

APPENDIX B: RECOMMENDED RESPONSE TO SUBMISSIONS AND FURTHER SUBMISSIONS

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S3.114	Stoney Creek Station Limited	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						continue operating.	
S3.114 FS31.002	Department of Conservation			Oppose	Disallow	The D-G understands that small scale clearance may be required in relation to farming activities however would have concerns regarding the absence of any thresholds. The areas identified for SNAs contain significant indigenous biodiversity and so are of national importance (RMA Part 2, Section 6(c)) that require protection. Accordingly, the permitted activities within an SNA should occur within a much tighter threshold than outside of an SNA. As noted in the overview of the ECO chapter, SNAs are intended to be mapped within the plan as part of a future variation to the plan. This plan variation process will allow for consultation with tangata whenua, landowners and other interested parties. Decline the submission.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S3.117	Stoney Creek Station Limited	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	Accept in part
S3.117 FS31.003	Department of Conservation			Oppose	Disallow	The D-G understands that one of the principal functions of the rural environment is to provide for productive rural activities,	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						however the Council are also required to identify and protect outstanding natural landscapes and features as required under Part 2, Section 6(c) of the RMA. Decline submission	
S18.116	Reaby Downs Farm Ltd	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						in terms of their ability to continue operating.	
S18.119	Reaby Downs Farm Ltd	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	Accept in part
S19.116	Karen Temple	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive	Stoney Creek supports the intent of the PGDP to guide sustainable development in	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					of Gore District Council dated 7 November 2023	the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to continue operating.	
S19.119	Karen Temple	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	
S20.116	Sarah and Peter Barclay	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to continue operating.	
S20.119	Sarah and Peter Barclay	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	
S24.116	Helen McIntosh	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						implications for the Station in terms of their ability to continue operating.	
S24.119	Helen McIntosh	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	Accept in part
S32.007	One New Zealand Group Limited	Interpretation	Reverse sensitivity	Support	Retain as notified	The definition of reverse sensitivity is supported	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S32.055	One New Zealand Group Limited	National Direction Instruments	National Direction Instruments	Support	Retain the National Environmental Standards subsection.	This section is important to help plan readers understand the relationship between the District Plan and NES.	Accept
S32.055 FS21.004	Yrless Limited	National Direction Instruments	National Direction Instruments	Support	Allow	Provides clarity for plan users and consistency across districts.	Accept
S32.056	One New Zealand Group Limited	UFD - Urban form and development	UFD-O1	Support	Retain UFD-O1 as notified.	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Accept
S32.056 FS21.0010	Yrless Limited			Support	Allow	Where infrastructure is not considered as part of the planning process, it can be difficult and costly to remediate at a later date	Accept
S32.057	One New Zealand Group Limited	UFD - Urban form and development	UFD-O7	Support	Retain UFD-O7 as notified.	Appropriately recognises the need for new and existing infrastructure for well- functioning urban environments.	Accept in part
S32.057 FS21.016	Yrless Limited			Support	Allow	Infrastructure is an important consideration in the development and utility of communities. Where infrastructure is not considered as part of the planning process, it can be difficult and costly to remediate at a later date	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S33.007	FortySouth	Interpretation	reverse sensitivity	Support	Retain as notified	The definition of reverse sensitivity is supported	Accept in part
S33.055	FortySouth	National Direction Instruments	National Direction Instruments	Support	Retain the National Environmental Standards subsection.	This section is important to help plan readers understand the relationship between the District Plan and NES.	Accept
S33.055 FS21.005	Yrless Limited	National Direction Instruments	National Direction Instruments	Support	Allow	Provides clarity for plan users and consistency across districts.	Accept
S33.056	FortySouth	UFD - Urban form and development	UFD-O1	Support	Retain UFD-O1 as notified.	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Accept
S33.056 FS21.011	Yrless Limited			Support	Allow	Where infrastructure is not considered as part of the planning process, it can be difficult and costly to remediate at a later date	Accept
S33.057	FortySouth	UFD - Urban form and development	UFD-O7	Support	Retain UFD-O7 as notified.	Appropriately recognises the need for new and existing infrastructure for well- functioning urban environments.	Accept in part
S33.057 FS21.017	Yrless Limited			Support	Allow	Infrastructure is an important consideration in the development and utility of communities. Where infrastructure is not considered as part of the	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						planning process, it can be difficult and costly to remediate at a later date	
S35.007	Chorus New Zealand Limited	Interpretation	reverse sensitivity	Support	Retain as notified	The definition of reverse sensitivity is supported	Accept in part
S35.055	Chorus New Zealand Limited	National Direction Instruments	National Direction Instruments	Support	Retain the National Environmental Standards subsection.	This section is important to help plan readers understand the relationship between the District Plan and NES.	Accept
S35.055 FS21.003	Yrless Limited	National Direction Instruments	National Direction Instruments	Support	Allow	Provides clarity for plan users and consistency across districts.	Accept
S35.056	Chorus New Zealand Limited	UFD - Urban form and development	UFD-O1	Support	Retain UFD-O1 as notified.	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Accept
S35.056 FS21.009	Yrless Limited			Support	Allow	Where infrastructure is not considered as part of the planning process, it can be difficult and costly to remediate at a later date	Accept
S35.057	Chorus New Zealand Limited	UFD - Urban form and development	UFD-O7	Support	Retain UFD-O7 as notified.	Appropriately recognises the need for new and existing infrastructure for well-functioning urban environments.	Accept in part
S35.057 FS21.015	Yrless Limited			Support	Allow	Infrastructure is an important consideration in the development and utility	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						of communities. Where infrastructure is not considered as part of the planning process, it can be difficult and costly to remediate at a later date	
S37.007	Connexa Limited	Interpretation	reverse sensitivity	Support	Retain as notified	The definition of reverse sensitivity is supported	Accept in part
S37.055	Connexa Limited	National Direction Instruments	National Direction Instruments	Support	Retain the National Environmental Standards subsection.	This section is important to help plan readers understand the relationship between the District Plan and NES.	Accept
S37.055 FS21.006	Yrless Limited	National Direction Instruments	National Direction Instruments	Support	Allow	Provides clarity for plan users and consistency across districts.	Accept in part
S37.056	Connexa Limited	UFD - Urban form and development	UFD-O1	Support	Retain UFD-O1 as notified.	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Accept
S37.056 FS21.012	Yrless Limited			Support	Allow	Where infrastructure is not considered as part of the planning process, it can be difficult and costly to remediate at a later date	Accept
S37.057	Connexa Limited	UFD - Urban form and development	UFD-O7	Support	Retain UFD-O7 as notified.	Appropriately recognises the need for new and existing infrastructure for well-functioning urban environments.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S37.057 FS21.018	Yrless Limited			Support	Allow	Infrastructure is an important consideration in the development and utility of communities. Where infrastructure is not considered as part of the planning process, it can be difficult and costly to remediate at a later date	Accept in part
S40.001	Silver Fern Farms	Introduction	Introduction - general	Support	Retain as notified	The chapter provides an appropriately concise overview of the Gore District and the purpose of the Proposed Plan.	Accept
S40.002	Silver Fern Farms	How the Plan works	How the plan works - general	Support	Retain as notified	The chapter provides an appropriate overview of the Proposed Plan's statutory context and the structure of, and methods used in, the Proposed Plan.	Accept in part
S40.003	Silver Fern Farms	Interpretation	Definitions nesting tables	Support	Retain as notified	Nesting tables are helpful to assist Plan users to understand the scope of rules. Council may wish to include a description of how to use the nesting tables in the "How The Plan Works" chapter as well as in this chapter.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S40.011	Silver Fern Farms	Interpretation	reverse sensitivity	Support	Retain as notified	The definition appropriately captures the scope of activities that may be vulnerable to reverse sensitivity effects (approved, existing and permitted activities), and the nature of the effect (compromised, constrained or curtailed operations).	Accept in part
S40.016	Silver Fern Farms	UFD - Urban form and development	UFD-O1	Support	Retain as notified	Silver Fern Farms agrees with strategic policy recognition of the need to manage interfaces between incompatible activities and zones at (9). This is particularly relevant in the context of the District's urban growth, described in the chapter 'Overview'.	Accept
S40.017	Silver Fern Farms	UFD - Urban form and development	UFD-O8	Support	Retain as notified	Provides helpful recognition about the strategic importance of the Airport, major facilities and large-scale industrial activities to inform the design of zones/other controls applicable to those significant land uses/sites.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S40.018	Silver Fern Farms	UFD - Urban form and development	UFD-O9	Support	Retain as notified	This objective promotes appropriate strategic outcomes for industrial activities in terms of land supply, location and operation.	Accept in part
S59.002	Adrienne Crispin	Whole Plan	Whole Plan	Oppose	Less rules and restrictions	The Council and Government seem to be eroding our rights more and more with unworkable regulations, they should listen to the people more.	Reject
S60.004	Ronald Crispin	Introduction	Description of the District	Support in part	Amend description of the district: The dominant land use in the district relates to agriculture, and agriculture is the backbone of the district's economy.	The contribution of agriculture to the district's economy should feature in the description of the district. Agriculture is the backbone of the district's economic well-being.	Reject
S60.004 FS9.4	The Royal Forest and Bird Society of New Zealand Incorporated	Introduction	Description of the District	Oppose	Disallow	The existing proposed wording of just 'the dominant land use in the district relates to agriculture' is sufficient to imply the economic benefits to the district's economy without explicitly stating/promoting it. Agriculture needs to be undertaken in a way that continues to provide economic outcomes for the	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						district while sustaining and enhancing indigenous biodiversity were possible.	
S60.005	Ronald Crispin	Interpretation	abrasive blasting	Support	Retain as notified	Adopts the National Planning Standard definition	Reject
S60.014	Ronald Crispin	Interpretation	building	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S60.043	Ronald Crispin	Interpretation	reverse sensitivity	Support in part	Amend definition and make any necessary consequential amendments: The potential for a lawfully established ~~an approved (whether by consent or designation), existing or permitted~~ activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an approved, existing or permitted activity.	SFF support the inclusion of this definition. However, it would be better to utilise the term 'lawfully established' as referred to in the Plan rather than using 'approved, existing or permitted activity'.	Accepted in part
S60.044	Ronald Crispin	Interpretation	river	Support	Retain as notified	Support as has the same meaning as the RMA.	Accept
S60.054	Ronald Crispin	Interpretation	Definitions	Not Stated	Include new definition for waste and make any	To provide clarity, a definition for 'waste' should	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					consequential amendments: <u>Waste (a) means any thing disposed of or discarded; and (b) includes a type of waste that is defined by its composition or source (for example, organic waste, electronic waste, or construction and demolition waste); and (c) to avoid doubt, includes any component or element of diverted material, if the component or element is disposed of or discarded.</u>	be included which aligns with the Waste Minimisation Act 2008.	
S60.058	Ronald Crispin	UFD - Urban form and development	UFD-O1	Support in part	Amend UFD-O1 to include: <u>10. considers the potential loss of highly productive soils.</u>	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's acknowledgement of managing adverse effects between incompatible activities and zones.	Accept
S60.059	Ronald Crispin	UFD - Urban form and development	UFD-O10	Support in part	Amend UFD-O10: Primary production and rural industry activities are able	Support is given to this objective which identifies the importance of primary	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised and protected.	production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be protected. To simply recognise the contribution of an activity does not provide the activity with protection.	
S60.060	Ronald Crispin	UFD - Urban form and development	UFD-O11	Support	Amend UFD-O11: ~~Productive, versatile~~ <u>Highly productive</u> land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Accept in part
S60.183	Ronald Crispin	Whole Plan	Whole Plan	Amend	The terms existing use rights or lawfully established should be used consistent throughout the Plan and be defined.	The Plan communicates the RMA requirements regarding existing use rights, as per s 10 and 10A. However, we find the application of both 'existing use rights' and 'lawfully established' to be inconsistent throughout the Plan with neither term being defined.	Reject
S60.184	Ronald Crispin	Whole Plan	Whole Plan	Amend	Change wellbeing to well-being	Throughout the Plan, 'well-being' is referred to as	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						wellbeing. Under both the Local Government Act 2002 and the Resource Management Act 1991 this is captured as 'well-being'. The Plan should align with the legislation.	
S66.001	Groundswell NZ	Whole Plan	Whole Plan	Oppose in part	Pause the Gore District Plan until the failings of the RMA have been addressed and clarity around the NPS-IB and the RMA replacement the NBA.	Groundswell NZ voices concerns about private land classifications under the RMA, including Significant Natural Areas, Natural Features and Landscapes, Sites of Significance to Maori, cultural landscapes and cultural sites, wetlands and riparian margins, citing stress and financial hardships for property owners. They critique RMA's treatment of natural and cultural values, advocate for integrated policies, and oppose the Gore District Council's proposal to classify the entire district. Groundswell NZ aims to collaborate with governments to address issues and emphasizes property owner support in policy development. They	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						highlight the negative impact of RMA zoning, arguing for fairer processes. Groundswell NZ anticipates significant modifications to environmental legislation under the new government, aiming to enhance respect for private property rights. Refer to original submission for full details	
S66.002	Groundswell NZ	Whole Plan	Whole Plan	Oppose in part	If our submission for the Proposed Gore District Plan to be paused is not accepted, then our submission would be the sections relating to the RMA Section 6 zoning issues outlined in full submission paused. Failing that submission our third preference and submission would be for all Section 6 zonings, policies and related rules be removed altogether for failing to meet the purpose of the RMA. This includes the new SASM classification and policies. We submit natural, historic, and	Groundswell NZ voices concerns about private land classifications under the RMA, including Significant Natural Areas, Natural Features and Landscapes, Sites of Significance to Maori, cultural landscapes and cultural sites, wetlands and riparian margins, citing stress and financial hardships for property owners. They critique RMA's treatment of natural and cultural values, advocate for integrated policies, and oppose the Gore District Council's proposal to classify the entire district. Groundswell NZ aims to collaborate with	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					cultural values be protected through an alternative mechanism that is outcomes focused and supports and empowers property owners, rather than penalizing them. One alternative option is a non-stutory plan that sits outside the formal plan but is referenced as meeting the Councils RMA requirments, including Section 6. Groundswell NZ are promoting an environmentla policy approach based on ineegrated and and holisitc outcomes anda actions focused framework in a manner that adresses the environemtnal issues relevant to that propoerty A core component of this is advisors working in partnership with propoerty owners to identify key environemtnal risks, threats and opportunites, and an action plan based on the most urgen priorities	governments to address issues and emphasizes property owner support in policy development. They highlight the negative impact of RMA zoning, arguing for fairer processes. Groundswell NZ anticipates significant modifications to environmental legislation under the new government, aiming to enhance respect for private property rights. Refer to original submission for full detials	

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					tailored to each individual property owners resources.		
S68.001	John Baynes	Whole Plan	Whole Plan	Oppose	Supports the Stoney Creek Station LTD submission verbatim.	Has read the submission and supports it in full, considers it more efficient to support it than writing own submission.	Reject
S68.002	John Baynes	Whole Plan	Whole Plan	Oppose in part	Council adopts content of the Federated Farmers of New Zealand Submission as expert advice.	Farming is a complex activity, often misunderstood by those creating governing rules. Federated Farmers of New Zealand, with a strong track record in political involvement, are well- equipped to offer expert advice to the council. As a crucial industry for the district's financial well-being, they are attuned to agricultural changes and improvements. The organisation's structure and finances grant access to a wide range of experienced agricultural experts, thus should be consulted on the PGDP in a formal sense.	Accept in part
S68.003	John Baynes	Whole Plan	Whole Plan	Oppose in part	Support the Federated Farmers of New Zealand submission.	The plan will directly affect the farming activities of the district, and because of the industry importance to the	Accepted in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						economic, community and overall wellbeing, the input of Federated Farmers must be taken very seriously. Ignoring their advice will result in impractical regulation and severe financial loss to the district.	
S68.004	John Baynes	Whole Plan	Whole Plan	Oppose in part	Include a mechanism/ process allowing Councils to review (if seen fit) to alter a clause within the plan.	The District Plan is a comprehensive document governing various aspects within the district, which may unintentionally contain errors or adverse effects. Recognising the potential permanence of the plan, there should be a mechanism for the council to address and modify identified conditions that require adjustment.	Accept in part
S68.118	John Baynes	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to continue operating.	
S68.121	John Baynes	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	
S68.122	John Baynes	Introduction	Description of the District	Support in part	Amend description of the district: The dominant land use in the district relates to agriculture, and agriculture is the backbone of the district's economy.	The contribution of agriculture to the district's economy should feature in the description of the district. Agriculture is the backbone of the district's economic well-being.	Reject
S68.122 FS9.7	The Royal Forest and Bird Society of New Zealand Incorporated	Introduction	Description of the District	Oppose	Disallow	The existing proposed wording of just 'the dominant land use in the district relates to agriculture' is sufficient to imply the economic benefits to the district's economy without explicitly stating/promoting it. Agriculture needs to be undertaken in a way that continues to provide economic outcomes for the district while sustaining and	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						enhancing indigenous biodiversity were possible.	
S68.123	John Baynes	Interpretation	abrasive blasting	Support	Retain as notified	Adopts the National Planning Standard definition	Reject
S68.132	John Baynes	Interpretation	building	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S68.161	John Baynes	Interpretation	reverse sensitivity	Support in part	Amend definition and make any necessary consequential amendments: The potential for a lawfully established ~~an approved (whether by consent or designation),~~ existing or permitted activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an approved, existing or permitted activity.	SFF support the inclusion of this definition. However, it would be better to utilise the term 'lawfully established' as referred to in the Plan rather than using 'approved, existing or permitted activity'.	Accept in part
S68.162	John Baynes	Interpretation	river	Support	Retain as notified	Support as has the same meaning as the RMA.	Accept
S68.172	John Baynes	Interpretation	Definitions	Not Stated	Include new definition for waste and make any consequential	To provide clarity, a definition for 'waste' should be included which aligns	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					amendments: <u>Waste (a)</u> means any thing disposed of or discarded; and (b) includes a type of waste that is defined by its composition or source (for example, organic waste, electronic waste, or construction and demolition waste); and (c) to avoid doubt, includes any component or element of diverted material, if the component or element is disposed of or discarded.	with the Waste Minimisation Act 2008.	
S68.176	John Baynes	UFD - Urban form and development	UFD-O1	Support in part	Amend UFD-O1 to include: <u>10. considers the potential loss of highly productive soils.</u>	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's acknowledgement of managing adverse effects between incompatible activities and zones.	Accept
S68.177	John Baynes	UFD - Urban form and development	UFD-O10	Support in part	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and	Support is given to this objective which identifies the importance of primary production activities being	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised and protected.	able to operate efficiently and effectively. However, the contribution of these activities should also be protected. To simply recognise the contribution of an activity does not provide the activity with protection.	
S68.178	John Baynes	UFD - Urban form and development	UFD-O11	Support	Amend UFD-O11: ~~Productive, versatile~~ <u>Highly productive</u> land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Accept in part
S68.301	John Baynes	Whole Plan	Whole Plan	Amend	The terms existing use rights or lawfully established should be used consistent throughout the Plan and be defined.	The Plan communicates the RMA requirements regarding existing use rights, as per s 10 and 10A. However, we find the application of both 'existing use rights' and 'lawfully established' to be inconsistent throughout the Plan with neither term being defined.	Reject
S68.302	John Baynes	Whole Plan	Whole Plan	Amend	Change wellbeing to well-being	Throughout the Plan, 'well-being' is referred to as wellbeing. Under both the	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Local Government Act 2002 and the Resource Management Act 1991 this is captured as 'well-being'. The Plan should align with the legislation.	
S69.008	Ian Davidson-Watts	Whole Plan	Whole Plan	Not Stated	Not stated Develop a development contribution policy to sit alongside the District Plan.	The District Plan is a valuable tool to provide for well planned and executed growth and development in a sustainable way. Supports the overall objectives and policies of the plan that values important natural and cultural assets and manages development. Concerned at the current lack of development contributions policy. New development without financial contributions places extra burden on existing ratepayers for maintaining and improving infrastructure.	Accept in part
S69.008 FS22.054	Clark Fortune McDonald & Associates			Oppose in part	Disallow in part	Oppose (in part) - while development contributions may potentially be appropriate if maintained at	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						a low enough level (relative to land values and construction costs) that they do not stifle development, Gore has had problems in the past with development being stifled by excessive development/financial contributions which were out of proportion to relatively low property values, making development unviable and preventing growth. It is worth considering that new property development typically results in more rate-paying property contributing to infrastructure etc. This submission point appears to be outside the scope of the PDP as it suggests other policy separate to the district plan.	
S69.008 FS5.6	Hamish Weir			Oppose in part	Disallow in part	While I agree with Ian's concerns around cost falling on rate payers, I am concerned that this will considerably reduce subdivision consents for a period of time until all those	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						consented without contributions are given effect to. This lag will cause a supply restriction which will put upward pressure on property values. I would request that any Policy is formulated on a study of the current costs to rate payer of no contributions. I suspect that the increase in number of rate payers across the district is offsetting these costs. Specific consideration should be given to all of these matters before any Policies are implemented.	
S85.001	Environment Southland	Whole Plan	Whole Plan	Not Stated	Establish a new "wilding exotic trees" section of the district plan similar to chapter 34 of the QLDC Proposed District Plan	Exotic wilding tree species have the potential to cause widespread adverse ecological, amenity, economic and cultural effects. Establish a new chapter similar to chapter 34 of the QLDC PDP. Douglas Fir and other wilding species outlined in the QLDC chapter should be prohibited from being planted in the Gore District	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S85.001 FS10.005	Port Blakely Limited	Whole Plan	Whole Plan	Oppose	Disallow	Unnecessary duplication, wilding pine is already regulated by the NES-CF and the Southland Regional Pest Management Plan. Oppose the following submission: Establish a new "wilding exotic trees" section of the district plan similar to chapter 34 of the QLDC Proposed District Plan. Douglas Fir and other wilding species outlined in the QLDC chapter should be prohibited from being planted in the Gore District.	Accept
S85.001 FS5.2	Hamish Weir	Whole Plan	Whole Plan	Oppose in part	Allow in part	I support establishment of exotic forestry in locations where they do not replace productive rural activities, can suppress weed species and produce timber. I oppose establishment of exotic forestry on productive and well developed hill country farm land. A balance needs to be struck between allowing forestry in appropriate locations without resource consents and preventing entire	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						productive farms being converted into 'carbon farms'. Carbon farming should be a prohibited activity in my view and all trees should be planted with a view to harvesting.	
S85.001 FS20.006	Hokonui Runanga Inc	Whole Plan	Whole Plan	Support in part	Allow in part	Wilding spread needs to be managed to achieve the purpose of the Act.	Reject
S85.001 FS31.001	Department of Conservation	Whole Plan	Whole Plan	Support in part	Allow	The D-G supports this submission which requires that exotic wilding tree species are managed within the District Plan. NZ's Wilding Conifer Management Strategy aims to prevent the spread of wilding conifers by 2030 and identifies the role of Territorial Authorities to establish appropriate rules in district plans to ensure that landowners avoid high risk plantings in high spread areas. Any provisions proposed would need to exclude commercial forestry which is managed under the NES for commercial forestry 2023.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Support this submission point to establish provisions to manage "wilding exotic trees" within the proposed plan. Any provisions proposed would not apply to commercial forestry as this is managed under the NES for commercial forestry 2023. Establish provisions to manage "wilding exotic trees" within the proposed plan. Any provisions proposed would not apply to commercial forestry as this is managed under the NES for commercial forestry 2023.	
S85.001 FS11.006	Heritage New Zealand Pouhere Taonga	Whole Plan	Whole Plan	Support	Allow	Wilding plants have the potential to damage known and unknown archaeological sites. It is preferable that the planting of exotic species is avoided at archaeological sites and protection is provided from future wilding. HNZPT also recommends that the effects of wilding exotic trees on archaeology are managed through an additional chapter in the District	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Plan. Consultation with HNZPT staff on the contents of this chapter is welcomed.	
S85.069	Environment Southland	UFD - Urban form and development	UFD- Additional provisions sought	Support in part	Evaluation of stormwater capacity during flooding, particularly with regard to areas targeted for future development. Identify the importance of adequately mapping and protecting secondary flow paths in planning documents.	The recent flooding event revealed capacity issues within the stormwater network. Future high rainfall events will overwhelm the stormwater network and the management of secondary flow paths is an important consideration when considering urban development.	Rejected
S85.069 FS28.0010	Kainga Ora			Support in part	Allow in part	Kāinga Ora recognises the need for effective stormwater management, however, have the following concerns: - Climate change related mapping is not static, so flood mapping should sit outside of statutory plans to ensure that they can be updated as needed and reflect recent and up-to-date modelling - Some restrictions may be appropriate; however provisions should provide for management and mitigation which may include engineered solutions -	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Provisions should enable stormwater management to be managed at an area level (rather than property-byproperty), as this can sometimes allow for more effective and efficient management across a wider area	
S95.007	PowerNet Limited	Interpretation	reverse sensitivity	Oppose in part	Amended definition as follows: " <u>...or curtailed by the possible establishment or alteration of another activity ...</u> ".	PowerNet supports the general intent of this definition, however, it considers that amendments are needed. The phrase "more recent establishment or alteration of another activity" implies that reverse sensitivity is not relevant until such time as the new sensitive activity is physically established and the reverse sensitivity effects are in place. This definition should enable the risk of reverse sensitivity effects arising to be managed so that these effects do not occur.	Reject
S95.007 FS28.005	Kainga Ora	Interpretation	reverse sensitivity	Oppose	Disallow	Kāinga Ora opposes the suggested changes to the definition. Kāinga Ora consider that the 'possible'	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						establishment or alteration of an activity is far too vague. Making what could be managed by 'reverse sensitivity' provisions far too restrictive. Furthermore, it is the view of Kāinga Ora that infrastructure providers and managers should mitigate effects at source.	
S99.027	Clark Fortune McDonald & Associates	Whole Plan	Whole Plan	Not Stated	Amend those rules stating that "any activities not listed" are non-complying activities to be discretionary activities.	A majority of the zone chapters have rules stating that "any activities not listed" are non-complying activities. This is rather severe and a significant change in approach from the ODP, which provides that: 4.2.4 Any land use activity that: does not comply with Rule 4.2.1 or Rule 4.2.2 and is not otherwise explicitly provided for as a permitted, controlled, discretionary, non-complying or prohibited activity by any other rule in this Plan is a discretionary activity. It is questionable, whether	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						every reasonable possibility has been sufficiently explored to classify all other activities non-complying by default. The ODP approach is considered to be far more practical in this regard.	
S99.027 FS5.10	Hamish Weir	Whole Plan	Whole Plan	Support	Allow		Reject
S99.027 FS29.002	Silver Fern Farms Limited	Whole Plan	Whole Plan	Support	Allow	A non-complying default activity status for unspecified activities may not be appropriate in all circumstances. Needs a more nuanced approach.	Reject
S99.027 FS26.003	Mercury Ltd	Whole Plan	Whole Plan	Support	Allow	Mercury supports the approach in the operative Gore District Plan, which defaults to a discretionary activity status for activities not listed.	Reject
S99.027 FS21.002	Yrless Limited	Whole Plan	Whole Plan	Support	Allow	Applying a non-complying status to an activity can attract significant costs for activities that have minor/less than minor environmental effects. Non-complying activity status needs to be reserved for those vital few activities Amend the plan to limit non-	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						complying status to those activities requiring that level of control.	
S101.001	Transpower New Zealand Limited	How the Plan works	Statutory Context	Support in part	Amend the table in 'Relationship with other Plans and Documents' to include the following: <u>National Policy Statements: The District Plan must give effect to National Policy Statements, including the National Policy Statement on Electricity Transmission and National Environmental Standards: The District Plan must not duplicate, conflict with or otherwise be inconsistent with a National Environmental Standards, including the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009."</u>	Generally supports the inclusion of the table but Transpower does not support that table that sets out those statutes and planning instruments that are particularly relevant to the Proposed District Plan on the basis that the table fails to identify the NPSET and NESETA as being relevant. NPSET and NESETA must be considered of particular relevance and therefore should be listed in the table of relevant statutes and planning instruments.	Accept in part
S101.001 FS26.004	Mercury Ltd	How the Plan works	Statutory Context	Support	Allow	Mercury agrees with Transpower that the NPSET and NES-ETA should be listed in the table of relevant statutes and planning instruments. The National	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Grid traverses Gore District and the NPS-ET and NESETA are higher order planning instruments that impose a statutory requirement for the Proposed District Plan to give effect to the NPS-ET and to not be inconsistent, duplicate or conflict with the NES-ETA.	
S101.002	Transpower New Zealand Limited	How the Plan works	General approach	Support in part	Amend as follows: Part 2 - District Wide Matters This part of the Plan contains the Strategic Directions and the District Wide Matters. 1. The strategic objectives address key strategic and/or significant matters for the District and provide District-wide strategic considerations to guide decision making at a strategic level. It is intended that all other objectives and policies in the District Plan are to be read and achieved in a manner consistent with the strategic objectives. <u>No fixed hierarchy exists between the strategic objectives or between the</u>	Critical that the Plan clearly states the purpose of the Strategic Direction objectives so that there is no ambiguity in future RMA processes, including in respect of whether there is a hierarchy within the Plan. Transpower supports the description of the 'Plan Structure' and understands that there is no intention for there to be a hierarchy within the provisions of the Proposed District Plan. To make this clear, Transpower supports the inclusion of further explanation of the role of the strategic objectives. It is also suggested that similar text could usefully be included in	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<u>strategic objectives and the other objectives and policies in other chapters of the District Plan."</u>	the Strategic Direction Chapter.	
S101.003	Transpower New Zealand Limited	How the Plan works	General approach	Support	Retain "Water and Infrastructure systems - Including the National Grid" in the list of cross-boundary issues as notified.	Transpower generally supports the description of cross-boundary matters. Cross-boundary matters are particularly relevant to Transpower given the linear and extensive nature of the National Grid	Accept
S101.010	Transpower New Zealand Limited	Interpretation	reverse sensitivity	Support	Retain the definition of 'reverse sensitivity' as notified.	Transpower supports the definition of 'reverse sensitivity' as notified on the basis that the definition appropriately reflects the concept of reverse sensitivity effects in a manner that is consistent with the policy framework in the NPSET.	Accept in part
S101.013	Transpower New Zealand Limited	UFD - Urban form and development	UFD- Additional provisions sought	Oppose	Amend the UFD Chapter to include the following additional Objective: " <u>UFD - X The operation, maintenance, upgrade and development of critical infrastructure is enabled and critical infrastructure is protected from the impacts of incompatible activities.</u> "	Transpower considers that there is a gap in the UFD Objectives because these objectives fail to address outcomes for nationally significant, regionally significant and/or critical infrastructure despite such infrastructure being essential to support the development	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						of Gore District. Transpower considers that failing to address the provision of, and protection of, critical infrastructure in the Strategic Direction (UFD) Chapter (1) is inconsistent (or not even-handed) with the way in which the Chapter responds to other matters (2) does not give effect to the direction given in SRPS Objective INF.1 and Policies INF.1 and INF.3 (3) does not give effect to the NPSET.	
S101.013 FS28.009	Kainga Ora			Oppose	Disallow	Kāinga Ora considers that the amendments proposed in S132.014 and S112.010 are more appropriate in achieving the outcome desired by Transpower.	Accept
S101.013 FS21.020	Yrless Limited			Support in part	Allow in part	Critical infrastructure that is nationally or regionally significant should be able to proceed with limited planning restrictions, but with due consideration of its dominance or appearance within the established landscapes (when compared with existing infrastructure)	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						in the district. Amend to introduce a further objective to address the role of new critical infrastructure.	
S101.103	Transpower New Zealand Limited	Whole Plan	Whole Plan	Support in Part	Support in part the PDP as it relates to the National Grid.	The specific provisions of the proposal that Transpower's submission relates to are: The PDP in its entirety insofar as it relates to the National Grid, and particularly the extent to which the provisions of the PDP give effect to the NPS on Electricity Transmission 2008. The specific details of Transpower's submission, and decisions sought in relation to the PDP are set out in Appendix A of the submission. It is Transpower's submission that the Proposed District Plan goes a long way to achieving the statutory requirement set out above but that further amendments to the Proposed District Plan are required to: (a) give effect to the NPSET; (b) give effect to the SRPS;	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						(c) appropriately reflect the relationship of the provisions of the Proposed District Plan with the NESETA; (d) achieve the purpose of the RMA; (e) represent the most appropriate means of exercising Council's functions having regard to the efficiency and effectiveness of the provisions relative to other means; and (f) discharge Council's duty under section 32 of the RMA.	
S103.031	McNabb Management Ltd	Whole Plan	Whole Plan	Support in Part	Support in part except requested amendments	All provisions in the proposed plan are supported as notified except for the amendments requested to the above provisions, which are set out in the schedule and concept plan which are attached to and form part of this submission. The requested amendments to the proposed plan in this submission: Achieve the purpose of the Resource Management Act 1991;	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						• Are the most appropriate option under s32 of the RMA; • Give effect to relevant national planning documents including the National Policy Statement for Freshwater Management 2020; the National Policy Statement for Highly Productive Land 2022; and the National Policy Statement for Indigenous Biodiversity 2023; • Give effect to the Regional Policy Statement for Southland; • Are consistent with the relevant regional plan on matters which are primarily the control of the regional council; • Take into account relevant planning documents recognised by the iwi authority; • Have regard to strategies and plans prepared by	

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						the Council under other legislation; and In the case of requested amendments to policies or methods, including rules, the amendments achieve the objectives of the proposed plan or implement the policies in accordance with s75(1) of the RMA.	
S104.012	McLeod-Wantwood Trust/Wantwood Station	How the Plan works	General approach	Amend	Amend the "How the Plan Works" chapter to provide guidance regarding existing use rights.	There is no guidance regarding existing activities and existing use rights in the introductory chapters. Guidance could be provided in the "How the Plan Works" chapter.	Reject
S105.012	Farm Manager - Wantwood Station	How the Plan works	General approach	Amend	Amend the 'How the Plan Works' chapter to provide guidance regarding existing use rights.	There is no guidance regarding existing activities and existing use rights in the introductory chapters. Guidance could be provided in the 'How the Plan Works' chapter.	Reject
S109.001	Department of Conservation	Interpretation	Definitions	Support	Retain as notified, except where specific changes are requested below	Support the proposed definitions as providing appropriate clarity and certainty for plan users and aligning with the RMA and	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						higher order documents such as the NPS-IB.	
S109.013	Department of Conservation	Interpretation	environment	Support	Retain as notified	The D-G supports the inclusion of the RMA definitions in the plan.	Accept
S109.014	Department of Conservation	Interpretation	river	Support	Retain as notified	The D-G supports the inclusion of the RMA definitions in the plan.	Accept
S109.021	Department of Conservation	UFD - Urban form and development	UFD- Additional provisions sought	Amend	Insert a Strategic Direction for the Natural Environment which seeks to: - Recognize the integrated approach to managing land and water resources. - <u>Recognizes the inter relationship between the health and wellbeing of communities and the natural environment.</u> - <u>Sets out how the natural environment is to be managed within the district including: setting an overall approach for the district such as: ▪ the protection and ongoing identification of SNAs including preventing further loss of threatened and at-risk species; ▪ the maintenance and enhancement of indigenous biodiversity (including</u>	The D-G recommends that there is an overarching direction on how the natural environment is managed within the district. The strategic direction should include recognition of an integrated approach to managing land and water resources and the inter-relationship between the health and wellbeing of communities and the natural environment. In relation to indigenous biodiversity, the strategic direction should set out an overall approach for the district to address key issues such as increasing indigenous biodiversity within the district, the identification of SNAs and the protection and	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					outside of SNAs) for future generations ▪ Managing adverse effects on highly mobile fauna areas in order to maintain viable populations of specified highly mobile fauna across their natural range; ▪ to promote the restoration of indigenous biodiversity; and ▪ to promote resilience to the effects of climate change.	enhancement of indigenous vegetation and habitats for future generations. The strategic direction should be aligned with the purpose and principles of the RMA, the Southland RPS, NPS -IB and NPS-FM.	
S109.021 FS20.003	Hokonui Runanga Inc			Support in part	Allow in part	Support in part. The plan must achieve the purpose of the Act and give effect to relevant higher-order planning documents. Mana whenua connections with Te Taiao should be included.	Accept in part
S110.003	Royal Forest and Bird Society of NZ Inc	Interpretation	Definitions	Amend	Add: <u>Ecological Corridor: a functional zone of passage between several natural zones for a group of species dependent on a single environment. This corridor therefore connects different populations and favours the spread and migration of species, as well as the re-colonisation of</u>	No reasons given	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<u>environments that have been disturbed. Also sometimes called a wildlife corridor, habitat corridor, or green corridor.</u>		
S111.001	Aggregate and Quarry Association	Interpretation	Definitions	Support	Support the use of NPS definitions	The Proposed Plan generally uses the National Planning Standards definitions throughout. We support the use of these - specifically those relating to quarrying. The use of these definitions is helpful for consistency and to avoid misinterpretation.	Accept
S112.001	Waka Kotahi NZ Transport Agency	How the Plan works	Relationship between spatial layers	Support	Retain as notified	Waka Kotahi supports the inclusion of the street categories from the One Network Framework (ONF). These categories recognise the shared, integrated planning approaches between land use and transport and is therefore appropriate to be used with the Plan. Waka Kotahi therefore supports the use of the terminology and definitions from the ONF.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S112.002	Waka Kotahi NZ Transport Agency	Interpretation	Definitions	Support	Retain definitions as notified except for those commented on	Waka Kotahi supports all the definitions within Part 1 Interpretation, Definitions except as noted in submission	Accept
S112.007	Waka Kotahi NZ Transport Agency	Interpretation	reverse sensitivity	Support in part	Amend the definition as follows: The potential for an approved (whether by <u>resource consent, or</u> <u>designation or certificate of</u> <u>compliance</u>), existing or permitted activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an approved, existing or permitted activity.	Waka Kotahi generally supports this definition as it describes the fundamentals of reverse sensitivity. However, for clarity we recommend that it includes reference to whether the activity is approved by a resource consent, designation or certificate of compliance.	Accept in part
S112.010	Waka Kotahi NZ Transport Agency	UFD - Urban form and development	UFD-O1	Support in part	Amend the wording as follows or words to this affect: UFD-O1 (...) 6. <u>manages the safe,</u> <u>effective and efficient use</u> <u>and provision of</u> ~~utilises new~~ <u>and existing infrastructure</u> ~~and/or can be efficiently~~	Supports the intent of the objective but notes that UFD-O1 point 6 seeks to ensure that development utilises existing infrastructure and / or can be efficiently serviced with new infrastructure. While	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					~~serviced with new infrastructure.~~ <u>10. provides a resilient critical infrastructure network to meet the needs of the Gore District.</u> <u>11. provides opportunities for active transport modes (walkways and cycleways).</u>	Waka Kotahi has a wider legislative responsibility under the Land Transport Management Act 2003 to contribute to the safe, efficient and effective use and provision of State highway infrastructure and recommends that the objective is amended to reflect this. Recommends greater recognition be given in to the use and provision of critical infrastructure that accompanies growth and development. In recent years, Gore has been subject to significant flooding events resulting in the closure and damage to State highway infrastructure. Notes that the resilience of critical infrastructure is an important consideration when accommodating growth and development in low lying and flood prone areas and this should be reflected in the objective.	

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						The provision of opportunities for active transport modes (walking and cycling) is an important consideration when planning for future growth and development, and supports a mode shift away from vehicles. The compact and cohesive urban framework sought for the towns and settlements within the Gore District combined with its topography do provide opportunities as part of growth and development plans for provide for active transport modes, and greater recognition for these are sought and would further support the inclusion of the ONF descriptions included with the Plan.	
S112.010 FS28.007	Kainga Ora			Oppose in part	Disallow in part	Kāinga Ora considers that the proposed notified wording within the PDP is sufficient and simply provides for the use of existing infrastructure where needed. The proposed	Accepted in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						changes by the submitter confuse the intent of the objective wording.	
S112.010 FS30.088	Transpower New Zealand Limited			Support in part	Allow	Consistent with the relief sought in Transpower's primary submission, Transpower supports this submission and similarly considers that there is a gap in the UFD provisions because these objectives fail to address outcomes for nationally significant, regionally significant and/or critical infrastructure despite such infrastructure being essential to support the development of Gore District. Transpower's relief seeks the inclusion of an additional Objective to address this. Allow the submission by including a new UFD objective to enable the operation, maintenance, upgrading and development of critical infrastructure	Accept in part
S112.011	Waka Kotahi NZ Transport Agency	UFD - Urban form and development	UFD-O7	Support in part	Amend the wording of Objective UFD-O7 as follows: Urban environments are liveable,	Waka Kotahi recommends that UFD - 07, point 3, be amended to insert the word 'safe' to ensure that this	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					connected, accessible, safe and well-designed spaces for the community to live, work and play in, which: 3. have <u>safe</u> , connected and efficient transport networks; 5. <u>incorporate active transport where appropriate.</u>	important function of transport network is appropriately addressed within this objective. Waka Kotahi further seeks to amend the objective to insert an additional point that incorporates active transport where appropriate. This is consistent with the inclusion of the ONF descriptions.	
S112.012	Waka Kotahi NZ Transport Agency	UFD - Urban form and development	UFD-O9	Support in part	Amend the wording of Objective UFD - O9 as follows: there is sufficient land for industrial activities in the short, medium, and long-term in appropriate locations, including: 1. along key transport routes to ensure <u>the safe, efficient and effective</u> transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads. 3. <u>upgrade works are undertaken to key transportation routes to support the safe, efficient</u>	Waka Kotahi is aware that it is proposed through this District Plan to rezone an area of land to the south of the Gore township on the western side of SH 1 to be the Gore South Industrial Development Area (DEV1). As part of any growth and development for industrial purposes, consideration should be given to what upgrading works would be required to support the safe, efficient and efficient transportation people and goods. Waka Kotahi seeks that UFD - O9 be	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<u>and effective transportation of people and goods.</u>	amended to ensure that these considerations are made.	
S112.012 FS27.001	Alliance Group Limited			Support	Allow	Agree that appropriate transport route upgrades need to be considered as part of urban growth	Accept in part
S112.012 FS29.035	Silver Fern Farms Limited			Support	Allow	Agree that appropriate transport route upgrades need to be considered as part of urban growth	Accept in part
S113.114	Trudy Bokser	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to continue operating.	
S113.117	Trudy Bokser	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						potential environmental effects.	
S115.001	Kevin Robertson	Whole Plan	Whole Plan	Not Stated	Supports Federated Farmers Submission	Practical and common-sense ideas are needed to achieve successful outcomes	Accept in part
S115.002	Kevin Robertson	Introduction	Description of the District	Support in part	Amend description of the district: The dominant land use in the district relates to agriculture, and agriculture is the backbone of the district's economy.	The contribution of agriculture to the district's economy should feature in the description of the district. Agriculture is the backbone of the district's economic well-being.	Reject
S115.002 FS9.3	The Royal Forest and Bird Society of New Zealand Incorporated	Introduction	Description of the District	Oppose	Disallow	The existing proposed wording of just 'the dominant land use in the district relates to agriculture' is sufficient to imply the economic benefits to the district's economy without explicitly stating/promoting it. Agriculture needs to be undertaken in a way that continues to provide economic outcomes for the district while sustaining and enhancing indigenous biodiversity were possible.	Accept
S115.003	Kevin Robertson	Interpretation	abrasive blasting	Support	Retain as notified	Adopts the National Planning Standard definition	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S115.012	Kevin Robertson	Interpretation	building	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S115.041	Kevin Robertson	Interpretation	reverse sensitivity	Support in part	Amend definition and make any necessary consequential amendments: The potential for a <u>lawfully established</u> ~~an approved (whether by consent or designation), existing or permitted~~ activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an approved, existing or permitted activity.	SFF support the inclusion of this definition. However, it would be better to utilise the term 'lawfully established' as referred to in the Plan rather than using 'approved, existing or permitted activity'.	Accept in part
S115.042	Kevin Robertson	Interpretation	river	Support	Retain as notified	Support as has the same meaning as the RMA.	Accept
S115.052	Kevin Robertson	Interpretation	Definitions	Not Stated	Include new definition for waste and make any consequential amendments: <u>Waste (a) means any thing disposed of or discarded; and (b) includes a type of waste</u>	To provide clarity, a definition for 'waste' should be included which aligns with the Waste Minimisation Act 2008.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<u>that is defined by its composition or source (for example, organic waste, electronic waste, or construction and demolition waste); and (c) to avoid doubt, includes any component or element of diverted material, if the component or element is disposed of or discarded.</u>		
S115.056	Kevin Robertson	UFD - Urban form and development	UFD-O1	Support in part	Amend UFD-O1 to include: <u>10. considers the potential loss of highly productive soils.</u>	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's acknowledgement of managing adverse effects between incompatible activities and zones.	Accept
S115.057	Kevin Robertson	UFD - Urban form and development	UFD-O10	Support in part	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of	Support is given to this objective which identifies the importance of primary production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					the District is recognised <u>and protected</u> .	protected. To simply recognise the contribution of an activity does not provide the activity with protection.	
S115.058	Kevin Robertson	UFD - Urban form and development	UFD-O11	Support	Amend UFD-O11: ~~Productive, versatile~~ <u>Highly productive</u> land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Accept in part
S115.181	Kevin Robertson	Whole Plan	Whole Plan	Amend	The terms existing use rights or lawfully established should be used consistent throughout the Plan and be defined.	The Plan communicates the RMA requirements regarding existing use rights, as per s 10 and 10A. However, we find the application of both 'existing use rights' and 'lawfully established' to be inconsistent throughout the Plan with neither term being defined.	Reject
S115.182	Kevin Robertson	Whole Plan	Whole Plan	Amend	Change wellbeing to well- being	Throughout the Plan, 'well- being' is referred to as wellbeing. Under both the Local Government Act 2002 and the Resource Management Act 1991 this is captured as 'well-being'. The	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Plan should align with the legislation.	
S116.114	Nathan Bokser	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to continue operating.	Reject
S116.117	Nathan Bokser	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	
S117.114	Greg Bokser	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to continue operating.	
S117.117	Greg Bokser	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	
S118.114	AW+ JA Johnston Family Trust	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take years, and has wide reaching implications for the Station in terms of their ability to continue operating.	
S118.117	AW+ JA Johnston Family Trust	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						proportionate to the potential environmental effects.	
S121.003	Alliance Group Limited	Introduction	Introduction - general	Support	Retain as notified	The chapter provides an appropriately concise overview of the Gore District and the purpose of the Proposed Plan.	Accept
S121.004	Alliance Group Limited	How the Plan works	How the plan works - general	Support	Retain as notified	The chapter provides an appropriate overview of the Proposed Plan's statutory context and the structure of, and methods used in, the Proposed Plan.	Accept
S121.014	Alliance Group Limited	Interpretation	reverse sensitivity	Support	Retain as notified	The definition appropriately captures the scope of activities that may be vulnerable to reverse sensitivity effects (approved, existing and permitted activities), and the nature of the effect (compromised, constrained or curtailed operations).	Reject
S121.018	Alliance Group Limited	UFD - Urban form and development	UFD-O1	Support	Retain as notified	Alliance agrees with strategic policy recognition of the need to manage interfaces between incompatible activities and zones at (9).	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S121.019	Alliance Group Limited	UFD - Urban form and development	UFD-O8	Support	Retain as notified	This objective provides helpful recognition about the strategic importance of the Airport, major facilities and large-scale industrial activities to inform the design of zones/other controls applicable to those significant land uses/sites.	Accept
S121.020	Alliance Group Limited	UFD - Urban form and development	UFD-O9	Support	Retain as notified	This objective promotes appropriate strategic outcomes for industrial activities in terms of land supply, location and operation.	Accept in part
S124.002	Fire and Emergency NZ	Interpretation	emergency management	Support	Retain as notified	Fire and Emergency support the definition of 'Emergency Management' as it includes activities undertaken by Fire and Emergency.	Accept
S124.003	Fire and Emergency NZ	Interpretation	emergency services facility	Support	Retain as notified	Fire and Emergency support the definition of 'Emergency Services Facility' as it includes fire stations, vehicle and equipment storage and ancillary activities.	Accept
S125.006	Ministry of Education	UFD - Urban form and development	UFD-O1	Support	Retain as proposed.	The submitter supports UFD-O1 as it recognises the necessity of cohesive district development and appropriately considering	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						various needs, including social infrastructure. Council is obligated under the NPS-UD to ensure the provision of adequate additional infrastructure, including schools, in urban growth and development. This aligns with Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, providing suitable regard to the mentioned policies.	
S125.007	Ministry of Education	UFD - Urban form and development	UFD-O4	Support in part	Amend as follows: The District has a hierarchy of vibrant and viable centres that are locations for shopping, leisure, cultural, entertainment and social interaction experiences and provide for the community's employment, <u>educational</u> and economic needs.	The submitter supports in principle as it seeks to clearly define a hierarchy of centres. However, an amendment is sought to include consideration of the communities educational needs.	Accept in part
S125.008	Ministry of Education	UFD - Urban form and development	UFD-O5	Support in part	Amend as follows: The hierarchy of centres in the District is maintained in accordance with the following: 1. the Gore Town Centre is the principal centre that	The submitter supports UFD-05 in principle as it seeks to provide clarity of the purposes of each centre. However, an amendment is sought to include educational activities. The	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					provides for a wide range of commercial activities, community, <u>educational</u>, recreational and residential activities that serve the District and the wider Southland region; 2. the Mataura Local Centre provides for a range of commercial activities, <u>educational</u> and community activities that serve the needs of the surrounding residential catchment and the local rural and business community; 3. the Settlement Zones are made up of rural service centres that provide for a cluster of residential activities, commercial activities, light industrial activities, <u>educational</u> and community activities that serve the needs of each settlement's community, surrounding rural area and appropriate tourism opportunities; 4. Neighbourhood Centre Zones provide for small-	objective as proposed, only refers to educational activities in the Māori purpose zone, however educational activities are anticipated within a range of zones and centres, acknowledging educational facilities aren't limited to designated schools.	

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					scale commercial, <u>educational</u> and community activities that serve the needs of the immediate residential neighbourhood; and 5. Māori Purpose Zones provide for the specific needs of Māori communities, including small to medium-scale residential, education, commercial, community, cultural and employment opportunities		
S125.009	Ministry of Education	UFD - Urban form and development	UFD-O7	Support	Retain as proposed.	The submitter supports UFD-O7 particularly (4) seeking to ensure that urban development is designed in a matter that gives regard to additional infrastructure. Aligning with the NPS-UD which seeks to ensure sufficient additional infrastructure (including schools) is provided within urban growth and development. (Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation).	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.001	Southland Federated Farmers of New Zealand	Introduction	Description of the District	Support in part	Amend description of the district: The dominant land use in the district relates to agriculture, and agriculture is the backbone of the district's economy.	The contribution of agriculture to the district's economy should feature in the description of the district. Agriculture is the backbone of the district's economic well-being.	Reject
S126.001 FS9.2	The Royal Forest and Bird Society of New Zealand Incorporated	Introduction	Description of the District	Oppose	Disallow	The existing proposed wording of just 'the dominant land use in the district relates to agriculture' is sufficient to imply the economic benefits to the district's economy without explicitly stating/promoting it. Agriculture needs to be undertaken in a way that continues to provide economic outcomes for the district while sustaining and enhancing indigenous biodiversity were possible.	Accept
S126.002	Southland Federated Farmers of New Zealand	Interpretation	abrasive blasting	Support	Retain as notified	Adopts the National Planning Standard definition	Reject
S126.011	Southland Federated Farmers of New Zealand	Interpretation	building	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.040	Southland Federated Farmers of New Zealand	Interpretation	reverse sensitivity	Support in part	Amend definition and make any necessary consequential amendments: The potential for a <u>lawfully established</u> ~~an~~ <u>approved (whether by consent or designation), existing or permitted</u> activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an approved, existing or permitted activity.	SFF support the inclusion of this definition. However, it would be better to utilise the term 'lawfully established' as referred to in the Plan rather than using 'approved, existing or permitted activity'.	Accept in part
S126.041	Southland Federated Farmers of New Zealand	Interpretation	river	Support	Retain as notified	Support as has the same meaning as the RMA.	Accept
S126.051	Southland Federated Farmers of New Zealand	Interpretation	Definitions	Not Stated	Include new definition for waste and make any consequential amendments: <u>Waste (a) means any thing disposed of or discarded; and (b) includes a type of waste that is defined by its</u>	To provide clarity, a definition for 'waste' should be included which aligns with the Waste Minimisation Act 2008.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<u>composition or source (for example, organic waste, electronic waste, or construction and demolition waste); and (c) to avoid doubt, includes any component or element of diverted material, if the component or element is disposed of or discarded.</u>		
S126.055	Southland Federated Farmers of New Zealand	UFD - Urban form and development	UFD-O1	Support in part	Amend UFD-O1 to include: <u>10. considers the potential loss of highly productive soils.</u>	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's acknowledgement of managing adverse effects between incompatible activities and zones.	Accept
S126.056	Southland Federated Farmers of New Zealand	UFD - Urban form and development	UFD-O10	Support in part	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of	Support is given to this objective which identifies the importance of primary production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be protected. To simply	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					the District is recognised and protected.	recognise the contribution of an activity does not provide the activity with protection.	
S126.057	Southland Federated Farmers of New Zealand	UFD - Urban form and development	UFD-O11	Support	Amend UFD-O11: ~~Productive, versatile~~ <u>Highly productive</u> land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Accept in part
S126.180	Southland Federated Farmers of New Zealand	Whole Plan	Whole Plan	Amend	The terms existing use rights or lawfully established should be used consistent throughout the Plan and be defined.	The Plan communicates the RMA requirements regarding existing use rights, as per s 10 and 10A. However, we find the application of both 'existing use rights' and 'lawfully established' to be inconsistent throughout the Plan with neither term being defined.	Reject
S126.181	Southland Federated Farmers of New Zealand	Whole Plan	Whole Plan	Amend	Change wellbeing to well- being	Throughout the Plan, 'well- being' is referred to as wellbeing. Under both the Local Government Act 2002 and the Resource Management Act 1991 this is captured as 'well-being'. The	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Plan should align with the legislation.	
S127.012	Peters Farm LtdKaren Peters	How the Plan works	General approach	Amend	Amend the "How the Plan Works" chapter to provide guidance regarding existing use rights.	There is no guidance regarding existing activities and existing use rights in the introductory chapters. Guidance could be provided in the "How the Plan Works" chapter.	Reject
S127.150	Peters Farm LtdKaren Peters	Whole Plan	Whole Plan	Not Stated	Withdraw the requested provisions as outlined in the letter to the Chief Executive of Gore District Council dated 7 November 2023	Stoney Creek supports the intent of the PGDP to guide sustainable development in the Gore District, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. However, considers that the PGDP as drafted has failed to meet this objective. Concerned about lack of consultation and that many of the more problematic provisions have immediate legal effect and therefore must be complied with until a decision is made on the PGDP. This could take	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						years, and has wide reaching implications for the Station in terms of their ability to continue operating.	
S127.153	Peters Farm LtdKaren Peters	Whole Plan	Whole Plan	Oppose	Amend as per submission.	The provisions in general fail to recognise the presence of established farming activities within the district that have low environmental effects yet provide significant social, cultural and economic benefits. Farming in particular is subject to significant increases in the level of restriction when compared with other land uses, and subject to unworkable provisions that have been developed without input from the farming community. These restrictions are particularly restrictive in ONLs and are not practical for farming activities and creates uncertainty and cost to rural landholders that is not proportionate to the potential environmental effects.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S128.001	Greenbriar Ltd.	Introduction	Purpose	Support	No Amendments	No Amendments	Accept
S128.002	Greenbriar Ltd.	Introduction	Description of the District	Support in part	Amend as follows: The dominant land use in the district relates to agriculture. There are several large agribusinesses in the district as well as many small businesses supporting the rural sector. <u>The ongoing success of the agricultural sector needs to be supported by other industries such as mining, quarrying and provision of resilient infrastructure.</u> There are many other activities, which also occur in the district, which need to be recognised and provided for as part of promoting sustainable management of natural and physical resources in the Gore District	Note the dominant land use is agriculture.	Reject
S128.008	Greenbriar Ltd.	UFD - Urban form and development	UFD- Overview	Support in part	Add additional text as follows Additional provision for industrial and rural industry activities has been made proximate to Gore	Overview - Does not identify non-renewable energy resources or renewable energy resources. Notes Business land identified to	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					and Mātaura to accommodate the majority of the District's future urban employment needs. In addition, land in Waikaka, Mandeville, and Pukerau has been classified as Settlement Zone to better reflect the business and community services currently provided in these areas. A number of Special Purpose Zones have also been identified to recognise the contribution these areas play in supporting the District's economic development and employment needs <u>and/or their locational constraints</u>. The Special Purpose Zones include Camp Columba, Charlton Aerodrome, Field Days, <u>New Vale</u> and the Multi-sports and Showgrounds areas. <u>The balance of the district is predominantly zoned Rural which will enable the ongoing use and development for primary</u>	meet majority of employment needs, this appears at odds with the earlier purpose description regarding the dominance of land use particularly agriculture. The chapter does not appear to cover the field in terms of the overarching objectives for the District. As the only strategic direction chapter addressing land use activities it needs to address a wider form of development more comprehensively.	

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<u>production, particularly agriculture which is the dominant land use within Gore. The interface between rural and non-rural land needs to be managed to ensure reverse sensitivity effects do not arise. This will see productivity of rural land, including highly productive soils maintained.</u>		
S128.008 FS20.029	Hokonui Runanga Inc			Support in part	Allow in part	Does not identify non-renewable energy resources or renewable energy resources.	Accept in part
S128.009	Greenbriar Ltd.	UFD - Urban form and development	UFD-O1	Support in part	Add addition text as follows Add new Objective 3A: <u>recognises that some resources and associated activities are locatonally constrained;</u>	UFD-O1 - no recogniton of locatonally constrained resources	Rejected
S128.010	Greenbriar Ltd.	UFD - Urban form and development	UFD-O10	Support	No amendments required		Accept
S128.011	Greenbriar Ltd.	UFD - Urban form and development	UFD-O11	Support	No amendments required	UFD-O11 - protect and maintain productive and versatile land and natural and physical resources.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S128.012	Greenbriar Ltd.	UFD - Urban form and development	UFD- Additional provisions sought	Not Stated	<u>UFD-O12 - activities reliant on locationally constrained resources or with functional and operational needs that dictate their location are provided for.</u>	A variety of activities must locate where the resources required for them exist or to serve particular functions - for example renewable energy generation, mining, quarrying, infrastructure such as electricity lines.	Reject
S130.009	Mercury NZ Limited	UFD - Urban form and development	UFD-O1	Support	5 a. takes into account the short, medium, and long- term impacts of climate change and natural hazards, and the associated uncertainty and risk; <u>5b. provides for the transition away from fossil fuels, through increased use and development of renewable resources.</u>	Clear guidance is essential to ensure the decarbonisation of process heat and transport, giving effect to the NPS-REG 2011 and the vision outlined in the Southland Murihiku Regional Energy Strategy 2022-2050.	Accept in part
S130.009 FS30.052	Transpower New Zealand Limited			Support	Allow	Transpower supports the submission and notes, as set out in Transpower's primary submission, the critical role Transpower plays in providing for electricity transmission as part of New Zealand's carbon zero future. Transpower seeks that the relief is amended to reflect this. Allow the submission subject to the following	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						further amendment: "5 a. takes into account the short, medium, and long-term impacts of climate change and natural hazards, and the associated uncertainty and risk; 5b. provides for the transition away from fossil fuels, through increased use and development of renewable resources and the National Grid." Allow the submission subject to the following further amendment: "5 a. takes into account the short, medium, and long-term impacts of climate change and natural hazards, and the associated uncertainty and risk; 5b. provides for the transition away from fossil fuels, through increased use and development of renewable resources and the National Grid."	
S130.009 FS24.005	Contact Energy Ltd			Support	Allow	Contact support this submission as it considers clear direction should be provided for the use and development of renewable	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						electricity generation activities given the national and regional significance of decarbonisation.	
S132.011	KiwiRail Holdings Ltd	Interpretation	reverse sensitivity	Amend	Amend as follows: <u>Reverse Sensitivity</u> means the potential for <u>the development, upgrading, operation and maintenance</u> of an approved (whether by consent, <u>compliance certificate</u> or designation), existing or permitted activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an approved, existing or permitted activity.	KiwiRail generally supports the definition, subject to an amendment. KiwiRail seeks amendment to include the development, upgrading, operation and maintenance of approved existing or permitted activities. It is imperative for the continued safe and efficient operation of the rail network that rail activities are recognized as being more than the operation of the railway. Rail activities include the development, upgrading, operation and ongoing maintenance of the rail network which includes rail yards. For clarity KiwiRail seeks the inclusion of compliance certificate to the list of ways	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						the activity can be approved.	
S132.011 FS28.004	Kainga Ora	Interpretation	reverse sensitivity	Oppose	Disallow	Kāinga Ora opposes the suggested changes to the definition. Kāinga Ora consider that the development and upgrading of an activity (such as rail, highways or industrial activities) should look to mitigate effects at source. This definition allows for significant upgrades and development of existing activities that should be subject to management of effects by the activity generating those effects.	Accept in part
S132.014	KiwiRail Holdings Ltd	UFD - Urban form and development	UFD-O1	Amend	Amend as follows: UFD-O1 The District develops in a cohesive, compact and structured way that: ... (6) <u>manages the safe, effective and efficient use and provision of new and utilises existing infrastructure and/or can be efficiently serviced with new infrastructure.</u>	Supports the objective but seek to amend to align with the purpose of The Railways Act 2005.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.014 FS28.008	Kainga Ora			Oppose	Disallow in part	Kāinga Ora considers that the proposed notified wording is sufficient and simply provides for the use of existing infrastructure where needed. The proposed changes by the submitter confuse the intent of the objective wording. Kāinga Ora also question if this change is in line with The Railways Act 2005.	Reject
S132.014 FS21.014	Yrless Limited			Oppose in part	Disallow in part	New infrastructure needs to be provided for as part of the objective, otherwise urban development risks being frozen in time. While we appreciate the submitter wanting alignment with the Railways Act, this should not be achieved via their proposed amendment. Retain proposed objective without deletion of new infrastructure.	Accept in Part
S132.015	KiwiRail Holdings Ltd	UFD - Urban form and development	UFD-O7	Amend	Amend as follows: UFD-O7 Urban environments are liveable, connected, accessible, safe and well-designed spaces for the community to live, work and	KiwiRail support the objective but seek to amend to better align with The Railways Act 2005.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					play in, which: 3. Have <u>safe</u> , connected and efficient transport networks; and		
S132.016	KiwiRail Holdings Ltd	UFD - Urban form and development	UFD-O9	Amend	Amend as follows: UFD-O9 There is sufficient land for industrial activities in the short, medium, and long-term in appropriate locations, including: 1. Along key transport routes to ensure <u>safe</u> , efficient <u>and effective</u> transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads;	KiwiRail generally supports the objective but seeks an amendment to include safe and effective.	Accept in part
S136.002	Jenny Campbell	Whole Plan	Whole Plan	Not Stated	All environmental decisions be nature based solutions		Reject
S136.003	Jenny Campbell	Whole Plan	Whole Plan	Not Stated	Every environmental decision and policy be made and viewed through a Climate Change lens.		Reject
S136.011	Jenny Campbell	Whole Plan	Whole Plan	Not Stated	Planting of exotics must not be given resource consent. e.g., Pinus contorta, Pinus - other species, firs, eucalyps. Decrease the number of pine plantings & strictly	Tend to produce wildings over adjacent native forest & farm land	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					adhere to banning planting on steep slopes as well as requiring each company to chip all waste & slash at each logging site. Instead encourage planting of natives encouraging diversity of species.		
S136.013	Jenny Campbell	Whole Plan	Whole Plan	Not Stated	Towns need upgraded infrastructure to ensure drains are up to standard to prevent discharges of sewage in to the environment & rivers in particular.		Reject
S136.022	Jenny Campbell	Whole Plan	Whole Plan	Not Stated	Vegetation clearance needs to be done under rules eg exotic forests.		Reject
S136.023	Jenny Campbell	Whole Plan	Whole Plan	Not Stated	All new developments eg for housing, transport and industry need to be in appropriate places eg not close to rivers or other large water areas or run- off areas eg on steep slopes, by lakes, on drained wetlands, near estuaries.		Reject
S137.001	Hugh Gardyne	Whole Plan	Whole Plan	Oppose	Delete Chapter 2 - Matters of National Significance (reference to Operative Plan) until new government	There is no benefit for council to continue this work until the government is clear on RMA reforms and the	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					decides on RMA reforms. Seeks a resolution of Council to write to the Minister of RMA reform to seek guidance on the time of revised legislation.	consequential regulation required by Councils.	
S138.007	Port Blakely Limited	Whole Plan	Whole Plan	Not Stated	That the Proposed Plan be rejected in its current form;		Reject
S138.008	Port Blakely Limited	Whole Plan	Whole Plan	Not Stated	That the Proposed Plan be amended to reflect the issues raised in this submission;		Accept in part
S138.011	Port Blakely Limited	Whole Plan	Whole Plan	Not Stated	Such other relief as may be required to give effect to this submission, including alternative, consequential or necessary amendments to the Proposed Plan that address the matters raised by Port Blakely.		Accept in part
S139.041	Hokonui Rūnanga Inc	UFD - Urban form and development	UFD-O1	Support in part	Amend clauses 2 and 3 to read: "2. minimises adverse impacts on natural, historic heritage, and cultural values <u>including but not limited to whakapapa, mauri, mahinga kai, wāhi tapu, the retention of mātauranga associated with knowing the landscape, and the ability to exercise</u>	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	Accepted in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<u>kaitiakitanga: and 3. recognises and provides for the relationship of Māori with their culture, traditions, lands, waterbodies, sites, areas and landscapes and other taonga of significance; mana whenua with whenua (land), wai (water), and mahinga kai."</u>		
S139.093	Hokonui Rūnanga Inc	Whole Plan	Whole Plan	Support in Part	Retain provisions as notified, except for those which have been submitted against as part of Hokonui Rūnanga's submission.	Hokonui Rūnanga Inc supports all the provisions in the proposed plan as notified except for the amendments requested to the stated provisions, as set out in the submissions table and schedule and form part of the submission. The requested amendments to the proposed plan in this submission: • Achieve the purpose of the Resource Management Act 1991; • Are the most appropriate option under s32 of the RMA;	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						• Give effect to relevant national planning documents including the National Policy Statement for Freshwater Management 2020; and the National Policy Statement for Indigenous Biodiversity 2023; • Give effect to the Regional Policy Statement for Southland; • Are consistent with the relevant regional plan on matters which are primarily the control of the regional council; • Take into account relevant planning documents recognised by the iwi authority; • Have regard to strategies and plans prepared by the Council under other legislation; and In the case of requested amendments to policies or methods, including	

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						rules, the amendments achieve the objectives of the proposed plan or implement the policies in accordance with s75(1) of the RMA.	
S140.001	Robina Johnston	UFD - Urban form and development	UFD-General	Not Stated	Considers managed retreat is needed for the Gore community, that growth needs to be projected for 30 years and the west of Gore is most appropriate for growth. See submission	See submission	Accept in part
S140.015	Robina Johnston	How the Plan works	General approach	Not Stated	not stated	Good communication is key to cross boundary issues, expresses concern about disconnection between wards and communities.	Accept
S143.013	Rural Ratepayers Group	Introduction	Description of the District	Support in part	Amend description of the district: The dominant land use in the district relates to agriculture, and agriculture is the backbone of the district's economy.	The contribution of agriculture to the district's economy should feature in the description of the district. Agriculture is the backbone of the district's economic well-being.	Reject
S143.013 FS9.5	The Royal Forest and Bird Society of New Zealand Incorporated	Introduction	Description of the District	Oppose	Disallow	The existing proposed wording of just 'the dominant land use in the district relates to agriculture' is sufficient to imply the	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						economic benefits to the district's economy without explicitly stating/promoting it. Agriculture needs to be undertaken in a way that continues to provide economic outcomes for the district while sustaining and enhancing indigenous biodiversity were possible.	
S143.014	Rural Ratepayers Group	Interpretation	abrasive blasting	Support	Retain as notified	Adopts the National Planning Standard definition	Reject
S143.023	Rural Ratepayers Group	Interpretation	building	Support	Retain as notified	The notified definition follows the National Planning Standards	Awaiting recommendation
S143.052	Rural Ratepayers Group	Interpretation	reverse sensitivity	Support in part	Amend definition and make any necessary consequential amendments: The potential for a <u>lawfully established</u> ~~an approved (whether by consent or designation), existing or permitted~~ activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects	SFF support the inclusion of this definition. However, it would be better to utilise the term 'lawfully established' as referred to in the Plan rather than using 'approved, existing or permitted activity'.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					generated by an approved, existing or permitted activity.		
S143.053	Rural Ratepayers Group	Interpretation	river	Support	Retain as notified	Support as has the same meaning as the RMA.	Accept
S143.063	Rural Ratepayers Group	Interpretation	Definitions	Not Stated	Include new definition for waste and make any consequential amendments: <u>Waste (a) means any thing disposed of or discarded; and (b) includes a type of waste that is defined by its composition or source (for example, organic waste, electronic waste, or construction and demolition waste); and (c) to avoid doubt, includes any component or element of diverted material, if the component or element is disposed of or discarded.</u>	To provide clarity, a definition for 'waste' should be included which aligns with the Waste Minimisation Act 2008.	Accept
S143.067	Rural Ratepayers Group	UFD - Urban form and development	UFD-O1	Support in part	Amend UFD-O1 to include: <u>10. considers the potential loss of highly productive soils.</u>	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						acknowledgement of managing adverse effects between incompatible activities and zones.	
S143.068	Rural Ratepayers Group	UFD - Urban form and development	UFD-O10	Support in part	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised and protected.	Support is given to this objective which identifies the importance of primary production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be protected. To simply recognise the contribution of an activity does not provide the activity with protection.	Reject
S143.069	Rural Ratepayers Group	UFD - Urban form and development	UFD-O11	Support	Amend UFD-O11: ~~Productive, versatile~~ <u>Highly productive</u> land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Accept in part
S143.192	Rural Ratepayers Group	Whole Plan	Whole Plan	Amend	The terms existing use rights or lawfully established should be used consistent throughout the Plan and be	The Plan communicates the RMA requirements regarding existing use rights, as per s 10 and 10A. However, we find the application of both	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					defined.	'existing use rights' and 'lawfully established' to be inconsistent throughout the Plan with neither term being defined.	
S143.193	Rural Ratepayers Group	Whole Plan	Whole Plan	Amend	Change wellbeing to well- being	Throughout the Plan, 'well- being' is referred to as wellbeing. Under both the Local Government Act 2002 and the Resource Management Act 1991 this is captured as 'well-being'. The Plan should align with the legislation.	Accept
S145.002	Rural Contractors NZ Incorporated (RCNZ)	UFD - Urban form and development	UFD-O1	Support	Retain as notified.	RCNZ supports Objective UFD-01, in particular that it provides for managing adverse effects between incompatible activities and zones.	Accept
S145.003	Rural Contractors NZ Incorporated (RCNZ)	UFD - Urban form and development	UFD-O10	Support	Retain as notified.	The objective recognises that rural industry is an integral part of primary production which needs to operate efficiently and effectively within the district.	Accept
S146.001	Southland District Council	Whole Plan	Whole Plan	Support in part	Specific decisions requested are described in the specific sections of this document.	Southland District Council thanks Gore District Council for the opportunity to comment. SDC congratulates those	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						involved for their excellent work. Southland District Council supports in part the proposed Gore District Plan, with some issues being discovered during review. No significant cross-boundary issues were identified, only possible differences in the NFL section were identified. The proposed District Plan will bring positive outcomes to Gore communities and the Southland region as a whole.	
S146.002	Southland District Council	Introduction	Introduction - general	Support	None specified.	The submitter agrees with this section and no issues were identified.	Accept
S146.003	Southland District Council	How the Plan works	How the plan works - general	Support	None specified.	The submitter agrees with this section and no issues were identified.	Accept
S146.004	Southland District Council	Interpretation	Definitions	Support in part	None specified.	The submitter considers the Proposed District Plan to have a good interpretation section.	Accept
S146.007	Southland District Council	National Direction Instruments	National Direction Instruments	Support	None specified.	The submitter agrees with this section and no issues were identified.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S146.009	Southland District Council	UFD - Urban form and development	UFD-General	Support	The submitter notes that this section may be improved by adding provisions focused on the following. (a) nature-based solutions are preferred over hard-engineering solutions, and (b) comprehensive area-wide measures are preferred over site-specific solutions.	The submitter agrees and supports this section. New provisions for Urban environments are to be livable, connected, safe and well-designed spaces, while rural areas will largely be focused on providing for primary production and rural industry.	Accept in part
S146.057	Southland District Council	ASW - Activities on the Surface of Water	ASW - General	Support in part	Some provisions dealing with natural character and waterbody margins may be better placed in a NATC - Natural Character chapter or supported in such a chapter.	Support in principle but some provision may be better placed in a NATC chapter. In order for migratory fish species populations to be healthy in the Maitai River, Southland District Council may need to align policies specific to the Maitai River with those of GDC.	Reject
S146.106	Southland District Council	Maps	Map - general	Support	Requests to add a feature that zooms to a feature by clicking on the feature in the legend.	The submitter supports the mapping.	Reject
S147.005	New Zealand Defence Force	Interpretation	emergency services facility	Support	Retain definition as notified.	This is appropriate and reflects a key function of NZDF.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S147.026	New Zealand Defence Force	Whole Plan	Whole Plan	Amend	Address the default activity status of NC in the zone rules and amend to Discretionary.	Zone rules have a default non-complying activity status when it is not a specified activity. This is considered unnecessary, particularly where activities are of low scale and may have minor effects.	Reject
S147.026 FS5.8	Hamish Weir	Whole Plan	Whole Plan	Support	Allow	Discretionary is the appropriate status	Reject
S147.026 FS29.001	Silver Fern Farms Limited	Whole Plan	Whole Plan	Support	Allow	A non-complying default activity status for unspecified activities may not be appropriate in all circumstances. Needs a more nuanced approach.	Reject
S147.026 FS22.048	Clark Fortune McDonald & Associates	Whole Plan	Whole Plan	Support	Allow	Support - we agree that the activity status for non specified activities should be discretionary, as non- complying is an impractically high test to impose for activities GDC have not yet considered.	Reject
S147.026 FS21.001	Yrless Limited	Whole Plan	Whole Plan	Support	Allow	Applying a non-complying status to an activity can attract significant costs for activities that have minor/less than minor environmental effects. Non-complying activity	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						status needs to be reserved for those vital few activities. Amend the plan to limit non-complying status to those activities requiring that level of control.	
S148.014	Alistair & Bernadette Hunt	Introduction	Description of the District	Support in part	Amend description of the district: The dominant land use in the district relates to agriculture, and agriculture is the backbone of the district's economy.	The contribution of agriculture to the district's economy should feature in the description of the district. Agriculture is the backbone of the district's economic well-being.	Reject
S148.014 FS9.6	The Royal Forest and Bird Society of New Zealand Incorporated	Introduction	Description of the District	Oppose	Disallow	The existing proposed wording of just 'the dominant land use in the district relates to agriculture' is sufficient to imply the economic benefits to the district's economy without explicitly stating/promoting it. Agriculture needs to be undertaken in a way that continues to provide economic outcomes for the district while sustaining and enhancing indigenous biodiversity were possible.	Accept
S148.015	Alistair & Bernadette Hunt	Interpretation	abrasive blasting	Support	Retain as notified	Adopts the National Planning Standard definition	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.024	Alistair & Bernadette Hunt	Interpretation	building	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S148.053	Alistair & Bernadette Hunt	Interpretation	reverse sensitivity	Support in part	Amend definition and make any necessary consequential amendments: The potential for a lawfully established ~~an approved (whether by consent or designation), existing or permitted~~ activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an approved, existing or permitted activity.	SFF support the inclusion of this definition. However, it would be better to utilise the term 'lawfully established' as referred to in the Plan rather than using 'approved, existing or permitted activity'.	Accept in part
S148.054	Alistair & Bernadette Hunt	Interpretation	river	Support	Retain as notified	Support as has the same meaning as the RMA.	Accept
S148.064	Alistair & Bernadette Hunt	Interpretation	Definitions	Not Stated	Include new definition for waste and make any consequential amendments: <u>Waste (a) means any thing disposed of or discarded; and (b) includes a type of waste</u>	To provide clarity, a definition for 'waste' should be included which aligns with the Waste Minimisation Act 2008.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					<u>that is defined by its composition or source (for example, organic waste, electronic waste, or construction and demolition waste); and (c) to avoid doubt, includes any component or element of diverted material, if the component or element is disposed of or discarded.</u>		
S148.068	Alistair & Bernadette Hunt	UFD - Urban form and development	UFD-O1	Support in part	Amend UFD-O1 to include: <u>10. considers the potential loss of highly productive soils.</u>	The Council should consider the development of the district in terms of the potential loss of highly productive land, which is essential for primary production. Support is given for the Council's acknowledgement of managing adverse effects between incompatible activities and zones.	Accept
S148.069	Alistair & Bernadette Hunt	UFD - Urban form and development	UFD-O10	Support in part	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of	Support is given to this objective which identifies the importance of primary production activities being able to operate efficiently and effectively. However, the contribution of these activities should also be	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					the District is recognised <u>and protected</u> .	protected. To simply recognise the contribution of an activity does not provide the activity with protection.	
S148.070	Alistair & Bernadette Hunt	UFD - Urban form and development	UFD-O11	Support	Amend UFD-O11: ~~Productive, versatile~~ <u>Highly productive</u> land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.	This objective should refer to 'highly productive land' as this term is defined within the Plan.	Accept in part
S148.193	Alistair & Bernadette Hunt	Whole Plan	Whole Plan	Amend	The terms existing use rights or lawfully established should be used consistent throughout the Plan and be defined.	The Plan communicates the RMA requirements regarding existing use rights, as per s 10 and 10A. However, we find the application of both 'existing use rights' and 'lawfully established' to be inconsistent throughout the Plan with neither term being defined.	Reject
S148.194	Alistair & Bernadette Hunt	Whole Plan	Whole Plan	Amend	Change wellbeing to well- being	Throughout the Plan, 'well- being' is referred to as wellbeing. Under both the Local Government Act 2002 and the Resource Management Act 1991 this is captured as 'well-being'. The	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Plan should align with the legislation.	
S149.029	Yrless	Zone map layers	Zone map layer - general	Oppose in part	Amend Residential, Commercial, and Mixed Use zones to revert to a simple approach.	The zoning introduced is too complex and of limited utility given the size of the district. Support future development zones but should be zoned for their future use now.	Reject
S149.032	Yrless	Whole Plan	Whole Plan	Oppose in part	Integrate the provision of the Gore District Subdivision and Land development Bylaw into the plan. Amend Residential, Commercial, and Mixed-Use zones to revert to a simple approach with lesser number of zones.	Expresses concern relating to uncertainty of RMA reform, the integrity of the process and lack of consultation. Integrating the Gore District Subdivision and Land development Bylaw into the plan would provide a single place for the public to access information about development constraints, two approaches is confusing and not best practice. The zoning introduced is too complex and of limited utility given the size of the district. Support future development zones but should be zoned for their future use now.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S149.032 FS22.055	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - while we agree that it is redundant to replicate (or sometimes contradict) that information in both the Subdivision and Land Development Bylaw and the District Plan, we believe the best practice approach (as undertaken by most councils) is to remove engineering standards from the district plan as they are engineering matters not resource consent matters. The proposed approach would require resource consent (adding extra cost and taking up council and applicants time for no benefit) for many things which are not planning matters at all but simple matters of engineering detail. Incorporating that detail into the district plan also means any amendment of engineering standards (including design practices, changes of approved material standards,	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						references to other national standards etc) would require a formal district plan change to make amendments.	
S152.002	Nigel Cowburn	Whole Plan	Whole Plan	Not Stated	The whole plans lacks any meaningful treatment of modern Best Management stormwater Practice e.g. Sustainable Drainage aka SuDS, LID, or Sponge City.		Accept in part
S152.011	Nigel Cowburn	Whole Plan	Whole Plan	Not Stated	Forbid lowest tender acceptance and use NZTA's tender assessment criteria.	Plan rules need to be prescriptive and to function needs to be able to survive a lowest tender build (comment in relation to permeability controls)	Reject
S154.007	Spark New Zealand Trading Limited	Interpretation	reverse sensitivity	Support	Retain as notified	The definition of reverse sensitivity is supported	Reject
S154.055	Spark New Zealand Trading Limited	National Direction Instruments	National Direction Instruments	Support	Retain the National Environmental Standards subsection.	This section is important to help plan readers understand the relationship between the District Plan and NES.	Accept
S154.055 FS21.007	Yrless Limited	National Direction Instruments	National Direction Instruments	Support	Allow	Provides clarity for plan users and consistency across districts.	Accept
S154.056	Spark New Zealand Trading Limited	UFD - Urban form and development	UFD-O1	Support	Retain UFD-O1 as notified.	Appropriately recognises the need for development to be	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						integrated with existing or new infrastructure.	
S154.056 FS21.013	Yrless Limited			Support	Allow	Where infrastructure is not considered as part of the planning process, it can be difficult and costly to remediate at a later date	Accept
S154.056 FS21.035	Yrless Limited			Support	Allow	Recognises the importance of infrastructure to communities.	Accept
S154.057	Spark New Zealand Trading Limited	UFD - Urban form and development	UFD-O7	Support	Retain UFD-O7 as notified.	Appropriately recognises the need for new and existing infrastructure for well- functioning urban environments.	Accept in part
S154.057 FS21.019	Yrless Limited			Support	Allow	Infrastructure is an important consideration in the development and utility of communities. Where infrastructure is not considered as part of the planning process, it can be difficult and costly to remediate at a later date	Accept in part

