Remove the 50 metre buffer zone	Buffer zone over neighbouring residential A zone land has a direct effect on our property and should have been consulted. No science about the distance of 50 metres.	Accept
FS22.138	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S55.002	Brent Herbert	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Removal of buffer zone around water supply treatment facilities	Matt Bayliss advised reason for buffer zones was to advise potential buyers of nearby water treatment plants. Note to property file would meet requirement without controls preventing subdivision. Negative health and financial impacts on current owners who would seek financial compensation from Council.	Accept
FS22.139	Clark Fortune			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	McDonald & Associates					existing dwellings and should not be introduced without consultation and approval of affected landowners.	
S62.001	Roy Agnew	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Remove the buffer zones around the water supply plants in Gore and Mataura.	The buffer zones used around the Gore & Mataura Water supply aren't required and intrude onto private properties. Where buffer zones cross onto private property it will prevent subdivision of land reducing the flexibility of what a landowner is able to do, however, they are still required to pay full residential rates. The submitter was informed that the buffer zone was to act as a mechanism to inform potential buyers of a nearby water plant. Which seems excessive as a note in the property file of nearby properties would meet this requirement. The buffer zone begins at the Council land boundary and not from a building wall boundary. At its furthest point from the east Gore water tank, the buffer zone reaches 340m. The buffer zone will create significant financial implications on existing landowners, e.g. devaluation which in turn creates mental health issues as owners are worried about not being able to sell properties. Financial compensation is likely to be sought through the courts if the zoning proceeds. There has been a lack of consultation with neighbouring properties.	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS22.140	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S6.002	BL & KM ShieldsBarry Shields	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	We would prefer the Council's decision to be not to extend the Buffer Zone beyond the existing boundary for the water treatment plant in east Gore, ie no 50m Buffer Zone.	We feel this would devalue our property as the Buffer Zone extends to only a few meters from our dwelling (house). This would be on any LIM report required by prospective buyers for the property in future making sale difficult at present valuation. There has been no consultation with landowners for the proposed Buffer Zone. Noise would be an issue as well.	Accept
FS22.141	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S7.002	Damiyen Crosbie	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	To drop the buffer zone for the water treatment plan in east Gore	Concerned that the buffer zone will reduce value on the houses and land in the area. There has been a lack of consultation with regard to the proposed buffer zone.	Accept
FS22.142	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						introduced without consultation and approval of affected landowners.	
S8.002	Anton Hoffman	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	To drop the buffer zone for the water treatment plan in east Gore	Concerned that the buffer zone will reduce value on the house/land. There has been no consultation with landowners for the proposed Buffer Zone. Noise and lights from the plant will also be an issue.	Accept
FS22.143	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S9.002	Laura-Lee Hoffman	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	To drop the buffer zone for the water treatment plan in east Gore	Concerned that the buffer zone will reduce value on the house/land. There has been no consultation with landowners for the proposed Buffer Zone. Noise and lights from the plant will also be an issue.	Accept
FS22.144	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S10.002	Courtney Horrell	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	To drop the buffer zone for the water treatment plant in east Gore	Concerned that the buffer zone will reduce value on the house/land. There has been a lack of consultation with regard to the proposed buffer zone. Concerned that environmental, noise	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						and lights from the plant will also be an issue.	
FS22.145	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S11.002	Jenna Potter	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	To drop the buffer zone for the water treatment plant in east Gore	Concerned that the buffer zone will reduce value on the house/land. There has been a lack of consultation with regard to the proposed buffer zone. Concerned that environmental, noise and lights from the plant will also be an issue.	Accept
FS22.146	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S48.002	Isobel Agnew	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	To drop the buffer zone around East Gore Water Treatment Plant	There will be financial impact on current landowners Restrictions on what landowners can do with their property Cost's associated with complying with requirements Council's position for the buffer zone to act as a mechanism to inform potential buyers of the water treatment plant- this is an excessive and blunt tool Financial compensation sought if buffer	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						zone goes ahead Significant Mental Health impacts on current landowners	
FS22.147	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S56.002	Richard Agnew	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Remove Buffer Zone around East Gore Water Treatment Plant	Lack of consultation with effected residents Council has plenty of land around water treatment plant, buffer of 50m not necessary. It reaches 340m from the East Gore Water Tank. Reduced flexibility for landowners on their property Buffer Zone exists in key growth area- Residential A and in future will not be able to subdivide and will have negative financial outcomes Rate payers since 1980	Accept
FS22.148	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S134.009	Andrea McMillan & Tony Harpur	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	An assesment of alternatives must be undertaken.	A Notice of Requirement (NoR) would only designate Council-owned land. However, the buffer zone proposed extends 50m over private land. The submitter believes this has the effect of an extension of the designation and is	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						concerned it may be an attempt to avoid the assessment required under Section 168 of the Resource Management Act (RMA).	
FS22.149	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept
S134.012	Andrea McMillan & Tony Harpur	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Remove Buffer zone	The alterations made by the Council to the WTP directly contradict the purpose of the General Residential Zone, and associated objectives and policies. The Council's proposed changes contradict UFD-O1, which directs that the district will develop in a cohesive, compact and structural way that (9) manages adverse effects between incompatible activities and zones, and Policy INFR-P7 which requires that the development of infrastructure should be managed so that adverse effects on adjoining activities are avoided, remedied, or mitigated.	Accept
FS22.150	Clark Fortune McDonald & Associates			Oppose	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings and should not be introduced without consultation and approval of affected landowners.	Accept

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S4.001	Susan Coulman	Whole Plan	Whole Plan	Not Stated	Allow for more than one dwelling on a property where there is servicing infrastructure either on-site or off-site. Allow for caravans and motorhomes without self-containment certification. Reduce the amount of space required to subdivide properties.	There is a current need for facilitating smaller footprint dwellings and the district plan can allow for and encourage these. It is one of the pillars of future home ownership. The now elderly, baby boom generation are for the most part downsizing their accommodation as they plan for the years ahead. The single dwelling on a large section is an outdated model, the future trend is towards better designed compact living.	Accept in part
S123.029	Heritage New Zealand Pouhere Taonga	Whole Plan	Whole Plan	Not Stated	Consideration of the appropriateness of increased residential development should go beyond consistency with the area's anticipated character and amenity values. Measures such as increased setbacks or reduced heights may assist in mitigating adverse effects on a neighbouring heritage item. HNZPT recommends that appropriate standards are applied to sites adjoining a scheduled historic heritage item or area under the District Plan, as historic heritage is a section 6 matter and also a qualifying matter under the NPS-UD.	HNZPT advocates for robust provisions to be established to ensure that residential intensification will not be at the expense of Gore's historic heritage. The construction of a greater number, and potentially taller buildings close to a heritage structure could result in its heritage values being put at risk. This includes issues associated with construction, such as vibration, and potential long-term conservation and livability problems associated with loss of sunlight, overshadowing and damp. Although development on the site of the heritage item may still be subject to resource consent requirements, permitted development on an adjacent property may have as detrimental an effect.	Reject

Appendix B - Proposed Gore District Plan – Recommendations of Submissions – General Residential Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS28.001	Kainga Ora			Oppose	Disallow	While Kāinga Ora recognise that there is a need to ensure the protection of historic heritage in response to s6 of the RMA, the protection of non-s6 matters is overly restrictive, especially if this is occurring on adjacent properties to those that are scheduled in the plan. Furthermore, the provisions associated with the heritage item in itself are adequate to ensure that the integrity of that item is maintained.	Accept
S134.013	Andrea McMillan & Tony Harpur	Whole Plan	Whole Plan	Oppose in part	that all matters in the PDP relating to the WTP and buffer (and any ancillary matters) are withdrawn from the PDP; all associated objectives, policies and rules that relate WTPs and buffers are amended to reflect their removal, including:		Accept
FS22.053	Clark Fortune McDonald & Associates			Support	Allow	Support - the proposed buffer zone around the East Gore water treatment plant would have significant impact on residential zoned land and multiple existing dwellings.	Accept