

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Adrienne Crispin	S59.001	SUB - Subdivision	SUB - General	Oppose	Smaller portions of land are better economically than having good economic properties split up into larger parcels of uneconomic blocks which don't contribute to the GDP for the country. Would like to retain the option to stay on the property in the next life phase.	Reduce minimum lot size for rural proerties
Ronald Crispin	S60.001	SUB - Subdivision	SUB - General	Oppose	Wish for farmers to retain rights to subdivide a small portion of their land to retire on. A small lot is a better option than having a larger economic property split into larger parcels of uneconomic blocks, creating Hobby farms which don't contribute to the GDP.	Minimum lot size to be decreased for rural properties.
Southland District Council	S146.054	SUB - Subdivision	SUB - General	Support in part	The submitter supports the objective and policy additions.	None specified.
Clark Fortune McDonald & Associates	S99.016	SUB - Subdivision	SUB - General	Not Stated	A non-complying activity status is considered to be a test which is impractical and inappropriate for the general nature of breaches to this requirement.	Activity status where compliance not achieved is reworded to be a discretionary status
Robina Johnston	S140.013	SUB - Subdivision	SUB - General	Not Stated		Considers that location, design and construction of infrastructure for subdivision should be in collaboration with all parties concerned when applying for consent to achieve suitable results.
KiwiRail Holdings Ltd	S132.053	SUB - Subdivision	SUB-O1	Support	Supports facilitating the orderly subdivision and development in land.	Retain SUB-O1 as proposed.
KiwiRail Holdings Ltd	S132.054	SUB - Subdivision	SUB-O2	Support	Supports ensuring subdivision achieves patterns of land development that are compatible with purpose, function, character and qualities of each zone.	Retain SUB-O2 as proposed.
Chorus New Zealand Limited	S35.041	SUB - Subdivision	SUB-O3	Support	SUB-O3 clearly sets out that infrastructure is integrated with the subdivision of land	Retain SUB-O3 as notified
Waka Kotahi NZ Transport Agency	S112.076	SUB - Subdivision	SUB-O3	Support in part	Waka Kotahi partly supports this objective in that it seeks to provide infrastructure required as part of subdivision in an integrated, efficient and coordinated manner. However, we do seek an amendment to ensure that existing infrastructure has sufficient capacity to serve the subdivision including any upgrades that are required. Alternatively, insert a new objective with wording to this affect. This relief is sought to provide support to Policy SUB - P7.	Amend SUB - O3 to include wording this effect: Infrastructure required to serve the subdivision of land is provided in an integrated, efficient and coordinated manner and is accommodated within existing infrastructure networks including any upgrades required. Or insert a new objective with wording to this affect.
KiwiRail Holdings Ltd	S132.055	SUB - Subdivision	SUB-O3	Amend	KiwiRail supports the purpose of the objective but recommends rewording or providing a new objective that protects existing infrastructure from demand of increased capacity through subdivision.	Amend SUB-O3 as follows: Infrastructure required to serve the subdivision of land is provided in an integrated, efficient and coordinated manner. Existing infrastructure has capacity or is upgraded to serve the subdivision.
One New Zealand Group Limited	S32.041	SUB - Subdivision	SUB-O3	Support	SUB-O3 clearly sets out that infrastructure is integrated with the subdivision of land	Retain SUB-O3 as notified
FortySouth	S33.041	SUB - Subdivision	SUB-O3	Support	SUB-O3 clearly sets out that infrastructure is integrated with the subdivision of land	Retain SUB-O3 as notified
Connexa Limited	S37.041	SUB - Subdivision	SUB-O3	Support	SUB-O3 clearly sets out that infrastructure is integrated with the subdivision of land	Retain SUB-O3 as notified

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Spark New Zealand Trading Limited	S154.041	SUB - Subdivision	SUB-O3	Support	SUB-O3 clearly sets out that infrastructure is integrated with the subdivision of land	Retain SUB-O3 as notified
Transpower New Zealand Limited	S101.063	SUB - Subdivision	SUB-O4	Oppose	Transpower does not support Objective SUB-O4 as currently drafted on the basis that the Objective fails to recognise the potential impact of subdivision on the National Grid in a manner that gives effect to Policies 10 and 11 of the NPSET. Transpower seeks limited amended to address this by inserting reference to subdivision design protecting of physical resources, as well as natural resources.	Amend Objective SUB-O4 as follows: SUB-O4 Subdivisions are designed and developed in a way that: 1. protects significant physical , natural, ecological, historical and cultural features, values and resources, 2. (...)
Department of Conservation	S109.093	SUB - Subdivision	SUB-O4	Support	The D-G supports this objective.	Retain as notified
Hokonui Rūnanga Inc	S139.061	SUB - Subdivision	SUB-O4	Support in part	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Amend to read: "Subdivisions are designed and developed in a way that: ... ~~2. recognises and provides for the underlying relationships between Ngāi Tahu and the natural environment~~ works with the natural contours of the land and drainage patterns, maintains or enhances wetlands, indigenous vegetation and other taonga on-site, maintains or enhances mahinga kai values, and protects wāhi tapu from inappropriate access or disturbance; and
Ministry of Education	S125.032	SUB - Subdivision	SUB-O4	Support in part	The submitter supports SUB-O4 in principle as it generally seeks to provide for appropriately designed subdivisions, giving regard to the physical environment.	None specified.
Ministry of Education	S125.033	SUB - Subdivision	SUB-O4	Support in part	Given there is an associated policy (SUB-P7), the submitter considers it appropriate for the overarching policy to addresses infrastructure, including social infrastructure as this is an integral part of subdivision development, if deemed necessary by a needs assessment, to ensure population growth and the impact on schools is considered.	Amend as follows: Subdivisions are designed and developed in a way that: 1. protects significant natural, ecological, historical and cultural features, values and resources, 2. recognises and provides for the underlying relationships between Ngāi Tahu and the natural environment; and 3. responds to the physical characteristics and constraints of the site and surrounding environment, and 4. provides for sufficient infrastructure, including social infrastructure, to serve the additional development.
Southland Federated Farmers of New Zealand	S126.115	SUB - Subdivision	SUB-O4	Oppose in part	The Council must state a commitment to recognize and protect highly productive land.	Amend SUB-O4 to include: 4. recognises and protects areas of highly productive land.
Kevin Robertson	S115.116	SUB - Subdivision	SUB-O4	Oppose in part	The Council must state a commitment to recognize and protect highly productive land.	Amend SUB-O4 to include: 4. recognises and protects areas of highly productive land.
Ronald Crispin	S60.118	SUB - Subdivision	SUB-O4	Oppose in part	The Council must state a commitment to recognize and protect highly productive land.	Amend SUB-O4 to include: 4. recognises and protects areas of highly productive land.
Rural Ratepayers Group	S143.127	SUB - Subdivision	SUB-O4	Oppose in part	The Council must state a commitment to recognize and protect highly productive land.	Amend SUB-O4 to include: 4. recognises and protects areas of highly productive land.
Alistair & Bernadette Hunt	S148.128	SUB - Subdivision	SUB-O4	Oppose in part	The Council must state a commitment to recognize and protect highly productive land.	Amend SUB-O4 to include: 4. recognises and protects areas of highly productive land.
John Baynes	S68.236	SUB - Subdivision	SUB-O4	Oppose in part	The Council must state a commitment to recognize and protect highly productive land.	Amend SUB-O4 to include: 4. recognises and protects areas of highly productive land.
Royal Forest and Bird Society of NZ Inc	S110.038	SUB - Subdivision	SUB-O5	Amend	The addition of ecological connections adds in the important aspect of keeping areas connected to allow native fauna to be able to expand their range, or to easily get from one area of their range to another. NPS-IB 1.7(v) requires connectivity	Add: Esplanade reserves and esplanade strips are created through subdivision to contribute to the protection of ecological values and cultural values, provide natural hazard mitigation, create ecological connections and provide for public access to and along rivers.

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					between, and buffering around, ecosystems used or occupied by indigenous biodiversity	
Southland Federated Farmers of New Zealand	S126.116	SUB - Subdivision	SUB-O5	Support in part	This objective should give effect to the purposes of esplanade reserve and esplanade strips as per s 229 of the Resource Management Act 1991. It is our view that public access requires landowner consent therefore the provision of public access in this objective should be removed.	Amend SUB-O5: Esplanade reserves and strips are created through subdivision for the purposes stated in section 229 of the Resource Management Act 1991. ~~to contribute to the protection of ecological values and cultural values, provide natural hazard mitigation, and provide for public access to and along rivers~~
Environment Southland	S85.102	SUB - Subdivision	SUB-O5	Oppose in part	The Subdivision section needs to link to the natural hazard chapter. Subdivision is also a precursor to further land development so a cautious approach will prevent risky development in unsuitable areas.	Establish a new policy which takes a precautionary approach to subdivisions in areas prone to natural hazard risk.
Kevin Robertson	S115.117	SUB - Subdivision	SUB-O5	Support in part	This objective should give effect to the purposes of esplanade reserve and esplanade strips as per s 229 of the Resource Management Act 1991. It is our view that public access requires landowner consent therefore the provision of public access in this objective should be removed.	Amend SUB-O5: Esplanade reserves and strips are created through subdivision for the purposes stated in section 229 of the Resource Management Act 1991. ~~to contribute to the protection of ecological values and cultural values, provide natural hazard mitigation, and provide for public access to and along rivers~~
Ronald Crispin	S60.119	SUB - Subdivision	SUB-O5	Support in part	This objective should give effect to the purposes of esplanade reserve and esplanade strips as per s 229 of the Resource Management Act 1991. It is our view that public access requires landowner consent therefore the provision of public access in this objective should be removed.	Amend SUB-O5: Esplanade reserves and strips are created through subdivision for the purposes stated in section 229 of the Resource Management Act 1991. ~~to contribute to the protection of ecological values and cultural values, provide natural hazard mitigation, and provide for public access to and along rivers~~
Rural Ratepayers Group	S143.128	SUB - Subdivision	SUB-O5	Support in part	This objective should give effect to the purposes of esplanade reserve and esplanade strips as per s 229 of the Resource Management Act 1991. It is our view that public access requires landowner consent therefore the provision of public access in this objective should be removed.	Amend SUB-O5: Esplanade reserves and strips are created through subdivision for the purposes stated in section 229 of the Resource Management Act 1991. ~~to contribute to the protection of ecological values and cultural values, provide natural hazard mitigation, and provide for public access to and along rivers~~
Alistair & Bernadette Hunt	S148.129	SUB - Subdivision	SUB-O5	Support in part	This objective should give effect to the purposes of esplanade reserve and esplanade strips as per s 229 of the Resource Management Act 1991. It is our view that public access requires landowner consent therefore the provision of public access in this objective should be removed.	Amend SUB-O5: Esplanade reserves and strips are created through subdivision for the purposes stated in section 229 of the Resource Management Act 1991. ~~to contribute to the protection of ecological values and cultural values, provide natural hazard mitigation, and provide for public access to and along rivers~~
John Baynes	S68.237	SUB - Subdivision	SUB-O5	Support in part	This objective should give effect to the purposes of esplanade reserve and esplanade strips as per s 229 of the Resource Management Act 1991. It is our view that public access requires landowner consent therefore the provision of public access in this objective should be removed.	Amend SUB-O5: Esplanade reserves and strips are created through subdivision for the purposes stated in section 229 of the Resource Management Act 1991. ~~to contribute to the protection of ecological values and cultural values, provide natural hazard mitigation, and provide for public access to and along rivers~~
Chorus New Zealand Limited	S35.042	SUB - Subdivision	SUB-P2	Support	Requiring provisions for infrastructure in new allotments is supported	Retain SUB-P2 as notified
Fire and Emergency NZ	S124.025	SUB - Subdivision	SUB-P2	Support	Fire and Emergency supports SUB-P2 as proposed as it seeks necessary access and infrastructure to be available.	Retain as notified
One New Zealand Group Limited	S32.042	SUB - Subdivision	SUB-P2	Support	Requiring provisions for infrastructure in new allotments is supported	Retain SUB-P2 as notified
FortySouth	S33.042	SUB - Subdivision	SUB-P2	Support	Requiring provisions for infrastructure in new allotments is supported	Retain SUB-P2 as notified
Connexa Limited	S37.042	SUB - Subdivision	SUB-P2	Support	Requiring provisions for infrastructure in new allotments is supported	Retain SUB-P2 as notified

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Spark New Zealand Trading Limited	S154.042	SUB - Subdivision	SUB-P2	Support	Requiring provisions for infrastructure in new allotments is supported	Retain SUB-P2 as notified
Transpower New Zealand Limited	S101.064	SUB - Subdivision	SUB-P3	Oppose	Transpower opposes the subdivision policies to the extent that the policies fail to appropriately address the potential impacts of subdivision on the National Grid in a manner that gives effect to the NPSET (and particularly Policies 10 and 11). The management of subdivision in the vicinity of the National Grid is crucial to ensuring the ongoing operation, maintenance and upgrading of the National Grid. This is achieved by subdivision layouts that maintain the integrity of the National Grid Yard and secure Transpower's access to the National Grid. Transpower is of the view that Policy SUB-P3 does not clearly achieve the outcomes directed by the NPSET. Transpower notes that the Proposed District Plan includes a separate policy (SUB-P5) in relation to subdivision near state highways and Transpower seeks the inclusion of a similar provision in respect of the National Grid.	Amend Policy SUB-P3 as follows: "SUB-P3 Ensure subdivisions are designed to avoid and manage effects from site constraints, including but not limited to topography, ~~the national grid,~~ and significant natural areas." And as a consequent, " SUB-PX. Avoid subdivision in the National Grid subdivision corridor where future activities may result in adverse effects on the National Grid, including reverse sensitivity effects, that would compromise the operation, maintenance, upgrading and development of the National Grid. "
Charlton Rise Limited	S100.001	SUB - Subdivision	SUB-P3	Support in part	Removing the word avoid which will allow subdivisions to occur where constraints are managed, rather than preventing them.	Remove "avoid" from policy. Or use "or" as per SUB-P5.
Charlton Rise Limited	S100.002	SUB - Subdivision	SUB-P4	Support in part	The word avoid prevents subdivision where constraints are present. Removing the word avoid will ensure hazards are managed. Subdivision may be for land management purposes, not always necessarily resulting in risk to human life or property.	Remove "avoid" from policy. Alternatively use "or" as per P5.
Environment Southland	S85.103	SUB - Subdivision	SUB-P4	Oppose	Recognise that natural hazard mapping is not entirely accurate and a precautionary approach to development should be taken. Enabling development in natural hazard areas with minimum floor levels will unnecessarily expose communities to a medium and high level of risk during a flood event.	Include " medium, high and " in front of significant natural hazards....
Chorus New Zealand Limited	S35.043	SUB - Subdivision	SUB-P5	Support in part	Reverse sensitivity effects should be avoided, remedied or mitigated on all critical infrastructure to provide consistency.	Amend SUB-P5 as follows Ensure reverse sensitivity effects from subdivision on adjacent critical infrastructure and land use are avoided, remedied or mitigated or managed, ~~including from adjacent land uses, railway lines and States Highways.~~
Silver Fern Farms	S40.040	SUB - Subdivision	SUB-P5	Oppose	This policy appears to slightly misapply the concept of "reverse sensitivity" in referring to effects "...from adjacent land uses, railway lines and States [sic] Highways". Reverse sensitivity effects are effects "on" - not "from" - existing activities. This is described by the definition of "reverse sensitivity" in the Proposed Plan and as per the drafting of rules in this chapter, like SUB-R5(14).	Amend as follows: Ensure reverse sensitivity effects from subdivision are avoided or managed, including ~~from~~ on adjacent land uses, railway lines, and States Highways.
Waka Kotahi NZ Transport Agency	S112.077	SUB - Subdivision	SUB-P5	Support in part	Waka Kotahi supports this policy as it recognizes the need to avoid or manage the reverse sensitivity effects resulting from the subdivision of land on the State highways with a minor spelling correction.	Retain as notified with minor correction to wording ~~States~~ Highways to read State highways .
Alliance Group Limited	S121.059	SUB - Subdivision	SUB-P5	Amend	This policy appears to slightly misapply the concept of "reverse sensitivity" in referring to effects	Amend as follows: Ensure reverse sensitivity effects from subdivision are avoided or managed, including

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					"...from adjacent land uses, railway lines and States [sic] Highways". Reverse sensitivity effects are effects "on" - not "from" - existing activities. This is described by the definition of "reverse sensitivity" in the Proposed Plan and as per the drafting of rules in this chapter, like SUB-R5(14)	~~from~~ on adjacent land uses, railway lines, and States Highways.
KiwiRail Holdings Ltd	S132.056	SUB - Subdivision	SUB-P5	Amend	Supports the intention for reverse sensitivity effects from subdivision to be avoided.	Amend as follows: Ensure reverse sensitivity effects from subdivision are avoided or managed, including from adjacent land uses, to protect the function and operation of railway lines and States Highways.
One New Zealand Group Limited	S32.043	SUB - Subdivision	SUB-P5	Support in part	Reverse sensitivity effects should be avoided, remedied or mitigated on all critical infrastructure to provide consistency.	Amend SUB-P5 as follows Ensure reverse sensitivity effects from subdivision on adjacent critical infrastructure and land use are avoided, remedied or mitigated or managed, ~~including from adjacent land uses, railway lines and States Highways.~~
FortySouth	S33.043	SUB - Subdivision	SUB-P5	Support in part	Reverse sensitivity effects should be avoided, remedied or mitigated on all critical infrastructure to provide consistency.	Amend SUB-P5 as follows Ensure reverse sensitivity effects from subdivision on adjacent critical infrastructure and land use are avoided, remedied or mitigated or managed, ~~including from adjacent land uses, railway lines and States Highways.~~
Connexa Limited	S37.043	SUB - Subdivision	SUB-P5	Support in part	Reverse sensitivity effects should be avoided, remedied or mitigated on all critical infrastructure to provide consistency.	Amend SUB-P5 as follows Ensure reverse sensitivity effects from subdivision on adjacent critical infrastructure and land use are avoided, remedied or mitigated or managed, ~~including from adjacent land uses, railway lines and States Highways.~~
Spark New Zealand Trading Limited	S154.043	SUB - Subdivision	SUB-P5	Support in part	Reverse sensitivity effects should be avoided, remedied or mitigated on all critical infrastructure to provide consistency.	Amend SUB-P5 as follows Ensure reverse sensitivity effects from subdivision on adjacent critical infrastructure and land use are avoided, remedied or mitigated or managed, ~~including from adjacent land uses, railway lines and States Highways.~~
Chorus New Zealand Limited	S35.044	SUB - Subdivision	SUB-P7	Support	SUB-P7.1 essentially requires consultation with infrastructure providers so that they can explain capacity matters to the applicant.	Retain SUB-P7 as notified
Waka Kotahi NZ Transport Agency	S112.078	SUB - Subdivision	SUB-P7	Support in part	Waka Kotahi supports this policy as it recognises the need to ensure that infrastructure networks have the capacity to accommodate the additional demand and require upgrades be completed at the time of subdivision (point 1 and ensuring legal and physical access to each lot is provided at the time of subdivision (point 4). Waka Kotahi recommends that the wording 'safe' be inserted within this policy. In addition, we recommend that point 9 be amended to insert the wording 'support active travel modes'. Waka Kotahi seeks that a new point 10. be inserted into the policy that recognises that directing stormwater from subdivision into the State highway stormwater system can overwhelm the existing systems creating flooding issues along the State highway.	Amend as follows: Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in an safe, efficient, integrated and coordinated manner by: ... 9. Encouraging subdivision layout and orientation which supports energy efficiency including active travel (walking and cycling) and conservation for future land uses. 10. Ensuring subdivision design that includes a stormwater system avoids any adverse effects on the safe, efficient and effective operation and function of land transport infrastructure.
Ministry of Education	S125.034	SUB - Subdivision	SUB-P7	Support in part	The submitter supports SUB-P7, as it ensures subdivision provide the required infrastructure.	None specified.
Ministry of Education	S125.035	SUB - Subdivision	SUB-P7	Support in part	It is important that subdivisions are designed to accommodate social infrastructure, if deemed necessary by a needs assessment, to ensure population growth and the impact on schools is considered.	Amend as follows: Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in an efficient, integrated and co-ordinated manner by: 1. Ensuring infrastructure networks, including social infrastructure , have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision; (...)

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Fire and Emergency NZ	S124.026	SUB - Subdivision	SUB-P7	Support	Fire and Emergency supports SUB-P7 insofar as it required subdivisions to be appropriately serviced and for infrastructure to be installed at the time of subdivision. Further, Fire and Emergency support the requirement for connections to reticulated systems to be provided where practicable. Fire and Emergency support the policy as it requires the provision of water supply infrastructure with sufficient capacity for firefighting purposes.	Retain as notified
Jacklyn (Jackie) Johnston	S50.001	SUB - Subdivision	SUB-P7	Support	We should utilise our natural resources, especially in times of water shortage. Water meters are an option but introduce ongoing costs without addressing the shortage issue during certain times of the year. Making rainwater capture and greywater recycling a requirement in the consent process for new builds initiates a positive change. This is implemented in other places facing water scarcity, fostering a mindset of responsible water usage when individuals are collecting their own water.	Propose a mandatory inclusion of rainwater capture and greywater recycling in all new builds and alterations where it is practical, for example new roofing. With the possibility of subsidies. The Council could explore potential bulk contracts for tanks at reduced costs given the significant numbers.
KiwiRail Holdings Ltd	S132.057	SUB - Subdivision	SUB-P7	Amend	Supports recognising the need to ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure by ensuring infrastructure networks have sufficient capacity to accommodate the additional development, and requiring upgrades to be completed at the time of subdivision. Seeks an amendment to ensure that the rail network is adequately protected from inappropriate stormwater management through subdivision.	Amend SUB-P7 as follows: Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in ~~an~~ a safe , efficient, integrated and co-ordinated manner by: 10. Ensure that subdivision designs provide for the treatment and safe disposal of stormwater that does not result in increased flooding and erosion risk.
One New Zealand Group Limited	S32.044	SUB - Subdivision	SUB-P7	Support	SUB-P7.1 essentially requires consultation with infrastructure providers so that they can explain capacity matters to the applicant.	Retain SUB-P7 as notified
FortySouth	S33.044	SUB - Subdivision	SUB-P7	Support	SUB-P7.1 essentially requires consultation with infrastructure providers so that they can explain capacity matters to the applicant.	Retain SUB-P7 as notified
Connexa Limited	S37.044	SUB - Subdivision	SUB-P7	Support	SUB-P7.1 essentially requires consultation with infrastructure providers so that they can explain capacity matters to the applicant.	Retain SUB-P7 as notified
Spark New Zealand Trading Limited	S154.044	SUB - Subdivision	SUB-P7	Support	SUB-P7.1 essentially requires consultation with infrastructure providers so that they can explain capacity matters to the applicant.	Retain SUB-P7 as notified
Southland Federated Farmers of New Zealand	S126.117	SUB - Subdivision	SUB-P8	Support	Boundary adjustments do not always require services and subdivision is not always undertaken to create land use change or provide building opportunities.	Retain SUP-P8 as drafted.
Kevin Robertson	S115.118	SUB - Subdivision	SUB-P8	Support	Boundary adjustments do not always require services and subdivision is not always undertaken	Retain SUP-P8 as drafted.

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					to create land use change or provide building opportunities.	
Ronald Crispin	S60.120	SUB - Subdivision	SUB-P8	Support	Boundary adjustments do not always require services and subdivision is not always undertaken to create land use change or provide building opportunities.	Retain SUP-P8 as drafted.
Rural Ratepayers Group	S143.129	SUB - Subdivision	SUB-P8	Support	Boundary adjustments do not always require services and subdivision is not always undertaken to create land use change or provide building opportunities.	Retain SUP-P8 as drafted.
Alistair & Bernadette Hunt	S148.130	SUB - Subdivision	SUB-P8	Support	Boundary adjustments do not always require services and subdivision is not always undertaken to create land use change or provide building opportunities.	Retain SUP-P8 as drafted.
John Baynes	S68.238	SUB - Subdivision	SUB-P8	Support	Boundary adjustments do not always require services and subdivision is not always undertaken to create land use change or provide building opportunities.	Retain SUP-P8 as drafted.
Chorus New Zealand Limited	S35.045	SUB - Subdivision	SUB-P9	Oppose	SUB-P9 is not necessary, as this matter is regulated under the Infrastructure chapter	Delete SUB-P9
One New Zealand Group Limited	S32.045	SUB - Subdivision	SUB-P9	Oppose	SUB-P9 is not necessary, as this matter is regulated under the Infrastructure chapter	Delete SUB-P9
FortySouth	S33.045	SUB - Subdivision	SUB-P9	Oppose	SUB-P9 is not necessary, as this matter is regulated under the Infrastructure chapter	Delete SUB-P9
Connexa Limited	S37.045	SUB - Subdivision	SUB-P9	Oppose	SUB-P9 is not necessary, as this matter is regulated under the Infrastructure chapter	Delete SUB-P9
Spark New Zealand Trading Limited	S154.045	SUB - Subdivision	SUB-P9	Oppose	SUB-P9 is not necessary, as this matter is regulated under the Infrastructure chapter	Delete SUB-P9
Environment Southland	S85.104	SUB - Subdivision	SUB-P10	Support in part	Secondary flow paths can flood subdivisions if not adequately managed.	Expand to consider secondary stormwater flow paths during subdivision design
Environment Southland	S85.105	SUB - Subdivision	SUB-P11	Support in part	Subdivision is a precursor to further development. Subdivision can fragment ecological areas and landscapes. New subdivision boundaries should go around high value locations in the district not through.	Support there being a rule relating to SNA and ONL. The activity should be uplifted to non-complying and include boundary adjustment
Southland Federated Farmers of New Zealand	S126.118	SUB - Subdivision	SUB-P13	Support in part	SFF fully supports the protection this policy gives to rural land and high value soils but the Council must state a commitment to also preserve high value soils.	Amend SUB-P13: Subdivision and development in the General Rural zone preserves and protects the productive capability of rural land and high value soils.
Jacklyn (Jackie) Johnston	S50.002	SUB - Subdivision	SUB-P13	Support in part	Productive rural land and high-value soils should be preserved.	Reconsider this provision as it is in conflict with SUB-S1 (h).
Kevin Robertson	S115.119	SUB - Subdivision	SUB-P13	Support in part	SFF fully supports the protection this policy gives to rural land and high value soils but the Council must state a commitment to also preserve high value soils.	Amend SUB-P13: Subdivision and development in the General Rural zone preserves and protects the productive capability of rural land and high value soils.
Ronald Crispin	S60.121	SUB - Subdivision	SUB-P13	Support in part	SFF fully supports the protection this policy gives to rural land and high value soils but the Council must state a commitment to also preserve high value soils.	Amend SUB-P13: Subdivision and development in the General Rural zone preserves and protects the productive capability of rural land and high value soils.
Rural Ratepayers Group	S143.130	SUB - Subdivision	SUB-P13	Support in part	SFF fully supports the protection this policy gives to rural land and high value soils but the Council must state a commitment to also preserve high value soils.	Amend SUB-P13: Subdivision and development in the General Rural zone preserves and protects the productive capability of rural land and high value soils.

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Alistair & Bernadette Hunt	S148.131	SUB - Subdivision	SUB-P13	Support in part	SFF fully supports the protection this policy gives to rural land and high value soils but the Council must state a commitment to also preserve high value soils.	Amend SUB-P13: Subdivision and development in the General Rural zone preserves and protects the productive capability of rural land and high value soils.
John Baynes	S68.239	SUB - Subdivision	SUB-P13	Support in part	SFF fully supports the protection this policy gives to rural land and high value soils but the Council must state a commitment to also preserve high value soils.	Amend SUB-P13: Subdivision and development in the General Rural zone preserves and protects the productive capability of rural land and high value soils.
Charlton Rise Limited	S100.003	SUB - Subdivision	SUB-P15	Support in part	Support provision that avoids creation of undersized bare allotments but vacant allotments may be created that are of typical residential area (ie 400m2+) and the use of avoid in the policy would prevent the subdivision to create bare lots in that circumstance.	Remove 'multiple vacant allotments' from policy
Department of Conservation	S109.094	SUB - Subdivision	SUB-P18	Support	The D-G supports this policy.	Retain as notified
Royal Forest and Bird Society of NZ Inc	S110.039	SUB - Subdivision	SUB-P18	Amend	There is no definition or explanation of what test landscapes, vegetation or indigenous biodiversity will need to go through to deem if they hold 'sufficient value' is. This means that it is ambiguous and up to the discretion/opinion of the person applying for and/or the person processing the resource consent. It is of Forest & Birds opinion that all indigenous biodiversity is of sufficient value, and should be enhanced and protected. The addition of ecological connections adds in the important aspect of keeping areas connected to allow native fauna to be able to expand their range, or to easily get from one area of their range to another. NPS-IB 1.7(v) requires connectivity between, and buffering around, ecosystems used or occupied by indigenous biodiversity.	Add/change: Protect and enhance landscapes, vegetation, ecological connections and indigenous biodiversity ~~that are of a sufficient value that they should be retained.~~
Silver Fern Farms	S40.041	SUB - Subdivision	SUB-P19	Support	The proposed introduction of the RLZ in the area north/west of the Silver Fern Farms' site may facilitate lifestyle subdivision in the future. It is therefore appropriate that SUB-P19 be retained as notified to require consideration of reverse sensitivity effects at the time of subdivision.	Retain as notified
Alliance Group Limited	S121.060	SUB - Subdivision	SUB-P19	Support	The proposed introduction of the RLZ in the area north/west of the western site at Alliance may facilitate lifestyle subdivision in the future. It is therefore appropriate that SUB-P19 be retained as notified to require consideration of reverse sensitivity effects at the time of subdivision.	Retain as notified
KiwiRail Holdings Ltd	S132.058	SUB - Subdivision	SUB-P21	Support	Supports discouraging non-compliance with minimum lot sizing to ensure habitable buildings are not too close to the rail corridor which has the potential to cause reverse sensitivity effects.	Retain SUB-P21 as proposed.
Brent Herbert	S55.003	SUB - Subdivision	SUB-R1	Oppose	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	SUB-R1(7) The site does not contain a wastewater treatment facility ~~or water supply treatment facility~~ buffer area;

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					on current owners who would seek financial compensation from Council.	
Department of Conservation	S109.095	SUB - Subdivision	SUB-R1	Support in part	The D-G supports a controlled activity status for the various subdivision activities provided that the site does not contain a SNA or ONL or ONF but recommends the rule is amended to capture any unmapped SNAs or highly mobile fauna area that are assessed as significant. This provides clarity for plan users that the rule applies to any unmapped SNAs or highly mobile fauna areas that have been assessed as such during the resource consent process.	Retain SUB-R1 with the following amendments (or words to similar effect): 6. The site does not contain a Significant Natural Area or unmapped SNA that has been assessed as significant against the criteria in Appendix 4 or any area identified as a highly mobile fauna area or any area containing threatened or at risk (declining) species as listed in Appendix X or Outstanding Natural Landscape or Feature; ...
Fire and Emergency NZ	S124.027	SUB - Subdivision	SUB-R1	Support in part	Fire and Emergency support the SUB-R1 for Boundary Adjustments insofar that the matter of control pertains to infrastructure and services. Fire and Emergency seek for consistency that the provision for services outlined in the matters of control specifically includes firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice - SNZ PAS 4508:2008.	Amend as follows: Matters of Control 2.The provision, ~~design and construction of infrastructure and services;~~ and for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.
Hamish Weir	S74.014	SUB - Subdivision	SUB-R1	Support in part	It is necessary to minimise costs relating to correcting discrepancies between land occupation and Cadastral Records. Allotments containing features are generally large in size and the feature is a significant distance from the proposed boundary adjustment. These boundaries may need to be aligned with SNA or ONL for management purposes, which these subdivisions could facilitate. Positive effects will arise when the proposed boundary delineates the SNA or ONL and adverse effects when the boundary dissects the SNA or ONL. The amendment would result in activities being controlled, reducing costs which will likely result in more uptake of subdivisions improving the alignment of Cadastral Records with land use and physical layout of the land.	Amend as follows: The ~~site does not contain a~~ proposed new boundary do not bisect a Significant Natural Area or Outstanding Natural Landscape or Feature;
Stoney Creek Station Limited	S3.030	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
KiwiRail Holdings Ltd	S132.059	SUB - Subdivision	SUB-R1	Amend	KiwiRail are concerned with potential reverse sensitivity effects from boundary adjustment on the rail network.	Amend as follows: Matters of Control: ... 5. Management of potential reverse sensitivity effects on existing land users, including critical infrastructure, network utilities or hazardous facilities.
Charlton Rise Limited	S100.036	SUB - Subdivision	SUB-R1	Support in part	The replacement of 'lots' with 'Records of Title' will remove any ambiguity on the way boundary adjustment subdivision can be undertaking.	Replace 'lots' with 'titles' or 'Records of Title' in 1.-9. Remove point 9 restricting boundary adjustments in Development Areas
Trudy Bokser	S113.030	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.

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Nathan Bokser	S116.030	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
AW+ JA Johnston Family Trust	S118.030	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
Reaby Downs Farm Ltd	S18.032	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
Karen Temple	S19.032	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
Sarah and Peter Barclay	S20.032	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
Helen McIntosh	S24.032	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
John Baynes	S68.034	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
Peters Farm LtdKaren Peters	S127.066	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
Greg Bokser	S117.030	SUB - Subdivision	SUB-R1	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.
Hamish Weir	S74.015	SUB - Subdivision	SUB-R2	Support	The submitter supports this rule, noting the conversion of tenure is usually used to resolve existing conflicts or to improve ownership rights generating positive effects.	Retain this rule.
KiwiRail Holdings Ltd	S132.060	SUB - Subdivision	SUB-R2	Support	Supports the conversion of unit title or cross lease to freehold and the matters of control in particular the Matters of Control that provide for the provision of design and construction of infrastructure and services and the provision to include any necessary consent notices.	Retain SUB-R2 as proposed.
Hamish Weir	S74.016	SUB - Subdivision	SUB-R3	Support in part	Cross leases plans and Land Transfer plans differ in format. Easements are not created on cross lease plans and services are managed through the lease document which specifies maintenance rights when services pass under, through or over adjacent lease areas. The idea being that the owners undivided equal share of the underlying allotment	Retain this rule, with a minor alteration to matter of control 3; 3. The requirement for any easements to legalise access and services and any necessary consent notices.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					means there is no need to delineate an LT easement area for services. Access is covered by covenant areas on the cross-lease plan which are often in common ownership. Easements cannot be created on a cross lease plans and should not be required as this would require a separate LT plan not connected to the cross lease and potentially in conflict with.	
KiwiRail Holdings Ltd	S132.061	SUB - Subdivision	SUB-R3	Support	Supports alteration of a cross lease plan and the matters- of control that provide for design and construction and infrastructure and services and the provision to include any necessary consent notices.	Retain SUB-R3 as proposed.
Brent Herbert	S55.004	SUB - Subdivision	SUB-R4	Oppose	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.	Sub-R4(7) The site does not contain a wastewater treatment facility or water supply treatment facility-buffer area;
Department of Conservation	S109.096	SUB - Subdivision	SUB-R4	Support in part	The D-G supports a controlled activity status for the various subdivision activities provided that the site does not contain a SNA or ONL or ONF but recommends the rule is amended to capture any unmapped SNAs or highly mobile fauna area that are assessed as significant. This provides clarity for plan users that the rule applies to any unmapped SNAs or highly mobile fauna areas that have been assessed as such during the resource consent process.	Retain SUB-R1 with the following amendments (or words to similar effect): 6. The site does not contain a Significant Natural Area or unmapped SNA that has been assessed as significant against the criteria in Appendix 4 or any area identified as a highly mobile fauna area or any area containing threatened or at risk (declining) species as listed in Appendix X or Outstanding Natural Landscape or Feature; ...
Waka Kotahi NZ Transport Agency	S112.079	SUB - Subdivision	SUB-R4	Support in part	Waka Kotahi generally supports the rule that requires subdivision resulting in no additional lots is a Controlled activity and supports all the stated Matters of control. Waka Kotahi notes that there are provisions for specific situations such as if a site contains historic heritage item, archaeological site listed in a Historic Heritage Schedule SUB - R8 or if a site contains a notable tree SUB - R9 is a Restricted Discretionary Activity. An additional standard is requested that any subdivision resulting in no additional lots created that has a proposed vehicular access to a State highway (be it an existing or new access) is not a controlled but a restricted discretionary activity.	Amend as follows: Subdivision resulting in no additional lots created: Activity Status: Controlled Where: 10. The site does not include a proposed vehicular access to a State highway (existing or new access).
Southland District Council	S146.055	SUB - Subdivision	SUB-R4	Oppose	The submitter is unsure what the provision will accomplish and what subdivisions will qualify for this provision. Similar phrasing has been used in the SDC DP and concerns have been raised around the interpretation and implementation. Suggests if the phrasing is kept a clarification note or non-exclusive list of qualifying activities be included.	larify what this rule is trying to accomplish

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Hamish Weir	S74.017	SUB - Subdivision	SUB-R4	Support in part	National Planning Standards definition of a boundary adjustment does not include subdivisions which are divided by roads or have multiple parcels. The minor alteration proposed will address this. 1. The title does not align with the intention, which is a focus on records. Records of title are saleable, and allotments aren't without a separate record of title. The proposed change will align the two. 2. As per the reason given under SUB-R1-6 previously	1. The title of the rule should be rewritten as follows; Subdivision resulting in no additional ~~lots~~ records of title created 2. The wording of SUB-R4 - 6 is proposed to be rewritten as follows; ~~The site does not contain a~~ proposed new boundaries do not bisect a Significant Natural Area or Outstanding Natural Landscape or Feature;
Stoney Creek Station Limited	S3.031	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
Clark Fortune McDonald & Associates	S99.006	SUB - Subdivision	SUB-R4	Not Stated	Unilaterally exclude a boundary adjustment from having a controlled activity status even if any boundary adjustment does not have an effect on those features.	Rule 4 is re-worded from ' ~~the site does not contain...~~ ', to read ' the boundary adjustment does not have an adverse effect in relation to... '
KiwiRail Holdings Ltd	S132.062	SUB - Subdivision	SUB-R4	Amend	KiwiRail generally support this rule but are concerned with potential reverse sensitivity effects on the rail network from smaller lots where the zones do not have a minimum lot size on the rail network, therefore we seek an inclusion in the Matters of Control.	Amend SUB-R4 as follows: Matters of Control: ... 5. Management of potential reverse sensitivity effects on existing land users, including critical infrastructure, network utilities or hazardous facilities.
Trudy Bokser	S113.031	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
Nathan Bokser	S116.031	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
AW+ JA Johnston Family Trust	S118.031	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
Reaby Downs Farm Ltd	S18.033	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
Karen Temple	S19.033	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
Sarah and Peter Barclay	S20.033	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
Helen McIntosh	S24.033	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
John Baynes	S68.035	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
Peters Farm Ltd Karen Peters	S127.067	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
Greg Bokser	S117.031	SUB - Subdivision	SUB-R4	Oppose	Stoney Creek questions why sites containing SNAs or ONLs are not afforded controlled activity status when the environmental effects of these activities are negligible.	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R4.
Chorus New Zealand Limited	S35.046	SUB - Subdivision	SUB-R5	Support in part	Restricted Discretionary activity status for subdivision which creates new allotments in all zones except the development areas, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R5 as notified
Silver Fern Farms	S40.042	SUB - Subdivision	SUB-R5	Support	This rule would apply to the subdivision of land in the proposed RLZ to the northwest of Silver Fern Farms's site. As such, Silver Fern Farms supports the inclusion of a specific assessment matter regarding reverse sensitivity effects.	Retain as notified
Royal Forest and Bird Society of NZ Inc	S110.040	SUB - Subdivision	SUB-R5	Amend	Allows ecology and/or indigenous biodiversity to be taken into account as a matter of discretion when new development is occurring to ensure development (especially greenfield) does not adversely impact on ecology and/or indigenous biodiversity. This is in alignment with NPS-IB 1.7.	Add: 15. Effect on ecological values or indigenous biodiversity
Waka Kotahi NZ Transport Agency	S112.080	SUB - Subdivision	SUB-R5	Support in part	Waka Kotahi supports the rule in particular those Matters of discretion which promote active modes and protect the state highway from reverse sensitivity effects. However, in respect to point 5, we recommend that this matter is amended to include the outcome of any consultation with Waka Kotahi New Zealand Transport Agency where the access connects to any State highway.	Amend SUB-R5 as follows: Matters for discretion: 5. The effects of traffic generation on the safe and efficient operation of the transport network. This includes the outcome of any consultation with Waka Kotahi New Zealand Transport Agency where the access connects to any State Highway.
Alliance Group Limited	S121.061	SUB - Subdivision	SUB-R5	Support	This rule would apply to the subdivision of land in the proposed RLZ to the northwest of the western site at Alliance. As such, Alliance supports the inclusion of a specific assessment matter regarding reverse sensitivity effects.	Retain as notified
Fire and Emergency NZ	S124.028	SUB - Subdivision	SUB-R5	Support in part	Fire and Emergency support the requirement to have the provision for servicing including firefighting water supply. However, Fire and Emergency seek that specific firefighting water supply is provided for in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice - SNZ PAS 4508:2008.	Amend as follows: 9. Provision for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008 , wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.
Hamish Weir	S74.018	SUB - Subdivision	SUB-R5	Support in part	With the gradual scaling back of the historic copper network and provision of telecommunications, in this predominantly rural district, are more commonly by wireless means. This addition to the matter of discretion clarifies that unaffordable	Retain this rule with a minor amendment: 9; 9. Provision for servicing, including water supply, firefighting water supply, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications (including by wireless means)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					extensions to underground fibre network are not required. Chorus often try to take advantage of any District Plan requirements to fund their programmed network extensions which this alteration would prevent. Minor non conformances should not be elevated beyond Discretionary status.	2. Non-conformance to the standards should be Discretionary .
Southland Federated Farmers of New Zealand	S126.119	SUB - Subdivision	SUB-R5	Support	SFF supports the inclusion of reverse sensitivity as a matter of discretion, as per the s 32 report: 'reserve sensitivity is a matter of discretion for subdivisions' (p.31).	Retain SUB-R5 as drafted.
Clark Fortune McDonald & Associates	S99.007	SUB - Subdivision	SUB-R5	Not Stated	Unilaterally exclude a boundary adjustment from having a controlled activity status even if any boundary adjustment does not have an effect on those features.	Rule 5 is re-worded from ' ~~the site does not contain...~~ ', to read ' the boundary adjustment does not have an adverse effect in relation to... '
Clark Fortune McDonald & Associates	S99.011	SUB - Subdivision	SUB-R5	Not Stated	A breach of those standards can be marginal, insignificant or does not prevent compliance with objectives and policies, character and amenity values, a non-complying activity status is considered to be a test which is impractical and inappropriate.	SUB-R5 is re-worded for 'activity status where compliance not achieved' to be a discretionary status.
KiwiRail Holdings Ltd	S132.063	SUB - Subdivision	SUB-R5	Amend	KiwiRail generally supports the matters of discretion but seek to ensure safe stormwater disposal that does not increase flood and erosion risk and to protect the function and operation of railways from reverse sensitivity effects.	Amend SUB-R5 as follows: Matters of discretion: 9. Provision for servicing, including water supply, fire fighting water supply, wastewater treatment and disposal, stormwater design and disposal for the safe disposal of stormwater that does not result in increased flooding and erosion risk , electricity and telecommunications. 14 Reverse sensitivity on adjacent land uses, to protect the function and operation of , airports, railway lines and State Highways.
One New Zealand Group Limited	S32.046	SUB - Subdivision	SUB-R5	Support in part	Restricted Discretionary activity status for subdivision which creates new allotments in all zones except the development areas, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R5 as notified
FortySouth	S33.046	SUB - Subdivision	SUB-R5	Support in part	Restricted Discretionary activity status for subdivision which creates new allotments in all zones except the development areas, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R5 as notified
Connexa Limited	S37.046	SUB - Subdivision	SUB-R5	Support in part	Restricted Discretionary activity status for subdivision which creates new allotments in all zones except the development areas, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R5 as notified
Spark New Zealand Trading Limited	S154.046	SUB - Subdivision	SUB-R5	Support in part	Restricted Discretionary activity status for subdivision which creates new allotments in all zones except the development areas, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R5 as notified
Environment Southland	S85.106	SUB - Subdivision	SUB-R5	Support in part	The wording in the areas of discretion are enabling and potentially cannot be relied on in their own	Give greater emphasis on natural hazards (more emphasis on avoid in the first instance)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					right to decline a subdivision in a natural hazard area.	
Kevin Robertson	S115.120	SUB - Subdivision	SUB-R5	Support	SFF supports the inclusion of reverse sensitivity as a matter of discretion, as per the s 32 report: 'reserve sensitivity is a matter of discretion for subdivisions' (p.31).	Retain SUB-R5 as drafted.
Ronald Crispin	S60.122	SUB - Subdivision	SUB-R5	Support	SFF supports the inclusion of reverse sensitivity as a matter of discretion, as per the s 32 report: 'reserve sensitivity is a matter of discretion for subdivisions' (p.31).	Retain SUB-R5 as drafted.
Rural Ratepayers Group	S143.131	SUB - Subdivision	SUB-R5	Support	SFF supports the inclusion of reverse sensitivity as a matter of discretion, as per the s 32 report: 'reserve sensitivity is a matter of discretion for subdivisions' (p.31).	Retain SUB-R5 as drafted.
Alistair & Bernadette Hunt	S148.132	SUB - Subdivision	SUB-R5	Support	SFF supports the inclusion of reverse sensitivity as a matter of discretion, as per the s 32 report: 'reserve sensitivity is a matter of discretion for subdivisions' (p.31).	Retain SUB-R5 as drafted.
John Baynes	S68.240	SUB - Subdivision	SUB-R5	Support	SFF supports the inclusion of reverse sensitivity as a matter of discretion, as per the s 32 report: 'reserve sensitivity is a matter of discretion for subdivisions' (p.31).	Retain SUB-R5 as drafted.
Chorus New Zealand Limited	S35.047	SUB - Subdivision	SUB-R6	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore South Development Area, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R6 as notified
Silver Fern Farms	S40.043	SUB - Subdivision	SUB-R6	Support	Rule applies to subdivision of land is proposed Gore South Industrial Development Area which includes the Silver Fern Farms Site. Supports the inclusion of a specific assessment matter regarding reverse sensitivity effects. It will be critical to the success of the proposed Gore South Industrial Development Area to ensure that the consenting of subdivisions minimises the risk of subsequent reverse sensitivity effects.	Retain as notified
Fire and Emergency NZ	S124.029	SUB - Subdivision	SUB-R6	Support in part	Fire and Emergency support the requirement to have the provision for servicing including firefighting water supply. However, Fire and Emergency seek that specific firefighting water supply is provided for in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice - SNZ PAS 4508:2008.	Amend as follows: 9. Provision for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008 , wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.
Clark Fortune McDonald & Associates	S99.008	SUB - Subdivision	SUB-R6	Not Stated	Unilaterally exclude a boundary adjustment from having a controlled activity status even if any boundary adjustment does not have an effect on those features.	Rule 6 is re-worded from 'the site does not contain...', to read ' the boundary adjustment does not have an adverse effect in relation to... '
Clark Fortune McDonald & Associates	S99.012	SUB - Subdivision	SUB-R6	Not Stated	A breach of those standards can be marginal, insignificant or does not prevent compliance with objectives and policies, character and amenity values, a non-complying activity status is considered to be a test which is impractical and inappropriate.	SUB-R6 is re-worded for 'activity status where compliance not achieved' to be a discretionary status.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
KiwiRail Holdings Ltd	S132.064	SUB - Subdivision	SUB-R6	Amend	KiwiRail generally supports the matters of discretion but seek to ensure safe stormwater disposal that does not increase flood and erosion risk and to protect the function and operation of railways from reverse sensitivity effects.	Amend SUB-R6 as follows: Matters of discretion: 9. Provision for servicing, including water supply, fire fighting water supply, wastewater treatment and disposal, stormwater design and disposal for the safe disposal of stormwater that does not result in increased flooding and erosion risk , electricity and telecommunications. 14 Reverse sensitivity on adjacent land uses, to protect the function and operation of , airports, railway lines and State Highways.
One New Zealand Group Limited	S32.047	SUB - Subdivision	SUB-R6	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore South Development Area, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R6 as notified
FortySouth	S33.047	SUB - Subdivision	SUB-R6	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore South Development Area, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R6 as notified
Connexa Limited	S37.047	SUB - Subdivision	SUB-R6	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore South Development Area, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R6 as notified
Spark New Zealand Trading Limited	S154.047	SUB - Subdivision	SUB-R6	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore South Development Area, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R6 as notified
Environment Southland	S85.107	SUB - Subdivision	SUB-R6	Support in part	The wording in the areas of discretion are enabling and potentially cannot be relied on in their own right to decline a subdivision in a natural hazard area.	give greater emphasis on Natural hazards (more emphasis on avoid in the first instance).
Chorus New Zealand Limited	S35.048	SUB - Subdivision	SUB-R7	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Retain SUB-R7 as notified
Fire and Emergency NZ	S124.030	SUB - Subdivision	SUB-R7	Support in part	Fire and Emergency support the requirement to have the provision for servicing including firefighting water supply. However, Fire and Emergency seek that specific firefighting water supply is provided for in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice - SNZ PAS 4508:2008.	Amend as follows: 9. Provision for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008 , wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.
Clark Fortune McDonald & Associates	S99.009	SUB - Subdivision	SUB-R7	Not Stated	Unilaterally exclude a boundary adjustment from having a controlled activity status even if any boundary adjustment does not have an effect on those features.	Rule 7 is re-worded from ' ~~the site does not contain....~~ ', to read ' the boundary adjustment does not have an adverse effect in relation to... '

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Clark Fortune McDonald & Associates	S99.013	SUB - Subdivision	SUB-R7	Not Stated	A breach of those standards can be marginal, insignificant or does not prevent compliance with objectives and policies, character and amenity values, a non-complying activity status is considered to be a test which is impractical and inappropriate.	SUB-R7 is re-worded for 'activity status where compliance not achieved' to be a discretionary status.
Charlton Rise Limited	S100.004	SUB - Subdivision	SUB-R7	Support		Retain as notified.
One New Zealand Group Limited	S32.048	SUB - Subdivision	SUB-R7	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Retain SUB-R7 as notified
FortySouth	S33.048	SUB - Subdivision	SUB-R7	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Retain SUB-R7 as notified
Connexa Limited	S37.048	SUB - Subdivision	SUB-R7	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Retain SUB-R7 as notified
Spark New Zealand Trading Limited	S154.048	SUB - Subdivision	SUB-R7	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Retain SUB-R7 as notified
Environment Southland	S85.108	SUB - Subdivision	SUB-R7	Support in part	The wording in the areas of discretion are enabling and potentially cannot be relied on in their own right to decline a subdivision in a natural hazard area.	give greater emphasis on Natural hazards (more emphasis on avoid in the first instance).
Clark Fortune McDonald & Associates	S99.010	SUB - Subdivision	SUB-R8	Not Stated	Unilaterally exclude a boundary adjustment from having a controlled activity status even if any boundary adjustment does not have an effect on those features. Rule 8 effectively excludes around half of Gore and many rural areas from affording a controlled activity status for any boundary adjustment	Rule 8 is re-worded from ' ~~the site does not contain....~~ ', to read ' the boundary adjustment does not have an adverse effect in relation to... '
Department of Conservation	S109.097	SUB - Subdivision	SUB-R11	Support	The D-G supports a discretionary status for subdivision within any area of an ONL,ONF or SNA.	Retain as notified
Stoney Creek Station Limited	S3.032	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Trudy Bokser	S113.032	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Nathan Bokser	S116.032	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.

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AW+ JA Johnston Family Trust	S118.032	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Reaby Downs Farm Ltd	S18.034	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Karen Temple	S19.034	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Sarah and Peter Barclay	S20.034	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Helen McIntosh	S24.034	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
John Baynes	S68.036	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Peters Farm LtdKaren Peters	S127.068	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Greg Bokser	S117.032	SUB - Subdivision	SUB-R11	Oppose	An amendment to exclude activities captured by SUB-R1 and SUB-R4 is sought.	Amend SUB-R11 as follows: Subdivision in any area of an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area excluding activities captured by SUB-R1 and SUB-R4.
Waka Kotahi NZ Transport Agency	S112.081	SUB - Subdivision	SUB-R12	Support	Waka Kotahi supports the rule that subdivision within the Maitai River Floodway is a non-complying activity to appropriately manage the risks of subdivision including associated infrastructure within a known flood zone	Retain as notified
Clayton Rowland	S36.001	SUB - Subdivision	SUB-S1	Oppose	Would like the ruling of minimum subdivision area to remain 2ha- feels this is more beneficial to the general public and would give the younger population a better chance of starting with a section.	Oppose changing of General Rural Lot size from 2ha to 8ha- requests it remain 2ha
McLeod-Wantwood Trust/Wantwood Station	S104.028	SUB - Subdivision	SUB-S1	Oppose	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2ha.
Waka Kotahi NZ Transport Agency	S112.082	SUB - Subdivision	SUB-S1	Support	Waka Kotahi supports this rule where the activity status where compliance is not achieved with minimum lot size for each zone is a non-complying activity.	Retain as notified
Stoney Creek Station Limited	S3.033	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less

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					economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .
Southland Federated Farmers of New Zealand	S126.120	SUB - Subdivision	SUB-S1	Support in part	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Retain SUB-S1 as drafted.
Hamish Weir	S74.019	SUB - Subdivision	SUB-S1	Support in part	The submitter supports 1 (a) to (g). The submitter opposes (h). The Operative DP allows for 2ha minimum allotments in the Rural Zone, which allows for existing residential dwellings to be subdivided of adjacent farmland this reduces value, therefore reducing costs for farm ownership entry which is generally beyond the means of many persons. The minimum size of 2ha has been Operative since 2006 and worked well without any notably publicly. Rural productive activity can be maintained in several ways as detailed on Country Callender ep20 season 2023 at 19:26 minutes which details an example of productive market garden operations just 1.2ha. Horticultural uses of properties at this size are also possible along with calf rearing operations aimed at reducing bobby calf slaughter rates.	Rule 1(h) should be reworded as follows; General Rural - ~~8ha~~ 2ha
Hamish Weir	S74.020	SUB - Subdivision	SUB-S1	Oppose	The submitter opposes the determination of non-conformance. Address minor non-conformances, like a 10m ² shortfall or >1m deviation in shape factor, through specific conditions and mitigation methods. This approach avoids expensive consent hearings and neighbor disputes, preventing potential setbacks for valuable projects that could otherwise be jeopardized, to the detriment of the district.	Non-conformance to the standards should be Discretionary .
Clark Fortune McDonald & Associates	S99.014	SUB - Subdivision	SUB-S1	Not Stated	Proposed rule contradicts zone objectives (infill, housing typology variety compact urban character and efficient use of land), hindering infill subdivision on typical 809m ² residential sections. These residential allotments can provide for infill subdivision with two gross areas of 400m ² as required by the Operative District Plan (ODP) but cannot provide for two net areas of 400m ² due to the area for access to a rear lot being excluded from the net area by definition. While exceptions	General Residential - A change of the 400m ² minimum area from a ~~net~~ area to a gross area Clarification to confirm whether a 2-lot subdivision would comply where one lot is bare land above the minimum area and one lot is below the minimum area but with an existing dwelling. If the rule intends that a second dwelling needs to be built prior to subdivision for compliance, then wording should clarify.

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					exist for existing dwellings in Note 1, the requirement for constructing units before subdivision is unclear and may discourage empty section subdivision.	
Clark Fortune McDonald & Associates	S99.015	SUB - Subdivision	SUB-S1	Not Stated	The proposed 8ha minimum area for the rural zone in Gore is impractical and diverges significantly from current plans and neighbouring districts. It lacks flexibility for smaller allotments based on specific needs and conditions. This could result in substantial loss of productive land, contradicting zone objectives.	Primarily, the current 2ha minimum is retained. Secondly, a minimum average area for subdivision with a smaller absolute minimum area. Thirdly, provision for smaller areas in the situation of redundant dwellings being subdivided from larger rural properties.
Jacklyn (Jackie) Johnston	S50.003	SUB - Subdivision	SUB-S1	Oppose	It would be better to protect this type of land by permitting the opposite. Some people may not have the ability or desire to manage 8ha sections. This could include those seeking a quarter-acre section for building, whether on their existing farm for retirement or due to health and financial considerations. The current rules, and potentially the new 8ha proposal, may hinder people who have spent their lives in rural communities but are unable to comply. Enabling subdivision of smaller sections would accommodate those desiring a rural lifestyle without the burden of excess land which people. There are suitable options for septic systems on the proposed minimum lot size. It's crucial to provide options, particularly for those within the rural community.	General Rural Zone: Minimum Lot size- 0.101ha
KiwiRail Holdings Ltd	S132.065	SUB - Subdivision	SUB-S1	Support	Supports ensuring lot sizes that do not meet the minimum specified lot size are Non-Complying, as clusters of small lot sizes have the potential to create significant demands on existing infrastructure networks.	Retain SUB-S1 as proposed.
Charlton Rise Limited	S100.005	SUB - Subdivision	SUB-S1	Support	Support density standards for Gore West Development Area.	Retain as notified.
Farm Manager - Wantwood Station	S105.028	SUB - Subdivision	SUB-S1	Oppose	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2ha .
Peters Farm LtdKaren Peters	S127.028	SUB - Subdivision	SUB-S1	Oppose	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2ha .
Trudy Bokser	S113.033	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Nathan Bokser	S116.033	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .
AW+ JA Johnston Family Trust	S118.033	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .
Reaby Downs Farm Ltd	S18.035	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .
Karen Temple	S19.035	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .
Sarah and Peter Barclay	S20.035	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .
Helen McIntosh	S24.035	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .
John Baynes	S68.037	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .
Peters Farm Ltd Karen Peters	S127.069	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .
Kevin Robertson	S115.121	SUB - Subdivision	SUB-S1	Support in part	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the	Retain SUB-S1 as drafted.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	
Ronald Crispin	S60.123	SUB - Subdivision	SUB-S1	Support in part	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Retain SUB-S1 as drafted.
Rural Ratepayers Group	S143.132	SUB - Subdivision	SUB-S1	Support in part	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Retain SUB-S1 as drafted.
Alistair & Bernadette Hunt	S148.133	SUB - Subdivision	SUB-S1	Support in part	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Retain SUB-S1 as drafted.
John Baynes	S68.241	SUB - Subdivision	SUB-S1	Support in part	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Retain SUB-S1 as drafted.
Greg Bokser	S117.033	SUB - Subdivision	SUB-S1	Oppose	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - ~~8ha~~ 2 ha .
Hamish Weir	S74.021	SUB - Subdivision	SUB-S2	Oppose	The submitter opposes the determination of non-conformance. Address minor non-conformances, like a 10m ² shortfall or >1m deviation in shape factor, through specific conditions and mitigation methods. This approach avoids expensive consent hearings and neighbor disputes, preventing potential setbacks for valuable projects that could otherwise be jeopardized, to the detriment of the district.	Non-conformance to the standards should be Discretionary .

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Charlton Rise Limited	S100.006	SUB - Subdivision	SUB-S2	Support		Retain as notified.
Hamish Weir	S74.022	SUB - Subdivision	SUB-S3	Oppose	The submitter opposes the determination of non-conformance. Address minor non-conformances, like a 10m ² shortfall or >1m deviation in shape factor, through specific conditions and mitigation methods. This approach avoids expensive consent hearings and neighbor disputes, preventing potential setbacks for valuable projects that could otherwise be jeopardized, to the detriment of the district.	Non-conformance to the standards should be Discretionary .
Waka Kotahi NZ Transport Agency	S112.083	SUB - Subdivision	SUB-S4	Oppose	Waka Kotahi does not support the exception within the brackets of clause 3, as the State highway has been declared a limited access road adjacent to the DEV1 area. Consequently the number of vehicle crossings onto the highway in this location should be limited to maintain the safe and efficient function of the state highway network. In addition, we consider that this standard does not provide sufficient information to understand the impacts of the development of the DEV1 area on the state highway network. In particular, what upgrades (including funding obligations) may be required to the intersections of Saleyard Road and State Highway 1 (SH1), and Racecourse Road and SH1, to accommodate the intensification in their use arising from development within the DEV1 area. We consider that this information needs to be provided through an Integrated Transport Assessment undertaken by a suitably experienced professional. Waka Kotahi opposes this standard until further information on the impacts on SH1 are provided and certainty is provided through Plan provisions about the triggers for intersection upgrade.	Include transport thresholds within the DEV1 Outline Development Plan which specify when infrastructure upgrades are required at the intersection of Saleyard Road and State Highway 1, and at the intersection of Racecourse Road and State Highway 1.
Gore District Council	S65.003	SUB - Subdivision	SUB-S4	Amend	Provides a level of flexibility for future development. Mirrors the provisions in DEV2.	Amend to: Being in general accordance with the outlined plan approval.
Charlton Rise Limited	S100.007	SUB - Subdivision	SUB-S5	Support		Retain as notified.
Chorus New Zealand Limited	S35.049	SUB - Subdivision	SUB-Additional provisions sought	Support in part	Infrastructure allotments can have different demands from a subdivision perspective than zone based subdivision in any given area. Controlled activity subdivision for infrastructure is appropriate, with control to allow for actual and potential adverse effects on the environment to be addressed.	Add a new rule for subdivision for infrastructure purposes as follows: All Zones - Activity Status: Controlled. Subdivision to create any site to be used solely for the provision of infrastructure. Matters of Control 1 The location, size and design of allotments, building platforms, accessways, right of ways, vehicle crossings, open space and connections to the surrounding area; and 2 the ability to accommodate permitted and/or intended land uses; and 3 the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 4 measures to avoid, remedy or mitigate adverse effects: of any natural hazards or other risks; and on any sensitive environments, waterbodies, ecosystems or notable trees; and on infrastructure; and on existing or permitted adjoining or adjacent land uses;

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Transpower New Zealand Limited	S101.065	SUB - Subdivision	SUB-Additional provisions sought	Oppose	Opposes the rules that relate to subdivision on the basis that the rules do not include a rule that provides for the creation of an allotment for the purposes of accommodating a network utility. This is a common approach in many district plans and allows for the rule to include relaxed standards on the basis that network utilities have different characteristics and needs in terms of size and servicing and broad benefits to the community.	Amend the subdivision rules to include the following new rule: SUB-RX Subdivision for network utilities: All Zones: Activity status: permitted Where: 1. The subdivision creates an allotment for the purpose of any unstaffed network utilities, accessway or road. Activity status where compliance not achieved: N/A
Transpower New Zealand Limited	S101.066	SUB - Subdivision	SUB-Additional provisions sought	Oppose	Transpower opposes the Rules that related to subdivision on the basis that the rules do not include a rule that addresses subdivision in the National Grid Subdivision Corridor (defined and addressed earlier in this comments). Transpower seeks the inclusion of a nationally consistent rule that applies in the National Grid Subdivision Corridor.	Include the new rule: SUB-RX Subdivision in the National Grid Subdivision Corridor: All Zones: Activity status: restricted discretionary Where: 1. a building platform is identified on the subdivision plan that is outside of the National Grid Yard, to be secured by way of a consent notice. Matters of discretion 1. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the requirements of NZECP34:2001. 2. The provision for the ongoing efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading. 3. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of an identified building platform or platforms. 4 The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid, including the ability to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines. 5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid. 6. The outcome of any consultation with Transpower New Zealand Limited. 7. The extent to which the subdivision plan clearly identifies the National Grid and identified building platform or platforms. Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Transpower New Zealand Limited, where the consent authority considers this is required, absent its written approval. Activity status where compliance not achieved: Non-complying
Hamish Weir	S74.013	SUB - Subdivision	SUB-Additional provisions sought	Support	No reference is made in the PDP to s226 of the RMA. Creating disparity between the Act and the plan. It would be better to deal with this by including a Rule	An additional rule is sought as follows; SUB-R4A - Certification of existing allotments under s226 of the RMA 1991 Where; 1. an existing allotment not bound by way of an amalgamation condition or covenant exists in the Cadastre 2. having no less than 3.5m wide frontage to a legal road 3. the site is not subject to any readily identifiable natural hazard Matters of Control 1. The design and provision of access; and 2. The provision, design and construction of infrastructure and services
Clark Fortune McDonald & Associates	S99.005	SUB - Subdivision	SUB-Additional provisions sought	Not Stated	No specific provisions for section 226 certificates could leave this certification process uncertain and open to interpretation.	Insert specific provisions for section 226 certificates as permitted activities providing certain criteria are met and clarity as to when s226 certification can be used and when a subdivision consent is needed in a similar vein to Chapter 2.6, rule SUB.1 of the Southland District Plan.
One New Zealand Group Limited	S32.049	SUB - Subdivision	SUB-Additional provisions sought	Support in part	Infrastructure allotments can have different demands from a subdivision perspective than zone based subdivision in any given area. Controlled activity subdivision for infrastructure is appropriate, with control to allow for actual and potential adverse effects on the environment to be addressed.	Add a new rule for subdivision for infrastructure purposes as follows: All Zones - Activity Status: Controlled. Subdivision to create any site to be used solely for the provision of infrastructure. Matters of Control 1 The location, size and design of allotments, building platforms, accessways, right of ways, vehicle crossings, open space and connections to the surrounding area; and 2 the ability to accommodate permitted and/or intended land uses; and 3 the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 4 measures to avoid, remedy or mitigate adverse effects: of any natural hazards or other risks; and on any sensitive environments, waterbodies, ecosystems or notable trees; and on infrastructure; and on existing or permitted adjoining or adjacent land uses;

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
FortySouth	S33.049	SUB - Subdivision	SUB-Additional provisions sought	Support in part	Infrastructure allotments can have different demands from a subdivision perspective than zone based subdivision in any given area. Controlled activity subdivision for infrastructure is appropriate, with control to allow for actual and potential adverse effects on the environment to be addressed.	Add a new rule for subdivision for infrastructure purposes as follows: All Zones - Activity Status: Controlled. Subdivision to create any site to be used solely for the provision of infrastructure. Matters of Control 1 The location, size and design of allotments, building platforms, accessways, right of ways, vehicle crossings, open space and connections to the surrounding area; and 2 the ability to accommodate permitted and/or intended land uses; and 3 the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 4 measures to avoid, remedy or mitigate adverse effects: of any natural hazards or other risks; and on any sensitive environments, waterbodies, ecosystems or notable trees; and on infrastructure; and on existing or permitted adjoining or adjacent land uses;
Connexa Limited	S37.049	SUB - Subdivision	SUB-Additional provisions sought	Support in part	Infrastructure allotments can have different demands from a subdivision perspective than zone based subdivision in any given area. Controlled activity subdivision for infrastructure is appropriate, with control to allow for actual and potential adverse effects on the environment to be addressed.	Add a new rule for subdivision for infrastructure purposes as follows: All Zones - Activity Status: Controlled. Subdivision to create any site to be used solely for the provision of infrastructure. Matters of Control 1 The location, size and design of allotments, building platforms, accessways, right of ways, vehicle crossings, open space and connections to the surrounding area; and 2 the ability to accommodate permitted and/or intended land uses; and 3 the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 4 measures to avoid, remedy or mitigate adverse effects: of any natural hazards or other risks; and on any sensitive environments, waterbodies, ecosystems or notable trees; and on infrastructure; and on existing or permitted adjoining or adjacent land uses;
Spark New Zealand Trading Limited	S154.049	SUB - Subdivision	SUB-Additional provisions sought	Support in part	Infrastructure allotments can have different demands from a subdivision perspective than zone based subdivision in any given area. Controlled activity subdivision for infrastructure is appropriate, with control to allow for actual and potential adverse effects on the environment to be addressed.	Add a new rule for subdivision for infrastructure purposes as follows: All Zones - Activity Status: Controlled. Subdivision to create any site to be used solely for the provision of infrastructure. Matters of Control 1 The location, size and design of allotments, building platforms, accessways, right of ways, vehicle crossings, open space and connections to the surrounding area; and 2 the ability to accommodate permitted and/or intended land uses; and 3 the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 4 measures to avoid, remedy or mitigate adverse effects: of any natural hazards or other risks; and on any sensitive environments, waterbodies, ecosystems or notable trees; and on infrastructure; and on existing or permitted adjoining or adjacent land uses;
Environment Southland	S85.109	SUB - Subdivision	SUB-Additional provisions sought	Support	The current objectives do not adequately cover clause 3.16 and 3.20 of the NPS-IB.	The inclusion of objectives to 'manage the effects of Indigenous biodiversity outside of SNAs' to 'acknowledge and identify Taonga' and to 'manage adverse effects on Highly Mobile Species). Recognition of the GNS natural hazard report findings about natural hazards with subdivisions.