

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Ballance Agri-Nutrients	S87.001	NOISE - Noise	NOISE-O1	Support	Ballance supports this objective.	Retain the objective
Ballance Agri-Nutrients	S87.002	NOISE - Noise	NOISE-O2	Support	Ballance supports encouragement of activities	Retain the objective
Ballance Agri-Nutrients	S87.003	NOISE - Noise	NOISE-P2	Support in part	To avoid confusion and misinterpretation, the wording of this policy needs to align and be consistent with NOISE-O2 which refers to 'not adversely affected'.	Amend: Ensure the health and wellbeing of people and community is not adversely affected protected by managing noise effects generated by an activity having regard to:
Ballance Agri-Nutrients	S87.004	NOISE - Noise	NOISE-P4	Support in part	Aviation activities that are infrequent should be added to the list of activities in NOISE-P4 so that there is recognition that such activities are provided for.	Amend: To enable the infrequent noise levels associated with temporary activities, including temporary aviation activities , temporary military training activities and emergency training activities provided that the level, timing and duration of noise is reasonable.
Ballance Agri-Nutrients	S87.005	NOISE - Noise	NOISE-R8	Support in part	Ballance supports the intent to enable agricultural aviation activities but seeks some amendments. The take-off and landing should be an 'or' not 'and' - agricultural aircraft accessing rural airstrips fly in prior to commencing their activity. The reference to the number of hours should be 'aircraft' hours to prevent ambiguity. Clause 3 - setbacks- is not justified and is inconsistent with NOISE-P2 so should be deleted. The rural zone is recognised to have necessary noise at times and so the setback requirement conflicts with recognised character of the rural environment. Rural airstrips are typically established in locations which are practical for such features and have appropriate access. Placing a blanket setback requirement on rural airstrips can potentially rule out the best areas for such infrastructure and is likely to lead to significant costs for farmers to re-locate or rule out prime locations. There is also potentially increased health and safety risks if farmers are required to re-site airstrips to less than optimal locations.	Amend: 1. The take-off and landing is to ~~and~~ or from a rural airstrip, a helicopter landing areas located in the rural environment or the Mandeville Aviation and rail Precinct. 2. Take off and landings do not occur for more than 315 aircraft hours in any 12 month period. ~~3. The rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary on a site not being serviced by the use of the airstrip; and~~ 4. A record of take offs and landing times and dates is maintained by the landholder and available to the Council upon request.
Ballance Agri-Nutrients	S87.006	GRUZ - General Rural Zone	GRUZ-O1	Support in part	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities.	Amend: Recognise and provide for the importance of primary production and ancillary activities and rural industry to the social and economic wellbeing of the district.
Ballance Agri-Nutrients	S87.007	GRUZ - General Rural Zone	GRUZ-O2	Support in part	There needs to be clear recognition in the description of the character and qualities of the zone that there are effects such as noise, odour and dust that do occur as part of primary production activities. It is important that these are included in the description of the zone. High levels of rural amenity from adjacent sites are not clear and it is encompassed in the descriptions so should be deleted.	Delete clause 4. Add an additional clause: Odours, noise, dust from primary production activities
Ballance Agri-Nutrients	S87.008	GRUZ - General Rural Zone	GRUZ-O3	Support in part	The objective should not include for managing the location of activities if this is to be via a blanket setback rule that may impact activities that support primary production in the district.	Amend Provide for non-primary production activities that support primary production or rely on a rural location are provided for, while managing the nature, and scale ~~and location~~ of such activities.

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Ballance Agri-Nutrients	S87.009	GRUZ - General Rural Zone	GRUZ-R6	Support	Ballance supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Retain the rule
Ballance Agri-Nutrients	S87.010	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Amend GRUZ-R16: 1. The takeoff and landings are to or from a rural airstrip or helicopter landing area ~~which complies with GRUZ standard GRZ-S9~~ 2. Retain GRUZ-R16 2. (subject to the amendments sought in submission point S1.6 NOISE-R8) Amend default activity status to restricted discretionary. Add matters of discretion: 1. Any mitigation of noise proposed in accordance with best practicable options 2. Hours of operation .
Ballance Agri-Nutrients	S87.011	GRUZ - General Rural Zone	GRUZ-S9	Oppose	This blanket setback rule does not consider the practicality of siting rural airstrips, creating access tracks to the airstrips, or the increased potential health and safety risks that may result from this. Setbacks as proposed do not enable the provision of services to support primary production.	Delete GRUZ-S9
Ballance Agri-Nutrients	S87.012	RLZ - Rural Lifestyle Zone	RLZ-R6	Oppose in part	Ballance supports enabling agricultural aviation activities for the use of rural airstrips and helicopter landing areas. Any setbacks as proposed GRUZ-S9 do not enable the provision of services to support primary production.	Delete ~~RLZ-R6 1.~~ Retain RLZ-R6 2. (subject to the amendments sought in submission point S1.6 to NOISE-R8)
Ballance Agri-Nutrients	S87.013	RLZ - Rural Lifestyle Zone	RLZ-R7	Oppose	Any setbacks as proposed do not enable the provision of services to support primary production.	Delete RLZ-S8
Ballance Agri-Nutrients	S87.014	Interpretation	agricultural aviation activity	Support	The definition covers the appropriate scope of agricultural aviation activities.	Retain
Bernadette Howard	S39.001	Zone map layers	RLZ-MAP	Support	Wishes to transfer part ownership of the land parcel to her son	Support for the Rezoning of 171A Wentworth Street to Rural Lifestyle
Bernadette Howard	S39.002	RLZ - Rural Lifestyle Zone	RLZ - General	Support	Wishes to transfer part ownership of the land parcel to her son	Support for the Rezoning of 171A Wentworth Street to Rural Lifestyle
BL & KM ShieldsBarry Shields	S6.001	GDC - Gore District Council	GDC-10	Oppose	We feel this would devalue our property as the Buffer Zone extends to only a few meters from our dwelling (house). This would be on any LIM report required by prospective buyers for the property in future making sale difficult at present valuation. Thers has been no consultation with landowners for the proposed Buffer Zone. Noise would be an issue as well.	We would prefer the Council's decision to be not to extend the Buffer Zone beyond the existing boundary for the water treatment plant in east Gore, ie no 50m Buffer Zone.
BL & KM ShieldsBarry Shields	S6.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	We feel this would devalue our property as the Buffer Zone extends to only a few meters from our dwelling (house). This would be on any LIM report required by prospective buyers for the property in future making sale difficult at present valuation. Thers has been no consultation with landowners for the proposed Buffer Zone. Noise would be an issue as well.	We would prefer the Council's decision to be not to extend the Buffer Zone beyond the existing boundary for the water treatment plant in east Gore, ie no 50m Buffer Zone.
Brent Herbert	S55.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Matt Bayliss advised reason for buffer zones was to advise potential buyers of nearby water treatment plants. Note to property file would meet requirement without controls preventing subdivision. Negative health and financial impacts on current owners who would seek financial compensation from Council.	Removal of buffer zone around water supply treatment facilities

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Brent Herbert	S55.003	SUB - Subdivision	SUB-R1	Oppose	Matt Bayliss advised reason for buffer zones was to advise potential buyers of nearby water treatment plants. Note to property file would meet requirement without controls preventing subdivision. Negative health and financial impacts on current owners who would seek financial compensation from Council.	SUB-R1(7) The site does not contain a wastewater treatment facility or water supply treatment facility buffer area;
Brent Herbert	S55.004	SUB - Subdivision	SUB-R4	Oppose	Matt Bayliss advised reason for buffer zones was to advise potential buyers of nearby water treatment plants. Note to property file would meet requirement without controls preventing subdivision. Negative health and financial impacts on current owners who would seek financial compensation from Council.	Sub-R4(7) The site does not contain a wastewater treatment facility or water supply treatment facility buffer area;
Brett Highsted	S52.001	LLRZ - Large Lot Residential Zone	LLRZ-PREC12-O1	Support	Reflects the need for rural activities to control grass & the rural nature of the built environment.	Adopt as worded
Brett Highsted	S52.002	LLRZ - Large Lot Residential Zone	LLRZ-PREC12-P1	Support	Reflects the nature of these large lots where agricultural activities are necessary to control grass	Adopt as worded
Brett Highsted	S52.003	LLRZ - Large Lot Residential Zone	LLRZ-S1	Oppose	20 Eversfield Rise is 6,976m ² and is fully serviced and part of approved council subdivision for residential occupation but is yet to have a dwelling constructed. The proposed standard significantly devalues the property & contradicts the approved subdivision. Several lots in this area are smaller and councils' own records reflect the approved lot size in the subdivision. The size of 8,000m ² appears to be an oversight. The neighbors group feedback sought to clarify that farming practices be permitted and did not promote the shift from from 2,000m ² to 8,000m ² . An inability to construct a dwelling on this lot is inefficient land use and the lot then has no economic purpose. Minor residential units is supported as housing becomes less affordable.	PREC12-Eversfield Precinct: There shall be no more than one residential unit per 8000m ² 5,900m² (explanation being the smallest section in the approved subdivision) Support the maximum density of one minor residential unit per residential unit
Brett Highsted	S52.004	LLRZ - Large Lot Residential Zone	LLRZ-PREC12-R1	Support	Permitted agricultural, horticultural & pastoral activities are appropriate	Adopt as worded
Camp Columba Charitable Trust	S61.001	CCZ - Camp Columba Zone	CCZ - General	Support	The zoning generally supports camps activities and operational needs and is supported by the Trust	Request the land parcels both retain the proposed Special Zoning
Camp Columba Charitable Trust	S61.002	CCZ - Camp Columba Zone	CCZ-R6	Oppose	The third residential unit is used on a short term basis by staff but this activity often overlaps by staff members. It would be difficult to determine the application of the three month period. The effects are not distinguishable between this residence and the other two and does not see the need to treat this residence differently	Request CCZ-R6-3 be removed from the plan.
Camp Columba Charitable Trust	S61.003	CCZ - Camp Columba Zone	CCZ-R8	Oppose	Many instances where minor deviations from the rules and structure plan may occur. A consent process could determine and apply mitigation to manage any unexpected and significant effects. Submitter believes it would be more appropriate for councils' discretion to be applied.	Status of an activity under Rule CCZ-R8- All other activities be assigned Discretionary status.
Camp Columba Charitable Trust	S61.004	CCZ - Camp Columba Zone	CCZ-Structure Plan	Amend	Minor changes have occurred since 2021 and the attached markup sketch of the plan indicates the	Structure plan needs to be updated. See attached

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					changes proposed and a formalized replacement version will be provided for the hearing process.	
Charlton Rise Limited	S100.001	SUB - Subdivision	SUB-P3	Support in part	Removing the word avoid which will allow subdivisions to occur where constraints are managed, rather than preventing them.	Remove "avoid" from policy. Or use "or" as per SUB-P5.
Charlton Rise Limited	S100.002	SUB - Subdivision	SUB-P4	Support in part	The word avoid prevents subdivision where constraints are present. Removing the word avoid will ensure hazards are managed. Subdivision may be for land management purposes, not always necessarily resulting in risk to human life or property.	Remove "avoid" from policy. Alternatively use "or" as per P5.
Charlton Rise Limited	S100.003	SUB - Subdivision	SUB-P15	Support in part	Support provision that avoids creation of undersized bare allotments but vacant allotments may be created that are of typical residential area (ie 400m2+) and the use of avoid in the policy would prevent the subdivision to create bare lots in that circumstance.	Remove 'multiple vacant allotments' from policy
Charlton Rise Limited	S100.004	SUB - Subdivision	SUB-R7	Support		Retain as notified.
Charlton Rise Limited	S100.005	SUB - Subdivision	SUB-S1	Support	Support density standards for Gore West Development Area.	Retain as notified.
Charlton Rise Limited	S100.006	SUB - Subdivision	SUB-S2	Support		Retain as notified.
Charlton Rise Limited	S100.007	SUB - Subdivision	SUB-S5	Support		Retain as notified.
Charlton Rise Limited	S100.008	GRZ - General Residential Zone	GRZ-Overview and Purpose	Support	Support the Gore West Development Area overview and purpose.	None specified.
Charlton Rise Limited	S100.009	GRZ - General Residential Zone	GRZ-O3	Support	Support intention to allow for diverse range of housing typologies.	None specified.
Charlton Rise Limited	S100.010	GRZ - General Residential Zone	GRZ-P4	Support	Support comprehensive residential development in appropriate areas and with appropriate design.	None specified.
Charlton Rise Limited	S100.011	GRZ - General Residential Zone	GRZ-S1	Support		None specified.
Charlton Rise Limited	S100.012	MRZ - Medium Density Residential Zone	MRZ-Overview and Purpose	Support	Support Gore West Dev A being dominant provisions.	Retain as notified
Charlton Rise Limited	S100.012	MRZ - Medium Density Residential Zone	MRZ-O3	Support		Retain as notified.
Charlton Rise Limited	S100.014	MRZ - Medium Density Residential Zone	MRZ-P1	Oppose	Zones will be created prior to employment centres etc and may only locate if there is sufficient population. The Medium Density Residential (MDR) zone is near a neighbourhood shop zone, which may emerge with enough population support. Using 'or' instead of 'and' in the policy would enable development if any one of the criteria is met.	Delete policy or amend to "Enable density in line with the standard" removing the remainder of the policy. Alternatively replace 'and' with 'or.'
Charlton Rise Limited	S100.015	MRZ - Medium Density Residential Zone	MRZ-P2	Support		Retain as notified.
Charlton Rise Limited	S100.016	RLZ - Rural Lifestyle Zone	RLZ-Overview and Purpose	Support	Support the overview, purpose, objectives and policies of the Rural Lifestyle Zone	None specified.

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Charlton Rise Limited	S100.017	RLZ - Rural Lifestyle Zone	RLZ-S2	Support		None specified.
Charlton Rise Limited	S100.018	RLZ - Rural Lifestyle Zone	RLZ-S6	Support		None specified.
Charlton Rise Limited	S100.019	NCZ - Neighbourhood Centres Zone	NCZ-Overview and Purpose	Amend	The first paragraph of the overview and purpose does not list the neighbourhood centre zone in the West Gore Development Area.	Include West Gore Development Areas to the listed Neighbourhood Centre Zones.
Charlton Rise Limited	S100.020	NCZ - Neighbourhood Centres Zone	NCZ-O1	Support		None specified.
Charlton Rise Limited	S100.021	NCZ - Neighbourhood Centres Zone	NCZ-O2	Support		None specified.
Charlton Rise Limited	S100.022	NCZ - Neighbourhood Centres Zone	NCZ-O3	Support		None specified.
Charlton Rise Limited	S100.023	NCZ - Neighbourhood Centres Zone	NCZ-P1	Support		None specified.
Charlton Rise Limited	S100.024	NCZ - Neighbourhood Centres Zone	NCZ-P2	Support		None specified.
Charlton Rise Limited	S100.025	NCZ - Neighbourhood Centres Zone	NCZ-P3	Support in part	Point 6 is ambiguous and it is unclear how a shopping centre would respond to the underlying relationship Ngai Tahu hold with the natural environment.	Amend point 6 to provide clear direction on policy implementation or remove the requirement to 'respond' in all circumstances.
Charlton Rise Limited	S100.026	DEV - Development Areas	DEV2-O1	Support		Retain as notified.
Charlton Rise Limited	S100.027	DEV - Development Areas	DEV2-P1	Support		Retain as notified.
Charlton Rise Limited	S100.028	DEV - Development Areas	DEV2-P2	Support		Retain as notified.
Charlton Rise Limited	S100.029	DEV - Development Areas	DEV1-P3	Support	Practical response to the potential hazard in this area.	Retain as notified.
Charlton Rise Limited	S100.030	DEV - Development Areas	DEV2-P4	Support in part	Wording change is suggested as 'efficient and sustainable' are challenging to measure. The suggested wording achieves the intent of the notified Policy 4.	Amend policy as follows: DEV2-P4- Require ~~efficient and sustainable~~ stormwater management and conveyance control and disposal systems to be designed and installed in accordance with Councils standards at the time of subdivision and development that: ~~1. incorporates low impact design principles, utilising the natural contours of the land where possible, that are sufficient for the amount and rate of anticipated runoff, in accordance with Council's standards; and~~ 2. mitigates the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land. 1. mitigates the effects of stormwater resulting from development on-site using stormwater management area to prevent uncontrolled inundation within the subdivision and avoid increasing inundation on adjoining and downstream land and; 2. where practical incorporates low impact design principles and the natural contours of the land.

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Charlton Rise Limited	S100.031	DEV - Development Areas	DEV2-P5	Support		Retain as notified.
Charlton Rise Limited	S100.032	DEV - Development Areas	DEV2-R1	Oppose in part	What constitutes undeveloped. If one house is located within one of the Residential or Neighbourhood Centre Zones is all primary production non-complying. This rule is unclear and might benefit from an explanation. There must be an expectation for primary production for land management purposes while development is in early stages.	Seeks clarification.
Charlton Rise Limited	S100.033	DEV - Development Areas	DEV2-R2	Support in part	Buildings should be able to be constructed on the site without requiring a subdivision or land use consent if they are in accordance with the zone standards.	Amend Residenital zone rule to include 'OR' between 1. and 2 instead of 'and'.
Charlton Rise Limited	S100.034	DEV - Development Areas	DEV2-S1	Support		None specified.
Charlton Rise Limited	S100.035	DEV - Development Areas	DEV2-ODP	Support		None specified.
Charlton Rise Limited	S100.036	SUB - Subdivision	SUB-R1	Support in part	The replacement of 'lots' with 'Records of Title' will remove any ambiguity on the way boundary adjustment subdivision can be undertaking.	Replace 'lots' with 'titles' or 'Records of Title' in 1.-9. Remove point 9 restricting boundary adjustments in Development Areas
Chorus New Zealand Limited	S35.001	Interpretation	critical infrastructure	Support in part	Requests the Telecommunications Act 2001 definition of telecommunication be added to the definition of critical infrastructure.	Include telecommunications as a defined term as 'telecommunications as means the conveyance by electromagnetic means from one device to another of any encrypted or non-encrypted sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature, whether for the information of any person using the device or not'.
Chorus New Zealand Limited	S35.002	Interpretation	functional need	Support	The definition of functional need is supported.	Retain as notified
Chorus New Zealand Limited	S35.003	Interpretation	infrastructure	Support	The definition of infrastructure is supported.	Retain as notified
Chorus New Zealand Limited	S35.004	Interpretation	network utilities	Support	Definition of network utilities is supported..	Retain as notified
Chorus New Zealand Limited	S35.005	Interpretation	network utility operator	Support	Definition of network utility operator is supported	Retain as notified
Chorus New Zealand Limited	S35.006	Interpretation	operational need	Support	The definition of 'Operational Need is supported	Retain as notified
Chorus New Zealand Limited	S35.007	Interpretation	reverse sensitivity	Support	The definition of reverse sensitivity is supported	Retain as notified
Chorus New Zealand Limited	S35.008	Interpretation	Definitions	Support in part	A definition of mast is needed to understand how it is different from a pole	Add a definition for Mast
Chorus New Zealand Limited	S35.009	Interpretation	Definitions	Support in part	Rule INFR-R3 refers to support poles and Rule INFRR4 refers to support structures. A definition of each, or a rationalization between the two terms is necessary to understand what they mean	Provide a definition for support poles and support structures
Chorus New Zealand Limited	S35.010	Interpretation	Definitions	Support in part	Telecommunications terms in the PDP defined under the RMA (being the NESTF). It needs to made clear that the PDP adopts the same definition.	Cross reference to NESTF or provide definitions for Ancillary Equipment, Antenna, Cabinet, Pole and Small Cell Unit
Chorus New Zealand Limited	S35.011	INFR - Infrastructure	INFR-Overview	Support in part	For consistency between what para. 2 states infrastructure is and the definition in the PDP	In the second paragraph, update the word communication to telecommunication and radio communication.

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Chorus New Zealand Limited	S35.012	INFR - Infrastructure	INFR-Overview	Support in part	Unclear how rules in the infrastructure chapter are to be applied. Under the NPS 'all provisions relating to...infrastructure that are not specific to the special purpose zone chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport Heading'	Add a paragraph explaining how the infrastructure chapter interacts with other chapters of the DP noting that it is a standalone chapter and there are no rules in any other chapter which apply to the activities regulated under the INFR chapter.
Chorus New Zealand Limited	S35.013	INFR - Infrastructure	INFR-O1	Oppose in part	The scope of INFR-O1 should be widened to fully recognize what critical infrastructure needs to achieve.	Amend INFR-O1 as follows: ~~The operation, maintenance, upgrading and development of infrastructure is provided to meet the needs of the community and businesses.~~ Critical infrastructure: 1. is efficient, effective and resilient; 2. provides and distributes essential and secure services as part of local, regional or national networks, including in emergencies; 3. coordinates with urban development and land uses throughout the district; and 4. enables people and communities to provide for their wellbeing.
Chorus New Zealand Limited	S35.014	INFR - Infrastructure	INFR-O2	Support in part	The proposed amendments to INFR-O1 result in INFR-O2 being superfluous and Gore District Subdivision and Land Development Bylaw 2019 does not need to be referenced in an objective, as it is not referenced in any subsequent rules or standards which is where its implementation could actually be followed.	Delete INFR-O2
Chorus New Zealand Limited	S35.015	INFR - Infrastructure	INFR-O3	Support in part	INFR-O3 is clearly directed at reverse sensitivity. The objective should be rewritten to specifically state reverse sensitivity effects.	Amend INFR-O3 as follows: ~~Infrastructure or land reserved for future infrastructure is protected from adverse effects of subdivision, use and development that is incompatible or may compromise the construction, maintenance, upgrade and use of infrastructure. The safe and efficient operation and security of critical infrastructure is not compromised by incompatible activities and reverse sensitivity effects.~~
Chorus New Zealand Limited	S35.016	INFR - Infrastructure	INFR-O4	Support in part	It is appropriate that the adverse effects of critical infrastructure are managed, but such management needs to be done in the context of the needs for the critical infrastructure.	Amend INF-O4 as follows: ~~Adverse effects from the construction, maintenance, upgrade and use of critical infrastructure are managed.~~ The functional and operational needs of critical infrastructure are taken into account when managing any adverse effects of its location, design and operation on the natural and physical environment
Chorus New Zealand Limited	S35.017	INFR - Infrastructure	INFR-P1	Support	INFR-P1 clearly enables infrastructure	Retain INFR-P1 as notified
Chorus New Zealand Limited	S35.018	INFR - Infrastructure	INFR-P2	Support	INFR-P2 provides direction for infrastructure to be located underground but recognizes the practicalities that some infrastructure must be located above ground for functional and operational reasons.	Retain INFR-P2 as notified
Chorus New Zealand Limited	S35.019	INFR - Infrastructure	INFR-P4	Support	The telecommunications industry looks for colocation opportunities wherever practicable. A policy encouraging the same is welcomed.	Retain INFR-P4 as notified
Chorus New Zealand Limited	S35.020	INFR - Infrastructure	INFR-P5	Oppose	INFR-P5 appears to be a repeat of INFR-P3, with the addition of the phrase shared which has the same basic meaning as co-location. Two policies are not required.	Delete INFR-P5
Chorus New Zealand Limited	S35.021	INFR - Infrastructure	INFR-P6	Support	INFR-P6 enhances INFR-O3, and is explicit in its reference to reverse sensitivity effects.	Retain INFR-P6 as notified
Chorus New Zealand Limited	S35.022	INFR - Infrastructure	INFR-P7	Support in part	As with INFR-O4, it is appropriate that the adverse effects of critical infrastructure are managed, but such management needs to be done in the context of the needs for the critical infrastructure.	Amend INFR-P7 as follows: Manage the development of infrastructure, so that adverse effects on adjoining activities, sites, ecosystem health, and Ngāi Tahu cultural values are avoided, remedied or mitigated, recognising the functional need and operational need of critical infrastructrue

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Chorus New Zealand Limited	S35.023	INFR - Infrastructure	INFR-Overview	Oppose	In order to comply with NPS, it must be a standalone chapter. Noting the proposed amendments to INFR9, the only other chapters which should be applicable to infrastructure are the subdivision and general district wide matters chapters in Part 2 of the plan. All other actual and potential effects of infrastructure are provided for within the Infrastructure chapter	Amend Note 1 as follows: The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. on a district wide basis. As such the rules in the zone chapters do not apply. The provisions in the subdivision and General District Wide matters chapters in Part 2 of the District Plan are applicable.
Chorus New Zealand Limited	S35.024	INFR - Infrastructure	INFR-R1	Support	INFR-R1 is an appropriate rule for the development and management of underground infrastructure. While the rule is supported, it could be rewritten so that it is consistent with the terminology used in INFR-P2.	Retain INFR-R1 as notified with potential to rewrite to refer to 'underground infrastructure' rather than 'below ground'
Chorus New Zealand Limited	S35.025	INFR - Infrastructure	INFR-R2	Support	INFR-R2 provides absolute clarity that infrastructure placed within a building is permitted	Retain INFR-R2 as notified
Chorus New Zealand Limited	S35.026	INFR - Infrastructure	INFR-R3	Support in part	Increasing the replacement location distance to 10m allows for greater flexibility when elements such as driveways, potential contamination areas and so forth occur.	Amend INFR-R3(1)(d) as follows: maximum change in location of structure - ~~5m~~ 10m
Chorus New Zealand Limited	S35.027	INFR - Infrastructure	INFR-R4	Support	The replacement of existing support structures should be permitted for above ground infrastructure in urban zones. It should also be made clear that existing support structure should include buildings.	Amend INFR-R4(1) as follows: Other than where existing or replacement support structures (including buildings) are used, lines are to be located underground. Replacement support structures must meet the permitted provisions in INFR-R3(1), and compliance with all INFR Standards is achieved.
Chorus New Zealand Limited	S35.028	INFR - Infrastructure	INFR-R5	Support	The consistency in standard and approach (including activity status) between INFR-R5 and regulation 55 of the NESTF is supported.	Retain INFR-R5 as notified
Chorus New Zealand Limited	S35.029	INFR - Infrastructure	INFR-R8	Support in part	Controlled Activity status should be afforded to those activities which are of sufficient size to not have significant adverse effects on the environment, meet the infrastructure standards in the PDP, but cannot meet the NESTF permitted regulations.	Amend INFR-R8 so that Controlled Activity status is afforded to the following activities and sizes: 1. for panel antenna a width of 0.8m is not exceeded; 2. for dish antenna, the antenna does not exceed a diameter of: a. 1.2m in a residential zone; or b. 3m in all other zones. 3 Any activity which does not meet the NESTF permitted regulations but otherwise complies with the INFR standards.
Chorus New Zealand Limited	S35.030	INFR - Infrastructure	INFR-R9	Support in part	INFR-R9 should include all overlays so that there is no requirement for infrastructure applications to consider other chapters. Activity status should be made restricted discretionary, with matters of discretion being effect on the overlay the infrastructure is within, and the functional and operational needs of critical infrastructure. (in line with changes requested to INFR-04 and INFR-P7). Last, to provide consistency with NESTF Regulation 57, telecommunications should not have to meet this rule for natural hazards as they are accounted for in the Civil Defense Emergency Management Act 2001	Amend INFR-R9 so that the activity status in the specified areas is restricted discretionary not discretionary and add effects on the the matter listed in (a) to (d) as well as the the functional needs and operational needs of, and benefits derived from critical infrastructure, including the potential impact on the levels of service or health and safety if the work is not undertaken as matters of discretion. Further, an update is required to INFR-R9.1 to include the contaminated land, hazardous substances, natural hazards (excluding telecommunications) ecosystems and indigenous biodiversity and public access chapters.
Chorus New Zealand Limited	S35.031	INFR - Infrastructure	INFR-S1	Support in part	Identification of lines over waterbodies on planning maps is needed so it is apparent which waterbody the standard applies to and clarify how INFR-S1 and INFR-S5 interact.	Retain INFR-S1, but detail navigable waterbodies on the planning maps, and ensure that there is a clause in the standard which provides clarification for how INFR-S1 is to interact with INFR-S5.
Chorus New Zealand Limited	S35.032	INFR - Infrastructure	INFR-S2	Support	It is noted INFR-S2 does not apply to poles and antennas.	Retain INFR-S2 as notified

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Chorus New Zealand Limited	S35.033	INFR - Infrastructure	INFR-S3	Support in part	By adding the words (excluding any lightning rod or GPS antenna) from the measurement of height provides alignment with the NESTF. The permitted heights should encourage co-location of telecommunication providers onto a single structure and to achieve this separation between the antennas, which is best achieved via height is needed in alignment with INFR-P4. The permitted height for one provider in the industrial zones is supported but due to large trees in the rural area greater height is sought to prevent blocking signal. Under INFR-S3.2, antenna which are attached to poles and masts need to have clearance above built structures to meet radiofrequency standards, and provide line of sight connection to end users for functional and operational requirements	Amend wording: The maximum height (excluding any lightning rod or GPS antenna) of any utility pole or mast shall be. INFR-S3.1 - 25m for one telecommunications provider and 30m for two or more telecommunications providers in the General Industrial Zone and Light Industrial Zone, 35m for one telecommunications provider and 40m for two or more telecommunications providers in the Rural Zone and Rural Lifestyle Zone. INFR-S3.2 so that the permitted height in all other zones is the underlying building height in the zone, plus 5m (for one telecommunication provider) and plus a further 5m if the facility provides for the co-location of two or more telecommunication providers.
Chorus New Zealand Limited	S35.034	INFR - Infrastructure	INFR-S4	Support	The exceptions to INFR-S4 are supported	Retain INFR-S4 as notified
Chorus New Zealand Limited	S35.035	INFR - Infrastructure	INFR-S5	Support in part	INFR-S5 is supported, however it is currently unclear as to what the interaction between INFR-S1 and INFR-S5 is.	Ensure that there is a clause in the standard which provides clarification for how INFR-S5 is to interact with INFR-S1.
Chorus New Zealand Limited	S35.036	INFR - Infrastructure	INFR-S6	Support	INFR-S6 provides appropriate footprints for telecommunication infrastructure.	Retain INFR-S6 as notified
Chorus New Zealand Limited	S35.037	INFR - Infrastructure	INFR-S7	Support in part	Some finessing of the rule is proposed to better reflect the different antenna types used in the telecommunication industry.	Amend INFR-S7 as follows: 1. That for panel antennas the maximum width is 0.7m, and for all other dish antenna types the maximum surface area diameter is no greater than 1.5m ² 0.6m in the residential zones and 1.2m in all other zones and for whip and dipole antennas, the maximum length is less than 4m in length. 2. For small cells and ancillary equipment the volume of the unit must not exceed 2.5m ³ .
Chorus New Zealand Limited	S35.038	INFR - Infrastructure	INFR-Additional provisions sought	Support in part	Temporary infrastructure is used when a) an event-with insufficient infrastructure for capacity expected b) construction activity requiring existing networks turned off c) fault or disaster Limiting temporary infrastructure to 12 months means that there is a time limit for any resultant environmental effects.	New rule permitting temporary network utilities. The only standard should be that the infrastructure must be removed within 12 months. The elevation can be to discretionary activity status
Chorus New Zealand Limited	S35.039	NH - Natural Hazards	NH-Additional provisions sought	Support in part	Activities regulated under the NESTF are exempt from having to comply with District Plan rules about natural hazards (Regulation 57), and confirmed by the NESTF user guide (section 6.11). It would be appropriate for the PDP to follow the same approach. The reason for the approach is due to industry practice. This practice is that the telecommunication companies rely on local authorities to identify hazards in their city or district, and the companies have resilience requirements as essential infrastructure networks and lifeline utilities under the Civil Defence Emergency Management Act 2002 (CDEMA)	Add Note 3: Telecommunications infrastructure is exempt from having to comply with the provisions in this chapter

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					Resilience to natural hazards is provided by avoiding the hazard in the first instance, but where the hazard cannot be avoided for the infrastructure to provide its function, designing the infrastructure to be as resilient as possible to the hazard.	
Chorus New Zealand Limited	S35.040	HH - Historical Heritage	HH-P7	Oppose	Rule INFR-R	Delete HH-P7
Chorus New Zealand Limited	S35.041	SUB - Subdivision	SUB-O3	Support	SUB-O3 clearly sets out that infrastructure is integrated with the subdivision of land	Retain SUB-O3 as notified
Chorus New Zealand Limited	S35.042	SUB - Subdivision	SUB-P2	Support	Requiring provisions for infrastructure in new allotments is supported	Retain SUB-P2 as notified
Chorus New Zealand Limited	S35.043	SUB - Subdivision	SUB-P5	Support in part	Reverse sensitivity effects should be avoided, remedied or mitigated on all critical infrastructure to provide consistency.	Amend SUB-P5 as follows Ensure reverse sensitivity effects from subdivision on adjacent critical infrastructure and land use are avoided, remedied or mitigated or managed, ~~including from adjacent land uses, railway lines and State Highways.~~
Chorus New Zealand Limited	S35.044	SUB - Subdivision	SUB-P7	Support	SUB-P7.1 essentially requires consultation with infrastructure providers so that they can explain capacity matters to the applicant.	Retain SUB-P7 as notified
Chorus New Zealand Limited	S35.045	SUB - Subdivision	SUB-P9	Oppose	SUB-P9 is not necessary, as this matter is regulated under the Infrastructure chapter	Delete SUB-P9
Chorus New Zealand Limited	S35.046	SUB - Subdivision	SUB-R5	Support in part	Restricted Discretionary activity status for subdivision which creates new allotments in all zones except the development areas, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R5 as notified
Chorus New Zealand Limited	S35.047	SUB - Subdivision	SUB-R6	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore South Development Area, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R6 as notified
Chorus New Zealand Limited	S35.048	SUB - Subdivision	SUB-R7	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Retain SUB-R7 as notified
Chorus New Zealand Limited	S35.049	SUB - Subdivision	SUB-Additional provisions sought	Support in part	Infrastructure allotments can have different demands from a subdivision perspective than zone based subdivision in any given area. Controlled activity subdivision for infrastructure is appropriate, with control to allow for actual and potential adverse effects on the environment to be addressed.	Add a new rule for subdivision for infrastructure purposes as follows: All Zones - Activity Status: Controlled. Subdivision to create any site to be used solely for the provision of infrastructure. Matters of Control 1 The location, size and design of allotments, building platforms, accessways, right of ways, vehicle crossings, open space and connections to the surrounding area; and 2 the ability to accommodate permitted and/or intended land uses; and 3 the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 4 measures to avoid, remedy or mitigate adverse effects: of any natural hazards or other risks; and on any sensitive environments, waterbodies, ecosystems or notable trees; and on infrastructure; and on existing or permitted adjoining or adjacent land uses;
Chorus New Zealand Limited	S35.050	EW - Earthworks	EW-O1	Support	EW0-O1 appropriately sets out the requisite direction for earthworks	Retain EW-O1 as notified
Chorus New Zealand Limited	S35.051	EW - Earthworks	EW-P1	Support	Recognizing the benefits of earthworks for network utilities is supported.	Retain EW-P1 as notified
Chorus New Zealand Limited	S35.052	EW - Earthworks	EW-Exemptions	Support in part	As the infrastructure chapter encourages and permits underground infrastructure, trenching is required. Trenching is generally limited in extent,	Add trenching no deeper than 1.0m and wider than 1.0m for underground infrastructure, provided that no more than 120m of trench is open at any one time to the list of

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					does not alter the ground level, and is backfilled as work progresses along lineal infrastructure. It has limited effects and should be exempted	earthworks and land disturbance activities that are exempt from the rules in this chapter
Chorus New Zealand Limited	S35.053	EW - Earthworks	EW-R11	Support	The volumes and requirements of this rule are appropriate.	Retain EW-R11 as notified
Chorus New Zealand Limited	S35.054	EW - Earthworks	EW-S4	Oppose in part	Access tracks to telecommunication sites are often on steep land. 15 degrees is considered to be restrictive. Wellington has slope angle of 34 degrees	Amend EW-S4 as follows: Earthworks shall not be undertaken on land with an existing slope angle exceeding ~~15~~ 34 degrees.
Chorus New Zealand Limited	S35.055	National Direction Instruments	National Direction Instruments	Support	This section is important to help plan readers understand the relationship between the District Plan and NES.	Retain the National Environmental Standards subsection.
Chorus New Zealand Limited	S35.056	UFD - Urban form and development	UFD-O1	Support	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Retain UFD-O1 as notified.
Chorus New Zealand Limited	S35.057	UFD - Urban form and development	UFD-O7	Support	Appropriately recognises the need for new and existing infrastructure for well-functioning urban environments.	Retain UFD-O7 as notified.
Clara McLennan	S102.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Unable to subdivide land and will subsequently drop in value. Financial compensation will be sought if buffer zone proceeds. Proposed buffer zone causing a lot of stress for submitter and family.	Remove Buffer Zone around water plant at Mataura or change zoning to only be around the boundary of the water plant not 50mtrs from the boundary.
Clark Fortune McDonald & Associates	S99.001	Zone map layers	RLZ-MAP	Not Stated	PDP Rural Lifestyle zone cuts an arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Split zoning results in large portions of properties being surrounded by existing rural lifestyle land uses but further lifestyle land uses not being enabled. Results in the inefficient use of land.	A review and rationalisation of zone boundaries around the PDP Lifestyle and Large Lot Residential zones is undertaken to align zone boundaries with cadastral boundaries.
Clark Fortune McDonald & Associates	S99.002	Zone map layers	LLRZ-MAP	Not Stated	PDP Rural Lifestyle zone cuts an arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Split zoning results in large portions of properties being surrounded by existing rural lifestyle land uses but further lifestyle land uses not being enabled. Results in the inefficient use of land.	A review and rationalisation of zone boundaries around the PDP Lifestyle and Large Lot Residential zones is undertaken to align zone boundaries with cadastral boundaries
Clark Fortune McDonald & Associates	S99.003	Zone map layers	RLZ-MAP	Not Stated	Acknowledged that the PDP zone boundary has been changed to exclude some flood-prone land from this lifestyle zone. However, it has been re-aligned to a position where it cuts across allotments.	Align the extent of the Whiterig Rural Lifestyle Zone to align with the existing cadastral arrangement.
Clark Fortune McDonald & Associates	S99.004	Hazards and Risks map layers	NH-MAP-Areas of Actual or Potential Inundation	Not Stated	The flood hazard that appears in the PDP in relation to the PDP Rural Lifestyle zone around Mandeville appears to be inaccurately identified.	Consult with Environment Southland in relation to this flood hazard to accurately identify the extent of it.
Clark Fortune McDonald & Associates	S99.005	SUB - Subdivision	SUB-Additional provisions sought	Not Stated	No specific provisions for section 226 certificates could leave this certification process uncertain and open to interpretation.	Insert specific provisions for section 226 certificates as permitted activities providing certain criteria are met and clarity as to when s226 certification can be used and when a subdivision consent is needed in a similar vein to Chapter 2.6, rule SUB.1 of the Southland District Plan.
Clark Fortune McDonald & Associates	S99.006	SUB - Subdivision	SUB-R4	Not Stated	Unilaterally exclude a boundary adjustment from having a controlled activity status even if any boundary adjustment does not have an effect on those features.	Rule 4 is re-worded from ~~'the site does not contain...'~~ , to read 'the boundary adjustment does not have an adverse effect in relation to...'

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Clark Fortune McDonald & Associates	S99.007	SUB - Subdivision	SUB-R5	Not Stated	Unilaterally exclude a boundary adjustment from having a controlled activity status even if any boundary adjustment does not have an effect on those features.	Rule 5 is re-worded from ' ~~the site does not contain...~~ ', to read ' the boundary adjustment does not have an adverse effect in relation to... '
Clark Fortune McDonald & Associates	S99.008	SUB - Subdivision	SUB-R6	Not Stated	Unilaterally exclude a boundary adjustment from having a controlled activity status even if any boundary adjustment does not have an effect on those features.	Rule 6 is re-worded from ' ~~the site does not contain...~~ ', to read ' the boundary adjustment does not have an adverse effect in relation to... '
Clark Fortune McDonald & Associates	S99.009	SUB - Subdivision	SUB-R7	Not Stated	Unilaterally exclude a boundary adjustment from having a controlled activity status even if any boundary adjustment does not have an effect on those features.	Rule 7 is re-worded from ' ~~the site does not contain...~~ ', to read ' the boundary adjustment does not have an adverse effect in relation to... '
Clark Fortune McDonald & Associates	S99.010	SUB - Subdivision	SUB-R8	Not Stated	Unilaterally exclude a boundary adjustment from having a controlled activity status even if any boundary adjustment does not have an effect on those features. Rule 8 effectively excludes around half of Gore and many rural areas from affording a controlled activity status for any boundary adjustment	Rule 8 is re-worded from ' ~~the site does not contain...~~ ', to read ' the boundary adjustment does not have an adverse effect in relation to... '
Clark Fortune McDonald & Associates	S99.011	SUB - Subdivision	SUB-R5	Not Stated	A breach of those standards can be marginal, insignificant or does not prevent compliance with objectives and policies, character and amenity values, a non-complying activity status is considered to be a test which is impractical and inappropriate.	SUB-R5 is re-worded for 'activity status where compliance not achieved' to be a discretionary status.
Clark Fortune McDonald & Associates	S99.012	SUB - Subdivision	SUB-R6	Not Stated	A breach of those standards can be marginal, insignificant or does not prevent compliance with objectives and policies, character and amenity values, a non-complying activity status is considered to be a test which is impractical and inappropriate.	SUB-R6 is re-worded for 'activity status where compliance not achieved' to be a discretionary status.
Clark Fortune McDonald & Associates	S99.013	SUB - Subdivision	SUB-R7	Not Stated	A breach of those standards can be marginal, insignificant or does not prevent compliance with objectives and policies, character and amenity values, a non-complying activity status is considered to be a test which is impractical and inappropriate.	SUB-R7 is re-worded for 'activity status where compliance not achieved' to be a discretionary status.
Clark Fortune McDonald & Associates	S99.014	SUB - Subdivision	SUB-S1	Not Stated	Proposed rule contradicts zone objectives (infill, housing typology variety compact urban character and efficient use of land), hindering infill subdivision on typical 809m ² residential sections. These residential allotments can provide for infill subdivision with two gross areas of 400m ² as required by the Operative District Plan (ODP) but cannot provide for two net areas of 400m ² due to the area for access to a rear lot being excluded from the net area by definition. While exceptions exist for existing dwellings in Note 1, the requirement for constructing units before subdivision is unclear and may discourage empty section subdivision.	General Residential - A change of the 400m ² minimum area from a ~~net~~ area to a gross area Clarification to confirm whether a 2-lot subdivision would comply where one lot is bare land above the minimum area and one lot is below the minimum area but with an existing dwelling. If the rule intends that a second dwelling needs to be built prior to subdivision for compliance, then wording should clarify.
Clark Fortune McDonald & Associates	S99.015	SUB - Subdivision	SUB-S1	Not Stated	The proposed 8ha minimum area for the rural zone in Gore is impractical and diverges significantly from current plans and neighbouring districts. It	Primarily, the current 2ha minimum is retained. Secondarily, a minimum average area for subdivision with a smaller absolute minimum area.

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					lacks flexibility for smaller allotments based on specific needs and conditions. This could result in substantial loss of productive land, contradicting zone objectives.	Thirdly, provision for smaller areas in the situation of redundant dwellings being subdivided from larger rural properties.
Clark Fortune McDonald & Associates	S99.016	SUB - Subdivision	SUB - General	Not Stated	A non-complying activity status is considered to be a test which is impractical and inappropriate for the general nature of breaches to this requirement.	Activity status where compliance not achieved is reworded to be a discretionary status
Clark Fortune McDonald & Associates	S99.017	EW - Earthworks	EW-S1	Not Stated	No justification for limiting any cut and fill within 1.5m of a boundary to 0.5m. A more practical limit would be an effective batter slope of 1 in 1 from the boundary - i.e., 0.5m deep 0.5m from the boundary, 1m deep 1m from the boundary. Or a 1 in 2 batter slope (as per EW-S2) would equate to 0.5m deep 1m from the boundary.	Amend EW-S1 to be a batter slope of no more than 1 in 1 as measured from the boundary.
Clark Fortune McDonald & Associates	S99.018	EW - Earthworks	EW-S4	Not Stated	There is no justification for a 15° slope limit. This is not a particularly steep slope (1 in 3.73 or 26.8%) and would exclude a reasonable amount of land.	Delete EW-S4.
Clark Fortune McDonald & Associates	S99.019	TRANS - Transport	TRANS-S1	Not Stated	TRANSS1(2)- Requiring all urban parking areas to be sealed and marked is overly broad, affecting residential properties unnecessarily. This rule can have adverse environmental effects (stormwater runoff) and restricts alternative solutions like permeable paving.	Clarification is needed in this rule that it only applies to parking areas providing for more than 5 cars, the same threshold as Rule TRANS-S1 (3)
Clark Fortune McDonald & Associates	S99.020	TRANS - Transport	TRANS-S5	Not Stated	TRANS-S5 contradicts the Gore District Council (DGC) Subdivision and Land Development Bylaw 2019 (based on the NZS 4404:2010 national standard). Construction details should not be specified, but if they are, they should be consistent with other bylaws and standards. Specified gradient of no more than 5% (i.e. 1 in 20) within 6m of footpath contradicts bylaw specification of no steeper than 1 in 8 (i.e. 12.5%) for the first 5m, and 1 in 5 (20%) beyond that (with 1 in 4.5 permitted for short straight sections).	Delete TRANS-S5 as the relevant details are specified in the Subdivision & Land Development Bylaw.
Clark Fortune McDonald & Associates	S99.021	TRANS - Transport	TRANS-S5	Not Stated	Table-S5 states R09-1 is for 'less than 2 residential units or farm paddock', which by implication means an access shared by 2 or more residential units must be constructed to R09-2 full commercial standard. This is impractical and excessive.	Table-S5 R09-1 is amended to read ' less than 4 residential units ', as it did in the earlier PDP draft.
Clark Fortune McDonald & Associates	S99.022	TRANS - Transport	TRANS-S6	Not Stated	These provisions oversimplify and partially contradict the subdivision and land development bylaw, effectively requiring resource consent for many accesses which should only be an issue considered by GDC roading department approvals. This represents a consenting burden, an inefficient use time and increase costs for no practical benefit.	Delete Trans-S6 as this is an engineering matters and not appropriate considerations for the PDP.
Clark Fortune McDonald & Associates	S99.023	TRANS - Transport	TRANS-S7	Not Stated	These provisions oversimplify and partially contradict the subdivision and land development bylaw, effectively requiring resource consent for many accesses which should only be an issue considered by GDC roading department approvals. This represents a consenting burden, an inefficient use time and increase costs for no practical benefit.	Delete Trans-S7 as this is an engineering matters and not appropriate considerations for the PDP.

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Clark Fortune McDonald & Associates	S99.024	TRANS - Transport	TRANS-S9	Not Stated	The requirement for all residential accesses to be sealed is excessive, unjustified and the outcome does not have any planning merit.	Provision should be made for alternatives in this provision such as permeable surfaces where appropriate.
Clark Fortune McDonald & Associates	S99.025	TRANS - Transport	TRANS-S9	Not Stated	Requiring a pedestrian link at the end of urban cul-de-sac roads is aspirational, but in many cases without merit as there is nowhere for it to connect to. This proposed rule would require a restricted discretionary resource consent to not provide a pedestrian link regardless of whether a pedestrian link was useful or not.	Amending this rule to state: "...a pedestrian link shall be provided at the end of the urban cul-de-sac roads where appropriate. "
Clark Fortune McDonald & Associates	S99.026	TRANS - Transport	TRANS-S10	Not Stated	This provision contradicts the subdivision and land development bylaw (which provides for a minimum angle of 70° when justified by constraints). 90° is not always practical due to constraints such as topography.	Delete TRANS-S10(2) as this provision is already specified in the Bylaw.
Clark Fortune McDonald & Associates	S99.027	Whole Plan	Whole Plan	Not Stated	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 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.	Amend those rules stating that "any activities not listed" are non-complying activities to be discretionaryactivities.
Clark Fortune McDonald & Associates	S99.028	GRZ - General Residential Zone	GRZ-S1	Not Stated	A 'non-complying' status is unjustified and excessively restrictive. situations where a minor breach or specific circumstances may not meet density limits while still being appropriate and consistent with character and amenity values etc	Amend GRZ-S1 to be a restricted discretionary activity status for activities that do not meet those limits
Clark Fortune McDonald & Associates	S99.029	GRZ - General Residential Zone	GRZ-S5	Not Stated	The exception for a carport or garage (as per GRZ-S5 1(c)) does not apply to road boundaries as it does with the ODP which is unjustified.	Amend GRZ-S5 to include the exception as stated in the ODP
Clark Fortune McDonald & Associates	S99.030	MRZ - Medium Density Residential Zone	MRZ-S5	Not Stated	The exception for a carport or garage does not apply to road boundaries as it does with the ODP which is unjustified.	Amend MRZ-S5 to include the exception as stated in the ODP
Clark Fortune McDonald & Associates	S99.031	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Not Stated	There is no acknowledgement of people living in the rural zone as a valid activity / use of land and these provisions implicate that it is an undesirable activity to be mitigated.	Include a provision within the objectives and policies of the General Rural Zone that acknowledges that people do live in the rural zone.
Clark Fortune McDonald & Associates	S99.032	GRUZ - General Rural Zone	GRUZ-R5	Not Stated	The objectives and policies seek the protection of high soil values yet the establishment of new exotic forestry on these soils remains a permitted activity.	In order to retain those high value soils for food production, new exotic forestry on highly productive landshould be a discretionary activity

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Clark Fortune McDonald & Associates	S99.033	GRUZ - General Rural Zone	GRUZ-R6	Not Stated	Many conservation activities require buildings and development. However, it is not made clear that any buildings and/or development would be subject to standards GRUZ-S1-S6 and any non-compliance with those standards would be a restricted discretionary activity.	Clarification should be required in GRUZ-R6 as to whether "conservation activities" includes any associated buildings and development and these are to be assessed under GRUZ-R6.
Clark Fortune McDonald & Associates	S99.034	GRUZ - General Rural Zone	GRUZ-S1	Not Stated	Allowing multiple minor units on a general rural site, under the current proposal, would be impractical without significant land area. If considering more than one minor unit, it should be subject to discretionary or restricted discretionary activity to maintain proper control.	Amend GRUZ-S1 to limit one minor residential unit per residential unit. Alternatively, add a provision that requires a discretionary or restricted discretionary activity for any site that has more than one minor unit.
Clark Fortune McDonald & Associates	S99.035	GRUZ - General Rural Zone	GRUZ-S4	Not Stated	The 30m setback from side or rear boundary for residential buildings required by GRUZ-S4 has not been adequately justified, is excessive and impractical for many existing sites, especially compared to the current 6m setback.	the ODP setback of 6m should be retained by proposed PDP provision.
Clark Fortune McDonald & Associates	S99.036	GRUZ - General Rural Zone	GRUZ-S6	Not Stated	The 100m setback from a state highway required by GRUZ-S5 has not been adequately justified, is excessive and impractical for many existing sites, especially compared to the current 50m setback.	Without adequate justification, the ODP setback of 50m should be retained by proposed PDP provision.
Clark Fortune McDonald & Associates	S99.037	SETZ - Settlement Zone	SETZ-S1	Not Stated	Allowing only one residential unit per 2000m ² , is impractical and overlooks pre-existing smaller sites in proposed settlement zones. While suitable for new developments, exceptions should accommodate existing sites predating the district plan, ensuring adequate servicing. This rule may negatively impact property values for smaller sites, leaving owners unable to build or sell.	SETZ-S1 is amended to provide for residential activity on existing sites of less than 2000m ² . Where compliance with density standards is not achieved, the activity status should become discretionary.
Clark Fortune McDonald & Associates	S99.038	SETZ - Settlement Zone	SETZ-R2	Not Stated	Allowing only one residential unit per 2000m ² , is impractical and overlooks pre-existing smaller sites in proposed settlement zones. While suitable for new developments, exceptions should accommodate existing sites predating the district plan, ensuring adequate servicing. This rule may negatively impact property values for smaller sites, leaving owners unable to build or sell.	SETZ-S2(1) is amended to provide for residential activity on existing sites of less than 2000m ² . Where compliance with density standards is not achieved, the activity status should become discretionary.
Clark Fortune McDonald & Associates	S99.039	SETZ - Settlement Zone	SETZ-S5	Not Stated	while practical for new sites, exceptions for pre-existing sites, are necessary, provided servicing can be provided. for existing smaller sites the proposed setbacks are not practical. Proposed rules do not do enough to acknowledge the existing character and density of the settlements. the PDP is focussed more on an ideal of what the writers believe settlement zones should be rather than acknowledging what the established pattern is at the current point in time.	SETZ-S5 adopt the setbacks proposed in the PDP's GRZ
Clark Fortune McDonald & Associates	S99.040	SETZ - Settlement Zone	SETZ-S6	Not Stated	while practical for new sites, exceptions for pre-existing sites, are necessary, provided servicing can be provided. for existing smaller sites the proposed setbacks are not practical. Proposed rules do not do enough to acknowledge	SETZ-S6 adopt the setbacks proposed in the PDP's GRZ

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					the existing character and density of the settlements. the PDP is focussed more on an ideal of what the writers believe settlement zones should be rather than acknowledging what the established pattern is at the current point in time.	
Clark Fortune McDonald & Associates	S99.041	SETZ - Settlement Zone	SETZ-S10	Not Stated	while practical for new sites, exceptions for pre-existing sites, are necessary, provided servicing can be provided. for existing smaller sites the proposed setbacks are not practical. Proposed rules do not do enough to acknowledge the existing character and density of the settlements. the PDP is focussed more on an ideal of what the writers believe settlement zones should be rather than acknowledging what the established pattern is at the current point in time.	SETZ-S10 adopt the setbacks proposed in the PDP's GRZ
Clark Fortune McDonald & Associates	S99.042	MUZ - Mixed Use Zone	MUZ-R10	Not Stated	This proposed provision seems ambiguous as to whether the 60m ² maximum floor area applies to a residential unit or minor residential unit.	MUZ-R10 is amended to include clarification as to whether the 60m ² maximum floor area applies to a residential unit or minor residential unit.
Clark Fortune McDonald & Associates	S99.043	TCZ - Town Centre Zone	TCZ-S1	Not Stated	The 10m width per tenancy proposed by TCZ-S1 will cause issues for a new business taking over a number of existing buildings (tenancies) which exceed this width. Some businesses might regard a need for resource consent to be enough of an impediment to look for a site outside the precinct instead, defeating the purpose of rules aimed at providing a vibrant town centre.	TCZ-S1 is deleted. Depending on definitions/interpretations it may be worth clarifying whether a new retail business in an existing building with over 10m width of shop space would be classed as a new activity (and therefore require resource consent) or not.
Clark Fortune McDonald & Associates	S99.044	Appendix 1 - TRANS-APP - Transport Standard Construction Drawings	APP1-TRANS-APP	Not Stated	This section of the PDP essentially replicates the diagrams already in the GDC Subdivision and Land Development Bylaw. It is understood that engineering detail was deliberately excluded from the ODP to avoid the time and cost of going through a plan change process for any revision to technical engineering details or changes in design standards.	TRANSAPP is deleted.
Clark Fortune McDonald & Associates	S99.045	Appendix 2 - Height in relation to boundary	APP2	Not Stated	The description / diagram within the ODP is clearer. The PDP provides no guidance for the recession plane angles where boundaries are not simply north, east, south or west. It would have to be assumed that the angle will be proportional between the relevant specified angles, but it does not state this.	In the interests of clarity and certainty in the PDP, a clearer description / diagram is provided in PDP Appendix 2, including guidance for the recession plane angles where boundaries are not simply north, east, south or west.
Clark Fortune McDonald & Associates	S99.046	Zone map layers	RLZ-MAP	Not Stated	On the land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore, the PDP Rural Lifestyle zone cuts a somewhat arbitrary line through the middle of properties and is not aligned with the existing cadastral arrangement. Extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd. These roads would then provide a logical physical boundary to the PDP Rural Lifestyle zone, instead of an arbitrary line cutting through the middle of titles.	The land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore: it is more efficient to extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd.
Clayton Rowland	S36.001	SUB - Subdivision	SUB-S1	Oppose	Would like the ruling of minimum subdivision area to remain 2ha- feels this is more beneficial to the	Oppose changing of General Rural Lot size from 2ha to 8ha- requests it remain 2ha

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					general public and would give the younger population a better chance of starting with a section.	
Clayton Rowland	S36.002	Zone map layers	GRUZ-MAP	Amend	Given the proximity of the site to the Waikaka township, it can offer housing and business opportunities in the long term.	Zoning changed to Rural Lifestyle at 33 Herron Road.
Connexa Limited	S37.001	Interpretation	critical infrastructure	Support in part	Requests the Telecommunications Act 2001 definition of telecommunication be added to the definition of critical infrastructure.	Include telecommunications as a defined term as 'telecommunications as means the conveyance by electromagnetic means from one device to another of any encrypted or non-encrypted sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature, whether for the information of any person using the device or not'.
Connexa Limited	S37.002	Interpretation	functional need	Support	The definition of functional need is supported.	Retain as notified
Connexa Limited	S37.003	Interpretation	infrastructure	Support	The definition of infrastructure is supported.	Retain as notified
Connexa Limited	S37.004	Interpretation	network utilities	Support	Definition of network utilities is supported..	Retain as notified
Connexa Limited	S37.005	Interpretation	network utility operator	Support	Definition of network utility operator is supported	Retain as notified
Connexa Limited	S37.006	Interpretation	operational need	Support	The definition of 'Operational Need is supported	Retain as notified
Connexa Limited	S37.007	Interpretation	reverse sensitivity	Support	The definition of reverse sensitivity is supported	Retain as notified
Connexa Limited	S37.008	Interpretation	Definitions	Support in part	A definition of mast is needed to understand how it is different from a pole	Add a definition for Mast
Connexa Limited	S37.009	Interpretation	Definitions	Support in part	Rule INFR-R3 refers to support poles and Rule INFRR4 refers to support structures. A definition of each, or a rationalization between the two terms is necessary to understand what they mean	Provide a definition for support poles and support structures
Connexa Limited	S37.010	Interpretation	Definitions	Support in part	Telecommunications terms in the PDP defined under the RMA (being the NESTF). It needs to made clear that the PDP adopts the same definition.	Cross reference to NESTF or provide definitions for Ancillary Equipment, Antenna, Cabinet, Pole and Small Cell Unit
Connexa Limited	S37.011	INFR - Infrastructure	INFR-Overview	Support in part	For consistency between what para. 2 states infrastructure is and the definition in the PDP	In the second paragraph, update the word communication to telecommunication and radio communication.
Connexa Limited	S37.012	INFR - Infrastructure	INFR-Overview	Support in part	Unclear how rules in the infrastructure chapter are to be applied. Under the NPS 'all provisions relating to...infrastructure that are not specific to the special purpose zone chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport Heading'	Add a paragraph explaining how the infrastructure chapter interacts with other chapters of the DP noting that it is a standalone chapter and there are no rules in any other chapter which apply to the activities regulated under the INFR chapter.
Connexa Limited	S37.013	INFR - Infrastructure	INFR-O1	Oppose in part	The scope of INFR-O1 should be widened to fully recognize what critical infrastructure needs to achieve.	Amend INFR-O1 as follows: ~~The operation, maintenance, upgrading and development of infrastructure is provided to meet the needs of the community and businesses.~~ Critical infrastructure: 1. is efficient, effective and resilient; 2. provides and distributes essential and secure services as part of local, regional or national networks, including in emergencies; 3. coordinates with urban development and land uses throughout the district; and 4. enables people and communities to provide for their wellbeing.
Connexa Limited	S37.014	INFR - Infrastructure	INFR-O2	Support in part	The proposed amendments to INFR-O1 result in INFR-O2 being superfluous and Gore District Subdivision and Land Development Bylaw 2019	Delete INFR-O2

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					does not need to be referenced in an objective, as it is not referenced in any subsequent rules or standards which is where its implementation could actually be followed.	
Connexa Limited	S37.015	INFR - Infrastructure	INFR-O3	Support in part	INFR-O3 is clearly directed at reverse sensitivity. The objective should be rewritten to specifically state reverse sensitivity effects.	Amend INFR-O3 as follows: ~~Infrastructure or land reserved for future infrastructure is protected from adverse effects of subdivision, use and development that is incompatible or may compromise the construction, maintenance, upgrade and use of infrastructure.~~ The safe and efficient operation and security of critical infrastructure is not compromised by incompatible activities and reverse sensitivity effects.
Connexa Limited	S37.016	INFR - Infrastructure	INFR-O4	Support in part	It is appropriate that the adverse effects of critical infrastructure are managed, but such management needs to be done in the context of the needs for the critical infrastructure.	Amend INF-O4 as follows: ~~Adverse effects from the construction, maintenance, upgrade and use of critical infrastructure are managed.~~ The functional and operational needs of critical infrastructure are taken into account when managing any adverse effects of its location, design and operation on the natural and physical environment
Connexa Limited	S37.017	INFR - Infrastructure	INFR-P1	Support	INFR-P1 clearly enables infrastructure	Retain INFR-P1 as notified
Connexa Limited	S37.018	INFR - Infrastructure	INFR-P2	Support	INFR-P2 provides direction for infrastructure to be located underground but recognizes the practicalities that some infrastructure must be located above ground for functional and operational reasons.	Retain INFR-P2 as notified
Connexa Limited	S37.019	INFR - Infrastructure	INFR-P4	Support	The telecommunications industry looks for colocation opportunities wherever practicable. A policy encouraging the same is welcomed.	Retain INFR-P4 as notified
Connexa Limited	S37.020	INFR - Infrastructure	INFR-P5	Oppose	INFR-P5 appears to be a repeat of INFR-P3, with the addition of the phrase shared which has the same basic meaning as co-location. Two policies are not required.	Delete INFR-P5
Connexa Limited	S37.021	INFR - Infrastructure	INFR-P6	Support	INFR-P6 enhances INFR-O3, and is explicit in its reference to reverse sensitivity effects.	Retain INFR-P6 as notified
Connexa Limited	S37.022	INFR - Infrastructure	INFR-P7	Support in part	As with INFR-O4, it is appropriate that the adverse effects of critical infrastructure are managed, but such management needs to be done in the context of the needs for the critical infrastructure.	Amend INFR-P7 as follows: Manage the development of infrastructure, so that adverse effects on adjoining activities, sites, ecosystem health, and Ngāi Tahu cultural values are avoided, remedied or mitigated, recognising the functional need and operational need of critical infrastructure
Connexa Limited	S37.023	INFR - Infrastructure	INFR-Overview	Oppose	In order to comply with NPS, it must be a standalone chapter. Noting the proposed amendments to INFR9, the only other chapters which should be applicable to infrastructure are the subdivision and general district wide matters chapters in Part 2 of the plan. All other actual and potential effects of infrastructure are provided for within the Infrastructure chapter	Amend Note 1 as follows: The provisions in this chapter apply ~~in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.~~ on a district wide basis. As such the rules in the zone chapters do not apply. The provisions in the subdivision and General District Wide matters chapters in Part 2 of the District Plan are applicable.
Connexa Limited	S37.024	INFR - Infrastructure	INFR-R1	Support	INFR-R1 is an appropriate rule for the development and management of underground infrastructure. While the rule is supported, it could be rewritten so that it is consistent with the terminology used in INFR-P2.	Retain INFR-R1 as notified with potential to rewrite to refer to 'underground infrastructure' rather than 'below ground'
Connexa Limited	S37.025	INFR - Infrastructure	INFR-R2	Support	INFR-R2 provides absolute clarity that infrastructure placed within a building is permitted	Retain INFR-R2 as notified
Connexa Limited	S37.026	INFR - Infrastructure	INFR-R3	Support in part	Increasing the replacement location distance to 10m allows for greater flexibility when elements	Amend INFR-R3(1)(d) as follows: maximum change in location of structure - ~~5m~~ 10m

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					such as driveways, potential contamination areas and so forth occur.	
Connexa Limited	S37.027	INFR - Infrastructure	INFR-R4	Support	The replacement of existing support structures should be permitted for above ground infrastructure in urban zones. It should also be made clear that existing support structure should include buildings.	Amend INFR-R4(1) as follows: Other than where existing or replacement support structures (including buildings) are used, lines are to be located underground. Replacement support structures must meet the permitted provisions in INFR-R3(1), and compliance with all INFR Standards is achieved.
Connexa Limited	S37.028	INFR - Infrastructure	INFR-R5	Support	The consistency in standard and approach (including activity status) between INFR-R5 and regulation 55 of the NESTF is supported.	Retain INFR-R5 as notified
Connexa Limited	S37.029	INFR - Infrastructure	INFR-R8	Support in part	Controlled Activity status should be afforded to those activities which are of sufficient size to not have significant adverse effects on the environment, meet the infrastructure standards in the PDP, but cannot meet the NESTF permitted regulations.	Amend INFR-R8 so that Controlled Activity status is afforded to the following activities and sizes: 1. for panel antenna a width of 0.8m is not exceeded; 2. for dish antenna, the antenna does not exceed a diameter of: a. 1.2m in a residential zone; or b. 3m in all other zones. 3 Any activity which does not meet the NESTF permitted regulations but otherwise complies with the INFR standards.
Connexa Limited	S37.030	INFR - Infrastructure	INFR-R9	Support in part	INFR-R9 should include all overlays so that there is no requirement for infrastructure applications to consider other chapters. Activity status should be made restricted discretionary, with matters of discretion being effect on the overlay the infrastructure is within, and the functional and operational needs of critical infrastructure. (in line with changes requested to INFR-04 and INFR-P7). Last, to provide consistency with NESTF Regulation 57, telecommunications should not have to meet this rule for natural hazards as they are accounted for in the Civil Defense Emergency Management Act 2001	Amend INFR-R9 so that the activity status in the specified areas is restricted discretionary not discretionary and add effects on the the matter listed in (a) to (d) as well as the the functional needs and operational needs of, and benefits derived from critical infrastructure, including the potential impact on the levels of service or health and safety if the work is not undertaken as matters of discretion. Further, an update is required to INFR-R9.1 to include the containmainated land, hazardous substances, natural hazards (excluding telecommunications) ecosystems and indigenous boidiversity and public access chapters.
Connexa Limited	S37.031	INFR - Infrastructure	INFR-S1	Support in part	Identification of lines over waterbodies on planning maps is needed so it is apparent which waterbody the standard applies to and clarify how INFR-S1 and INFR-S5 interact.	Retain INFR-S1, but detail navigable waterbodies on the planning maps, and ensure that there is a clause in the standard which provides clarification for how INFR-S1 is to interact with INFR-S5.
Connexa Limited	S37.032	INFR - Infrastructure	INFR-S2	Support	It is noted INFR-S2 does not apply to poles and antennas.	Retain INFR-S2 as notified
Connexa Limited	S37.033	INFR - Infrastructure	INFR-S3	Support in part	By adding the words (excluding any lightning rod or GPS antenna) from the measurement of height provides alignment with the NESTF. The permitted heights should encourage co-location of telecommunication providers onto a single structure and to achieve this seperation between the antennas, which is best achieved via height is needed in alignment with INFR-P4. The permitted height for one provider in the industrial zones is supported but due to large trees in the rural area greater height is sought to prevent blocking signal. Under INFR-S3.2, antenna which are attached to poles and masts need to have clearance above built structures to meet radiofrequency standards, and provide line of sight connection to end users for functional and operational requirements	Amend wording: The maximum height (excluding any lightning rod or GPS antenna) of any utility pole or mast shall be. INFR-S3.1 - 25m for one telecommunications provider and 30m for two or more telecommunications providers in the General Industrial Zone and Light Industrial Zone, 35m for one telecommunications provider and 40m for two or more telecommunications providers in the Rural Zone and Rural Lifestyle Zone. INFR-S3.2 so that the permitted height in all other zones is the underlying building height in the zone, plus 5m (for one telecommunication provider) and plus a further 5m if the facility provides for the co-location of two or more telecommunication providers.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Connexa Limited	S37.034	INFR - Infrastructure	INFR-S4	Support	The exceptions to INFR-S4 are supported	Retain INFR-S4 as notified
Connexa Limited	S37.035	INFR - Infrastructure	INFR-S5	Support in part	INFR-S5 is supported, however it is currently unclear as to what the interaction between INFR-S1 and INFR-S5 is.	Ensure that there is a clause in the standard which provides clarification for how INFR-S5 is to interact with INFR-S1.
Connexa Limited	S37.036	INFR - Infrastructure	INFR-S6	Support	INFR-S6 provides appropriate footprints for telecommunication infrastructure.	Retain INFR-S6 as notified
Connexa Limited	S37.037	INFR - Infrastructure	INFR-S7	Support in part	Some finessing of the rule is proposed to better reflect the different antenna types used in the telecommunication industry.	Amend INFR-S7 as follows: 1. That for panel antennas the maximum width is 0.7m, and for all other dish antenna types the maximum surface area diameter is no greater than 1.5m ² 0.6m in the residential zones and 1.2m in all other zones and for whip and dipole antennas, the maximum length is are less than 4m in length . 2. For small cells and ancillary equipment the volume of the unit must not exceed 2.5m ³ .
Connexa Limited	S37.038	INFR - Infrastructure	INFR-Additional provisions sought	Support in part	Temporary infrastructure is used when a) an event-with insufficient infrastructure for capacity expected b)construction activity requiring existing networks turned off c) fault or disaster Limiting temporary infrastructure to 12 months means that there is a time limit for any resultant environmental effects.	New rule permitting temporary network utilities. The only standard should be that the infrastructure must be removed within 12 months. The elevation can be to discretionary activity status
Connexa Limited	S37.039	NH - Natural Hazards	NH-Additional provisions sought	Support in part	Activities regulated under the NESTF are exempt from having to comply with District Plan rules about natural hazards (Regulation 57), and confirmed by the NESTF user guide (section 6.11). It would be appropriate for the PDP to follow the same approach. The reason for the approach is due to industry practice. This practice is that the telecommunication companies rely on local authorities to identify hazards in their city or district, and the companies have resilience requirements as essential infrastructure networks and lifeline utilities under the Civil Defence Emergency Management Act 2002 (CDEMA) Resilience to natural hazards is provided by avoiding the hazard in the first instance, but where the hazard cannot be avoided for the infrastructure to provide its function, designing the infrastructure to be as resilient as possible to the hazard.	Add Note 3: Telecommunications infrastructure is exempt from having to comply with the provisions in this chapter
Connexa Limited	S37.040	HH - Historical Heritage	HH-P7	Oppose	Rule INFR-R	Delete HH-P7
Connexa Limited	S37.041	SUB - Subdivision	SUB-O3	Support	SUB-O3 clearly sets out that infrastructure is integrated with the subdivision of land	Retain SUB-O3 as notified
Connexa Limited	S37.042	SUB - Subdivision	SUB-P2	Support	Requiring provisions for infrastructure in new allotments is supported	Retain SUB-P2 as notified
Connexa Limited	S37.043	SUB - Subdivision	SUB-P5	Support in part	Reverse sensivity effects should be avoided, remedied or mitigated on all critical infrastructure to provide consistency.	Amend SUB-P5 as follows Ensure reverse sensitivity effects from subdivision on adjacent critical infrastructure and land use are avoided, remedied or mitigated or managed, ~~including from adjacent land uses, railway lines and States Highways.~~

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Connexa Limited	S37.044	SUB - Subdivision	SUB-P7	Support	SUB-P7.1 essentially requires consultation with infrastructure providers so that they can explain capacity matters to the applicant.	Retain SUB-P7 as notified
Connexa Limited	S37.045	SUB - Subdivision	SUB-P9	Oppose	SUB-P9 is not necessary, as this matter is regulated under the Infrastructure chapter	Delete SUB-P9
Connexa Limited	S37.046	SUB - Subdivision	SUB-R5	Support in part	Restricted Discretionary activity status for subdivision which creates new allotments in all zones except the development areas, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R5 as notified
Connexa Limited	S37.047	SUB - Subdivision	SUB-R6	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore South Development Area, and having telecommunication servicing a matter of discretion is supported	Retain SUB-R6 as notified
Connexa Limited	S37.048	SUB - Subdivision	SUB-R7	Support	Restricted Discretionary activity status for subdivision which creates new allotments in the Gore West Development Area, and having telecommunication servicing a matter of discretion is supported.	Retain SUB-R7 as notified
Connexa Limited	S37.049	SUB - Subdivision	SUB-Additional provisions sought	Support in part	Infrastructure allotments can have different demands from a subdivision perspective than zone based subdivision in any given area. Controlled activity subdivision for infrastructure is appropriate, with control to allow for actual and potential adverse effects on the environment to be addressed.	Add a new rule for subdivision for infrastructure purposes as follows: All Zones - Activity Status: Controlled. Subdivision to create any site to be used solely for the provision of infrastructure. Matters of Control 1 The location, size and design of allotments, building platforms, accessways, right of ways, vehicle crossings, open space and connections to the surrounding area; and 2 the ability to accommodate permitted and/or intended land uses; and 3 the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 4 measures to avoid, remedy or mitigate adverse effects: of any natural hazards or other risks; and on any sensitive environments, waterbodies, ecosystems or notable trees; and on infrastructure; and on existing or permitted adjoining or adjacent land uses;
Connexa Limited	S37.050	EW - Earthworks	EW-O1	Support	EW0-O1 appropriately sets out the requisite direction for earthworks	Retain EW-O1 as notified
Connexa Limited	S37.051	EW - Earthworks	EW-P1	Support	Recognizing the benefits of earthworks for network utilities is supported.	Retain EW-P1 as notified
Connexa Limited	S37.052	EW - Earthworks	EW-Exemptions	Support in part	As the infrastructure chapter encourages and permits underground infrastructure, trenching is required. Trenching is generally limited in extent, does not alter the ground level, and is backfilled as work progresses along lineal infrastructure. It has limited effects and should be exempted	Add trenching no deeper than 1.0m and wider than 1.0m for underground infrastructure, provided that no more than 120m of trench is open at any one time to the list of earthworks and land disturbance activities that are exempt from the rules in this chapter
Connexa Limited	S37.053	EW - Earthworks	EW-R11	Support	The volumes and requirements of this rule are appropriate.	Retain EW-R11 as notified
Connexa Limited	S37.054	EW - Earthworks	EW-S4	Oppose in part	Access tracks to telecommunication sites are often on steep land. 15 degrees is considered to restrictive. Wellington has slope angle of 34 degrees	Amend EW-S4 as follows: Earthworks shall not be undertaken on land with an existing slope angle exceeding ~~15~~ 34 degrees.
Connexa Limited	S37.055	National Direction Instruments	National Direction Instruments	Support	This section is important to help plan readers understand the relationship between the District Plan and NES.	Retain the National Environmental Standards subsection.
Connexa Limited	S37.056	UFD - Urban form and development	UFD-O1	Support	Appropriately recognises the need for development to be integrated with existing or new infrastructure.	Retain UFD-O1 as notified.

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Connexa Limited	S37.057	UFD - Urban form and development	UFD-O7	Support	Appropriately recognises the need for new and existing infrastructure for well-functioning urban environments.	Retain UFD-O7 as notified.
Contact Energy Limited	S144.001	INFR - Infrastructure	INFR - General	Support	Contact supports the provisions relating to the development, operation, maintenance and protection of renewable electricity generation activities.	Retain provisions relating to renewable electricity generation activities in some form.
Contact Energy Limited	S144.002	ENRG - Energy	ENRG - General	Support	Contact supports the provisions relating to the development, operation, maintenance and protection of renewable electricity generation activities.	Retain provisions relating to the development, operation, maintenance and protection of renewable electricity generation activities.
Contact Energy Limited	S144.003	ENRG - Energy	ENRG-R2	Oppose in part	A non-complying status is too onerous and is not consistent with the NPS-REG and Southland Policy Statement.	Contact supports the discretionary status of large scale renewable electricity construction operation, maintenance, repairs and upgrading activities in the General Rural Zone and opposes the non-complying status for such activities in all other zones.
Contact Energy Limited	S144.004	ENRG - Energy	ENRG-P7	Oppose in part	Contact is concerned this policy is not consistent with the NPSREG as it seeks to avoid certain areas in the district. References to SNA's and areas of indigenous biodiversity may be too broad.	Consistency with NPSREG.
Contact Energy Limited	S144.005	TRANS - Transport	TRANS - General	Support	Contact generally supports the transport chapter.	Retain.
Contact Energy Limited	S144.006	ENRG - Energy	ENRG-Additional provisions sought	Amend	Contact supports giving effect to the NPSIB but it is not apparent that the NPSIB does not apply to renewable electricity generation activities.	The energy chapter should include provisions which relate to the management of indigenous biodiversity so that it is a standalone and comprehensive chapter for renewable energy.
Contact Energy Limited	S144.007	ECO - Ecosystems and Indigenous Biodiversity	ECO-P2	Not Stated	ECO-P2 does not suitably recognise that certain activities may be appropriate to locate within SNAs provided that effects are managed.	N/A
Contact Energy Limited	S144.008	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1	Amend	Indigenous vegetation clearance where associated with renewable electricity generation activities may be a non-complying activity. This status is too onerous where the effects are able to be suitably managed.	Contact seeks that clearance of indigenous vegetation within SNAs that may be ancillary to a large scale renewable electricity generation activity is a discretionary activity, with access to the effects management.
Contact Energy Limited	S144.009	NH - Natural Hazards	NH-R6	Oppose	Seeking to avoid the placement of infrastructure may not be warranted given that hazard risk overlay areas are indicative only.	Oppose the non-complying activity status for critical infrastructure in NH-R6 and seek that NH-R6 be deleted
Contact Energy Limited	S144.010	LIGHT - Light	LIGHT - General	Not Stated	There may be lighting standards required by other legislation or regulations (i.e. requirements for wind turbines to be lit).	Ensure consistency with other regulations and standards.
Contact Energy Limited	S144.011	EW - Earthworks	EW - General	Not Stated	There does not appear to be recognition within district wide matters that in developing large scale renewable electricity generation activities there may be associated earthworks.	Contact seeks that the provisions in the District Wide section of the Proposed Plan do not conflict with any of the more specific provisions which relate to renewable electricity generation activities in other chapters of the Plan.
Contact Energy Limited	S144.012	LIGHT - Light	LIGHT - General	Not Stated	There does not appear to be recognition within district wide matters that in developing large scale renewable electricity generation activities there may be associated lighting.	Contact seeks that the provisions in the District Wide section of the Proposed Plan do not conflict with any of the more specific provisions which relate to renewable electricity generation activities in other chapters of the Plan.
Courtney Horrell	S10.001	GDC - Gore District Council	GDC-10	Oppose	Concerned that the buffer zone will reduce value on the house/land. There has been a lack of consultation with regard to the proposed buffer zone. Concerned that environmental, noise and lights from the plant will also be an issue.	To drop the buffer zone for the water treatment plant in east Gore

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Courtney Horrell	S10.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Concerned that the buffer zone will reduce value on the house/land. There has been a lack of consultation with regard to the proposed buffer zone. Concerned that environmental, noise and lights from the plant will also be an issue.	To drop the buffer zone for the water treatment plant in east Gore
Damiyen Crosbie	S7.001	GDC - Gore District Council	GDC-10	Oppose	Concerned that the buffer zone will reduce value on the houses and land in the area. There has been a lack of consultation with regard to the proposed buffer zone. Concerned that environmental, noise and lights from the plant will also be an issue.	To drop the buffer zone for the water treatment plan in east Gore
Damiyen Crosbie	S7.002	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Concerned that the buffer zone will reduce value on the houses and land in the area. There has been a lack of consultation with regard to the proposed buffer zone.	To drop the buffer zone for the water treatment plan in east Gore
David Katon	S47.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	Buffer Zone devalues property and option to subdivide has been taken away	Does not agree with Buffer zone property is included in
David Pullar	S133.001	Interpretation	Definitions	Amend	The way fencing is managed in the PDP is confusing, impractical and restrictive. Farm fencing is essential to effectively manage the natural resources used and affected by primary production.	New definition: Farm fencing Means any fence erected for the purposes of any primary production purpose.
David Pullar	S133.002	MW - Mana Whenua	MW-1	Amend	The plan uses a general approach to Mana Whenua aspirations, lacking the detail within the plan and supporting documents to enable plan users to determine how and to what degree the matters outlined in MW2.3 should be considered prior to making a consent application and within the decision-making process for the consent. Because of the lack in detail the mitigation methods required are uncertain. This uncertainty will result in it becoming more difficult to determine if proceeding with consent is worthwhile.	Areas with greater than general Mana Whenua significance are identified in the plan. Rules that require Mana Whenua cultural values consideration should provide detail of the particular values that must be considered, specific to each rule and the degree that these adverse effects must be managed. This consideration is only necessary when other rule components will not manage adverse effects on Mana Whenua. Additional detail is required for rules that reference MW 2.3 which will decrease uncertainty and costs to the community and Mana Whenua.
David Pullar	S133.003	INFR - Infrastructure	INFR-S5	Amend	Fences that subdivide paddocks adjacent to waterways need to extend to the edge of waterways to be effective.	Exclude fences for primary production purposes.
David Pullar	S133.004	EW - Earthworks	EW-Exemptions	Amend	To enable land users to effectively fence and manage their land, including excluding stock from areas requiring protection from grazing.	Include fences for primary production purposes in the list of exempt activities.
David Pullar	S133.005	EW - Earthworks	EW-S4	Amend	The rule needs a horizontal measurement requirement to allow for minor variances in slope.	Amend to: Earthworks shall not be undertaken on land with an existing slope angle exceeding an average of 15 degrees measured over a horizontal distance of 50 meters.
Deborah Lawson	S30.001	HH - Historical Heritage	HH-SCHED2-HH-86	Oppose	Increased regulations make it harder to do anything to the house (including lack of flexibility with colours and solar panels) and will result in increased costs and subsequent buyers will be put off. - Petition supplied. Negative impacts on mental health.	To remove Heritage Listing of 6 Matheson Road.
Debra & Gary Gibson	S141.001	LIZ - Light Industrial Zone	LIZ - General	Oppose in part	General industry will increase smell, noise, lights and there is potential for hazardous chemicals which may depreciate land value and amenity.	Seek more stringent regulations concerning noise, smell, and lights.

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Debra & Gary Gibson	S141.002	Zone map layers	LIZ-MAP	Oppose in part	General or heavy industry will result in increased smell, noise, lights and potential for hazardous chemicals (risk to wildlife and wetlands) and increased risk of flooding which is not preferred adjacent to residential activity.	Extend Light Industrial Zone to the boundary of Silver Fern Farms off Saleyard Road (opposed to General Industrial Zone).
Debra & Gary Gibson	S141.003	Zone map layers	GIZ-MAP	Oppose in part	General or heavy industry will result in increased smell, noise, lights and potential for hazardous chemicals (risk to wildlife and wetlands) and increased risk of flooding which is not preferred adjacent to residential activity.	Extend Light Industrial Zone to the boundary of Silver Fern Farms off Saleyard Road (opposed to General Industrial Zone).
Debra & Gary Gibson	S141.004	DEV - Development Areas	DEV1-S1	Oppose in part	A 5m buffer when bordering a dwelling is not enough and general industry will increase smell, noise, lights and there is potential for hazardous chemicals which may depreciate land value and amenity.	Extend the proposed landscape buffer to be greater than 5m or a condition that prevents structures being erected within 100m of the boundary.
Debra & Gary Gibson	S141.005	GIZ - General Industrial Zone	GIZ - General	Oppose in part	General industry will increase smell, noise, lights and there is potential for hazardous chemicals which may depreciate land value and amenity.	Seek more stringent regulations concerning noise, smell, and lights
Department of Conservation	S109.001	Interpretation	Definitions	Support	Support the proposed definitions as providing appropriate clarity and certainty for plan users and aligning with the RMA and higher order documents such as the NPS-IB.	Retain as notified, except where specific changes are requested below
Department of Conservation	S109.002	Interpretation	Biodiversity Covenant	Support	Support the proposed definition as it provides clarity and aligns with the NPS-IB definition	Retain as notified
Department of Conservation	S109.003	Interpretation	conservation activity	Support	Support the inclusion of a definition for conservation activity and the list of examples included.	Retain as notified
Department of Conservation	S109.004	Interpretation	Council Authorised Biodiversity Management Plan	Support in part	Supports the inclusion of this definition however, there are no provisions in the plan that refer to this term. It is suggested that Biodiversity Management Plans are required as a matter of discretion for vegetation clearance within Significant Natural Areas (refer to ECO-R1 and R2) and/or that it is made clear in the provisions about when these management plans may be required. Minor amendments are suggested to correct a spelling error.	Amend the definition of 'Council Authorised Biodiversity Management Plan' as follows: "means a management plan that is approved by the Council and mana whenua as part of an assessment of the biodiversity values undertaken or reviewed by a Council endorsed ecologist. The plan will ensure that Significant Natural Area and taonga species values are protected.
Department of Conservation	S109.005	Interpretation	effects management hierarchy	Support	Supports the inclusion of this definition and alignment with the NPS-IB.	Retain as notified
Department of Conservation	S109.006	Interpretation	indigenous vegetation	Support	Supports the inclusion of this definition and alignment with the NPS-IB.	Retain as notified
Department of Conservation	S109.007	Interpretation	indigenous vegetation clearance	Support in part	Supports the proposed definition however seeks amendments to make it explicit that this includes any activity that destroys and/or damages indigenous vegetation.	Amend as follows: means any activity that destroys, damages or removes means the clearing or removal of 'indigenous vegetation' by any means, including clearing, cutting, crushing, cultivation, covering, irrigation, chemical application, drainage, stopbanking, overplanting, burning, or any other mechanical means as well as mob stocking.
Department of Conservation	S109.008	Interpretation	mahinga kai	Support	Supports this definition	Retain as notified
Department of Conservation	S109.009	Interpretation	maintenance of improved pasture	Support	The D-G supports this definition as it aligns with the NPS-IB.	Retain as notified

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Department of Conservation	S109.010	Interpretation	park management activity	Support	Supports definition. * Of note- submitter supports "Park Maintenance Activity" and quoted the definition for "Park management activity"	Retain as notified
Department of Conservation	S109.011	Interpretation	renewable electricity generation activities - small scale	Support in part	The title should be extended to include the words 'small and community scale' to clarify that this definition covers community scale REG projects, and that community scale REG does not have a different meaning.	Renewable electricity generation activities - small and community scale
Department of Conservation	S109.012	Interpretation	biological diversity (or biodiversity)	Support	The D-G supports the inclusion of the RMA definitions in the plan.	Retain as notified
Department of Conservation	S109.013	Interpretation	environment	Support	The D-G supports the inclusion of the RMA definitions in the plan.	Retain as notified
Department of Conservation	S109.014	Interpretation	river	Support	The D-G supports the inclusion of the RMA definitions in the plan.	Retain as notified
Department of Conservation	S109.015	Interpretation	wetland	Support	The D-G supports the inclusion of the RMA definitions in the plan.	Retain as notified
Department of Conservation	S109.016	Interpretation	significant natural area (SNA)	Support in part	The D-G supports the inclusion of this definition and alignment with the NPS-IB but suggests some minor amendments to improve clarity.	Retain with amendments as follows: Has the same meaning as per the National Policy Statement for Indigenous Biodiversity and means: ~~-(a) Areas identified as SNA 1 (Waterfall Range) and SNA 2 (Pukerau Red Tussock Reserve)~~ Any area that is identified as an SNA on the planning maps until a suitably qualified ecologist engaged by Gore District Council determines that it is not a SNA. (b) Any area that is notified or included in a district plan as an SNA following an assessment of the area in accordance with the criteria set out in Appendix 4. For the avoidance of doubt , a SNA also includes areas meeting the criteria outlined in Appendix 4 that may not yet be identified on the planning maps including those identified at the resource consent stage or as part of a Farm Environment Plan assessment or as part of a Biodiversity Covenant.
Department of Conservation	S109.017	Interpretation	specified highly mobile fauna	Support in part	The NPS IB sets minimum standards of protection for indigenous biodiversity (see NPS IB cl 3.1). Councils can manage effects on additional species of highly mobile fauna and their habitat to comply with their functions under s 31(1)(b)(iii) of the Act.	~~Has the same meaning as the NPSIB~~ means the Threatened or At Risk species of highly mobile fauna that are identified in Appendix 2 of the NPSIB or listed in an Appendix to this plan or are identified in an assessment of effects or evidence filed during the course of a resource consent application.
Department of Conservation	S109.018	Interpretation	Threatened or At Risk, and Threatened or At Risk (declining)	Support	The D-G supports the inclusion of this definition which is consistent with the NPS-IB.	Retain as notified
Department of Conservation	S109.019	Interpretation	Definitions	Amend	Insert new definition of 'Biodiversity Offset'. Providing for the use of biodiversity offset (where the effects management hierarchy has been applied), enables Councils and applicants to address any residual adverse effects, that cannot otherwise be demonstrably avoided, minimised, or remedied as a result of the proposed activity. The draft National Policy Statement for Indigenous Biodiversity (NPS-IB) contains a definition for 'Biodiversity Offset' which is recommended for the proposed plan. Biodiversity offset is a term used in the ECO chapter and therefore adding a definition provides clarity to plan users.	Insert a new definition for "biodiversity offset" as follows (or words to similar effect): Has the same meaning as per the National Policy Statement for Indigenous Biodiversity and means: "means a measurable conservation outcome that meets the requirements in the NPS-IB Appendix 3 and results from actions that: a. redress any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, and remediation measures have been sequentially applied; and b. achieves a measurable net gain compared to that lost.
Department of Conservation	S109.020	Interpretation	Definitions	Amend	Insert new definition for "compensation", as the term is used within the Ecosystems and Indigenous Biodiversity chapter, it is considered necessary to define the term so it's meaning is clear. The draft	Insert a new definition for "biodiversity compensation" as follows (or words to similar effect): Has the same meaning as per the National Policy Statement for Indigenous Biodiversity and means: Means a measurable conservation outcome that meets the requirements of the NPS-IB Appendix 3 and results from actions that are intended to

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					National Policy Statement for Indigenous Biodiversity (NPS-IB) contains a definition for 'Biodiversity Compensation' which is recommended for the proposed plan. Biodiversity compensation is a term used in the ECO chapter and therefore adding a definition provides clarity to plan users.	redress any positive actions (excluding biodiversity offsets) to compensate for residual adverse biodiversity effects arising from activities after all appropriate avoidance, remediation, mitigation and biodiversity offset measures have been sequentially applied.
Department of Conservation	S109.021	UFD - Urban form and development	UFD-Additional provisions sought	Amend	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 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.	Insert a Strategic Direction for the Natural Environment which seeks to: - Recognize the integrated approach to managing land and water resources. - Recognizes the inter relationship between the health and wellbeing of communities and the natural environment. - 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 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.
Department of Conservation	S109.022	ENRG - Energy	ENRG-O3	Support	The D-G supports this objective which seeks to manage effects from electricity generation activities on the environment and the underlying relationship Ngāi Tahu hold with the natural environment.	Retain as notified
Department of Conservation	S109.023	ENRG - Energy	ENRG-P7	Support in part	The D-G supports the inclusion of this policy and managing adverse effects on the identified areas but considers it relevant to manage adverse effects by applying the effects management hierarchy rather than just through mitigation of effects. Applying the same approach and drafting to REG as for other activities would provide more clarity and certainty in respect of the provisions, and more consistency and integration in terms of how the effects of activities on indigenous biodiversity are managed. It is considered that applying an effects management hierarchy to REG is justified in terms of Gore's biodiversity values and threats, and under sections 6(c) and 31(1)(b)(iii) of the Act.	Retain with amendments as follows (or words to similar effect): Avoid the location of renewable and nonrenewable electricity generation activities within the following areas unless adverse effects can be mitigated managed by applying the effects management hierarchy: 1. outstanding natural features and landscapes 2. significant natural areas 3. areas of indigenous biodiversity 4. areas of highly specified mobile fauna 5. riparian margins
Department of Conservation	S109.024	ENRG - Energy	ENRG-P11	Support in part	It is important to assess whether large scale renewable electricity generation is in the appropriate location. It is recommended that separation distances from SNAs and riparian margins is also considered. Specific reference to highly mobile fauna should be included, to give effect to cl 3.20(3) in the NPSIB.	Retain with amendments as follows (or words to similar effect): Require large scale renewable electricity generation activities to demonstrate they are located appropriately having regard to relevant land use zone, also considering the following: (...) x. best practice techniques for managing adverse effects on highly mobile fauna and their habitats; 4. the design and site layout of the activity and its ability to internalise effects; 5. earthworks and construction effects;6. adverse amenity effects, including but not limited to visual, traffic generation, safety, light spill, shadow and noise effects; 7. adequate separation distances from sensitive activities, SNAs or unmapped areas identified as SNAs in accordance with the criteria in Appendix 4 specified highly mobile fauna areas, riparian margins and Outstanding Natural Features and Landscapes to ensure conflict and reverse sensitivity effects are minimised; (...)

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Department of Conservation	S109.025	ENRG - Energy	ENRG-R1	Support in part	Applying the same approach to the drafting of REG as for other activities would provide more clarity and certainty in respect of the provisions, and more consistency and integration in terms of how the effects of activities on indigenous biodiversity are managed. The D-G therefore recommends that the rule is amended to include SNAs or unmapped SNA areas as a trigger that requires resource consent and for small scale REG within an SNA, the activity status becomes Discretionary. The D-G also recommends the definition for 'renewable electricity generation activities - small scale' in the Interpretation Chapter should be extended to 'renewable electricity generation activities - small and community scale' (see previous submission) so that is aligns with the heading in ENRG-R1.	Retain with the following amendments (or words to similar effect): Activity Status: Permitted Where 1. All Energy Standards are complied with; and 2. No structure or building is located in an Outstanding Natural Feature or Landscape or SNA or unmapped SNA that has been assessed as significant against the criteria in Appendix 4; and 3. (...)
Department of Conservation	S109.026	ENRG - Energy	ENRG - General	Support in part	The D-G recommends amending Note 1 to identify which other provisions apply to provide clarity. The D-G also recommends including a note relating to other relevant requirements outside of the District Plan including fish passage regulations to ensure that users of the Plan are aware of these regulations when looking at hydro renewable electricity generation.	Retain with the following amendments (or words to similar effect): Note 1 - Include a more specific description of what other provisions apply to this chapter with references to the ECO chapter provisions. Add: Note 2 Activities below mean high water springs (MHWS) or on the beds of water bodies may require resource consent from Southland Regional Council. In relation to hydro renewable energy generation, fish passage must be maintained, or is improved, by instream structures as per the National Policy Statement for Freshwater Management 2020, the National Environmental Standards for Freshwater Regulations 2020 and the Southland Regional Plan.
Department of Conservation	S109.027	ENRG - Energy	ENRG-S1	Support in part	In line with Objective 3 and Policy 7, the D-G recommends that the Restricted Discretionary matters are amended to consider any adverse effects on the indigenous biodiversity values of the locality including SNA's and threatened and at risk species habitats. This is considered necessary in terms of Gore's biodiversity values and threats, and under sections 6(c) and 31(1)(b)(iii) of the Act.	Retain with the following amendments (or words to similar effect): Matters of discretion: 1. The type, scale, form and location of the turbine and any adverse effects on the character, amenity, indigenous biodiversity values or Ngāi Tahu cultural values of the locality....
Department of Conservation	S109.028	ENRG - Energy	ENRG-S2	Support in part	In line with Objective 3 and Policy 7, the D-G recommends that the Restricted Discretionary matters are amended to consider any adverse effects on the freshwater values of the locality. This is considered necessary in terms of Gore's biodiversity values and threats, and under sections 6(c) and 31(1)(b)(iii) of the Act.	Retain with the following amendments (or words to similar effect): Matters of discretion: ... 4. Adverse effects on Ngāi Tahu cultural values, including those listed in MW2.3 5. Adverse effects on indigenous biodiversity values and riparian margins
Department of Conservation	S109.029	ENRG - Energy	ENRG-S4	Support in part	In line with Objective 3 and Policy 7, the D-G recommends that the Restricted Discretionary matters are amended to consider any adverse effects on the indigenous biodiversity values of the locality. This is considered necessary in terms of Gore's biodiversity values and threats, and under sections 6(c) and 31(1)(b)(iii) of the Act.	Matters of discretion: 1. The type, scale, form and location of the turbine and any adverse effects on indigenous biodiversity values including threatened and at risk species and their habitats , the character and amenity values of the locality.
Department of Conservation	S109.030	INFR - Infrastructure	INFR - General	Support in part	Overall, the D-G considers it necessary that the policies and provisions around infrastructure are set out to identify nationally significant infrastructure, regionally significant infrastructure and other infrastructure including critical infrastructure. This will help to inform how policies are developed for each type of infrastructure based	Amend the objectives and policies to reflect National Policy and Southland RPS provisions for nationally significant infrastructure, regionally significant infrastructure and 'other infrastructure'.

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					on requirements in the relevant National Policy Statements and the Southland Regional Policy Statement.	
Department of Conservation	S109.031	INFR - Infrastructure	INFR-O4	Oppose	As noted in the submission point above, this objective needs to deal with not only critical infrastructure but 'specified infrastructure' that provides significant national or regional public benefit and the management of adverse effects through the application of the effects management hierarchy in line with the NPSFM, NPS IB and Southland RPS.	Amend objective INFR-04 to have regard for the management of adverse effects and application of the effects management hierarchy.
Department of Conservation	S109.032	INFR - Infrastructure	INFR-P3	Support	The D-G supports the encouragement of green infrastructure and renewable energy.	Retain as notified
Department of Conservation	S109.033	INFR - Infrastructure	INFR-P7	Support in part	The D-G supports the management of adverse effects on ecosystem health as a result of the development of infrastructure, however, to be consistent with other sections of the plan some minor amendments are recommended.	Retain with the following amendments (or words to similar effect): Manage the development of infrastructure, so that adverse effects on adjoining activities, sites, ecosystem health, and Ngāi Tahu cultural values are avoided, ~~remedied or mitigated.~~ and, where there are no practicable alternative locations, applying the effects management hierarchy where adverse effects cannot be avoided.
Department of Conservation	S109.034	INFR - Infrastructure	INFR - General	Support in part	The D-G recommends amending Note 1 to identify which other provisions apply to provide clarity.	Retain with the following amendments (or words to similar effect): Note 1 - Include a more specific description of what other provisions apply to this chapter such as the ECO chapter provisions.
Department of Conservation	S109.035	INFR - Infrastructure	INFR-R1	Oppose	The D-G considers that this activity should still be subject to a restricted discretionary status where new infrastructure is within a specified area such as an SNA, areas of highly mobile fauna or riparian margin.	Amend the rule to be restricted discretionary where located within specified areas.
Department of Conservation	S109.036	INFR - Infrastructure	INFR-R3	Support in part	The D-G considers that matters of discretion should include impacts on indigenous biodiversity values.	Amend the restricted discretionary matters: Matters of Discretion 9. Impacts on indigenous biodiversity values including at risk and threatened species and their habitat...
Department of Conservation	S109.037	INFR - Infrastructure	INFR-R9	Oppose	The D-G considers that the consenting process for new infrastructure within specified areas is assessed as a non complying activity. Further the rule should be amended to identify any unmapped areas of significant indigenous biodiversity, areas of highly mobile fauna and riparian margins.	Retain with the following amendments (or words to similar effect): Activity status: ~~Discretionary~~ Non complying Where: 1. The establishment of new infrastructure within: (a) an Outstanding Natural Landscape or Feature (b) a Significant Natural Area or unmapped SNA that has been assessed as significant against the criteria in Appendix 4, areas of highly mobile fauna (c) 20m of the Mataura River, or within a riparian margin (d) a site containing an item on the Heritage Schedule, a Notable Tree, a Site of Significance to Māori or an Archaeological Site
Department of Conservation	S109.038	INFR - Infrastructure	INFR-S5	Support	The D-G supports the requirements for infrastructure building or structure setbacks and matters of discretion.	Retain as notified
Department of Conservation	S109.039	TRANS - Transport	TRANS-O3	Support	The D-G supports the intent of the provisions to manage the environmental effects of transport activities in line with the NPS-FM, NPS-IB and Southland RPS.	Retain as notified
Department of Conservation	S109.040	TRANS - Transport	TRANS-P12	Support	The D-G supports the intent of the provisions to manage the environmental effects of transport activities in line with the NPS-FM, NPS-IB and Southland RPS.	Retain as notified
Department of Conservation	S109.041	TRANS - Transport	TRANS - General	Support in part	The D-G recommends amending Note 1 to identify which other provisions apply to provide clarity.	Retain with the following amendments (or words to similar effect): Note 1 - Include a more specific description of what other provisions apply to this chapter such as referring

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						specifically to the ECO chapter provisions.
Department of Conservation	S109.042	TRANS - Transport	TRANS-R1	Oppose	Whilst the D-G supports R1(3) which requires resource consent if the establishment, construction, operation, maintenance and upgrading of the transport network and land transport infrastructure if it is on land which is within an outstanding natural feature or outstanding natural landscape or an SNA. It is recommended that the wording is amended to include any unmapped areas assessed as SNAs against the criteria in Appendix 4, highly mobile fauna or riparian margins. It should also be assessed as Non complying.	Retain with the following amendments (or words to similar effect): Activity status: Permitted 1. (...) 3. The land is not within an area or site identified as: (a) Historic Heritage site or setting; or (b) root protection area of a Notable Tree; or (c) Outstanding Natural Feature or Outstanding Natural Landscape; or (d) Significant Natural Area or unmapped SNA that has been assessed as significant against the criteria in Appendix 4, highly mobile fauna area or within a riparian margin. Activity Status where compliance is not achieved: ~~Discretionary~~ Non Complying
Department of Conservation	S109.043	NH - Natural Hazards	NH-O2	Support	The D-G supports the objective and policy which seeks to encourage the use, maintenance and enhancement of natural features and buffers to manage the risks of natural hazards on the environment. This is in line with the NPS-IB (Clause 3.6) which seeks that Local Authorities recognize the role of indigenous biodiversity in mitigating the effects of climate change.	Retain as notified
Department of Conservation	S109.044	HH - Historical Heritage	HH-SCHED3-HH-A3	Support	The D-G supports the inclusion of the Hidden Valley Track hut floor and fireplace at Croydon Bush within the schedule.	Retain as notified
Department of Conservation	S109.045	HH - Historical Heritage	HH-SCHED3-HH-A4	Support	The D-G supports the inclusion of the Whisky Creek water race within the schedule.	Retain as notified
Department of Conservation	S109.046	SASM - Sites and Areas of Significance to Māori	SASM - General	Support	The D-G supports the provisions provided in the plan to recognise the relationship of Māori with the natural environment and the practicing of Māori cultural activities and application of these objectives and policies throughout the district.	Retain as notified
Department of Conservation	S109.047	ECO - Ecosystems and Indigenous Biodiversity	ECO - General	Neutral	The D-G generally supports the proposed approach to commit to mapping SNAs by August 2028 and once this is completed a variation to the proposed District Plan will occur. It is recommended that any SNA assessments that have been undertaken to date are included in the proposed plan in accordance with the NPS-IB. This is also consistent with Part 2, Section 6c of the RMA which requires, as matters of national importance, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna. In the interim period, the D-G recommends that there are provisions in the plan that capture the identification and protection of new SNAs that are not yet mapped and any highly mobile fauna areas at the resource consent stage. This is captured in the definition of SNAs and our suggested inclusion of a definition for highly mobile fauna areas but it is considered to provide more clarity by specifying this intent in the policies, rules and assessment matters. As noted above, this aligns better with the RMA provisions. The D-G supports the	It is recommended that any SNA assessments that have been undertaken to date are included in the proposed plan in accordance with the NPS-IB. In the interim period, the D-G recommends that there are provisions in the plan that capture the identification and protection of new SNAs that are not yet mapped and any highly mobile fauna areas at the resource consent stage.

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					provisions of the proposed Plan where certain effects of new subdivision, use and development within a SNA are avoided as set out in the NPS-IB. However, it is not clear how the policies relating to SNAs (ECO P2, ECO P3, ECO P4 and ECO P9) work together and it is recommended that these are amended so that they accurately reflect the NPS-IB and how the relevant clauses which address exceptions due to the type of activity, are presented in the Plan. As the policies are written currently may confuse the resource consent assessment.	
Department of Conservation	S109.048	ECO - Ecosystems and Indigenous Biodiversity	ECO-Overview	Support in part	The D-G supports the setting out of relevant legislation in respect to indigenous biodiversity. It would also be relevant to mention in the overview the need to map any highly mobile fauna areas specific to the district (as per NPSIB clause 3).	Retain with the following amendments (or words to similar effect): - Provide a description of the important ecological values of Gore District and what the provisions are setting out to achieve. - Identify the issues for the District and how they are going to be addressed (drawing on issues from the Southland RPS and the s32 report). - Include a commitment to mapping any high mobile fauna areas and taonga species in consultation with Environment Southland and iwi (for example, river segments hosting threatened species, including non-diadromous galaxiids , kanakana lamprey larval rearing areas and spawning habitat, threatened blackbilled gulls and their habitats, lizards etc).
Department of Conservation	S109.049	ECO - Ecosystems and Indigenous Biodiversity	ECO-O1	Support in part	The D-G supports this objective as it is consistent with the requirements of the RMA, NPS-IB and Southland RPS (OBJ BIO.2). However, it is considered that ECO-O1 should be amended in order to respond to the deterioration of indigenous biodiversity in the District as identified in the Overview, and to set out the outcomes the District intends to achieve with the ECO provisions in the plan.	Retain with the following amendments (or words to similar effect): Maintain, enhance and restore indigenous biological diversity in the Gore District and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna (Significant Natural Areas).
Department of Conservation	S109.050	ECO - Ecosystems and Indigenous Biodiversity	ECO-O2	Support	The D-G supports this objective as it is consistent with the requirements of the NPS-IB and Southland RPS.	Retain as notified
Department of Conservation	S109.051	ECO - Ecosystems and Indigenous Biodiversity	ECO-O3	Oppose	The D-G considers that this objective should be removed. It is considered that the policies already address where activities can be provided for in SNAs whilst still meeting ECOO1.	Remove ECO-O3: ~~Provide for appropriate subdivision, use and development within Significant Natural Areas where the values of the area can be maintained and enhanced.~~
Department of Conservation	S109.052	ECO - Ecosystems and Indigenous Biodiversity	ECO-O4	Support	The D-G supports this objective.	Retain as notified
Department of Conservation	S109.053	ECO - Ecosystems and Indigenous Biodiversity	ECO-P1	Support	The D-G supports this policy.	Retain as notified
Department of Conservation	S109.054	ECO - Ecosystems and Indigenous Biodiversity	ECO-P2	Oppose	This policy should be rewritten to clarify that SNAs have the highest protection due to the values of the area (or that the protection and avoidance of adverse effects within SNAs - ECO-P7 and P3 is set out first). P2 as drafted does not currently accord with cl 3.10 and 3.11 of the NPS IB. The policy is less protective than those clauses require and so, does not give effect to the NPS-IB. In particular,	Remove ECO-P2 or re-write this policy to accurately reflect the exceptions and application of the effects management hierarchy and other requirements to align better with the NPS IB. ~~Allow activities within Significant Natural Areas that may impact indigenous biodiversity values where: 1. This is for a lawfully established activity; or 2. Their purpose is to facilitate or express Ngāi Tahu rights, interests, or cultural purpose; or 3. The activity has a functional need to be located in the area; or 4. The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat, and/or Ngāi Tahu~~

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					ECO-P2 point 4 undermines the other proposed ECO policies and does not give effect to NPS-IB cl 3.10(2). The exceptions to the SNA provisions in the NPS-IB need to be carefully written so that they accurately reflect the thresholds in which these exceptions can occur. It is recommended that this Policy is either removed or rewritten to accurately reflect the NPS-IB exceptions for activities that may have adverse effects on an SNA and how these are managed by applying the effects management hierarchy and other requirements as specified in the NPS IB.	~~cultural purpose.~~
Department of Conservation	S109.055	ECO - Ecosystems and Indigenous Biodiversity	ECO-P3	Support	The D-G supports this policy as it is consistent with the NPS-IB and NPS-FM.	Retain as notified
Department of Conservation	S109.056	ECO - Ecosystems and Indigenous Biodiversity	ECO-P4	Support	The D-G supports this policy as it is consistent with the NPS-IB and NPS-FM.	Retain as notified
Department of Conservation	S109.057	ECO - Ecosystems and Indigenous Biodiversity	ECO-P5	Support in part	The D-G supports this policy as it is consistent with the NPS-IB, however recommends amendments to clarify what should be addressed under 'long-term populations' and that they are maintained and enhanced.	Retain ECO-P5 with the following amendments (or words to similar effect): Plantation Forest activities in any existing plantation forest within a SNA must be managed in a manner that: 1. Maintains indigenous biodiversity in the SNA as far as practicable while providing for plantation forest activities to continue, and 2. Maintains and enhances the long-term populations (including population size, age structure and distribution) of any Threatened or At Risk (declining) species present in the area.
Department of Conservation	S109.058	ECO - Ecosystems and Indigenous Biodiversity	ECO-P6	Support	The D-G supports this policy as it is consistent with the NPS-IB and NPS-FM.	Retain as notified
Department of Conservation	S109.059	ECO - Ecosystems and Indigenous Biodiversity	ECO-P7	Support in part	The D-G supports this policy as it is consistent with the NPS-IB. However, as it is directly linked to ECO-O1, the policies in the ECO chapter should be reordered so that this policy becomes ECO-P2. The D-G also considers that it is necessary to make mention of vegetation clearance within SNAs which is a non complying activity as set out in the corresponding rules (ECO-R3).	Retain ECO-P7 with the following amendments (or words to similar effect): 6. Avoid the clearance of indigenous vegetation and earthworks within SNAs unless it is for...(permitted activities listed in ECO R1(1)).
Department of Conservation	S109.060	ECO - Ecosystems and Indigenous Biodiversity	ECO-P8	Support in part	The D-G supports this policy in general as it is consistent with the NPS-IB. However, At-Risk (Declining) species are moving towards becoming classified as Threatened and so closer to extinction "if population trends continue on their current trajectory" (NZTCS, (2008) p 10). Accordingly, point 3. should be extended to include At-Risk (Declining) species. Managing vegetation clearance and land disturbance in accordance with ECO-R1 should also be addressed within this policy.	Retain ECO-P8 with the following amendments (or words to similar effect): When assessing resource consents for subdivision, land use and development, avoid effects which will... In relation to ECO-P8, point 3. add the following wording: 3.... Categories 1 - nationally critical, nationally endangered, and nationally vulnerable, and At-Risk (Declining); Include a policy that addresses the management of indigenous vegetation clearance as set out in ECOR1.
Department of Conservation	S109.061	ECO - Ecosystems and Indigenous Biodiversity	ECO-P9	Oppose	The D-G recommends the deletion of this policy for the following reasons: • It is unclear how this policy interacts with the other proposed policies in the ECO Chapter and may undermine the clear direction that they set; • It is not a comprehensive	Remove policy P9

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					list of criteria that a decision-maker would consider (that will be contextual) and so serves to skew the decision-making process under s 104; • It is unclear what weight these criteria should attract in the decision-making process; • It does not foster transparency, clarity or ease of understanding; • It appears to replicate other policies and rules.	
Department of Conservation	S109.062	ECO - Ecosystems and Indigenous Biodiversity	ECO-P10	Support in part	The D-G supports this policy as it is consistent with the NPS-IB and Southland RPS. However, the policy should also address the protection of indigenous biodiversity by managing the clearance of indigenous vegetation.	Retain ECO-P10 with the following amendments (or words to similar effect): 9. Protect indigenous biodiversity by managing the vegetation clearance and land disturbance.
Department of Conservation	S109.063	ECO - Ecosystems and Indigenous Biodiversity	ECO-P11	Support in part	The D-G supports this policy but suggests amendments to align better with the NPS-IB and NPS-FM.	Retain ECO-P11 with the following amendments (or words to similar effect): Where more than minor residual effects of an activity cannot be avoided, minimised, or remedied, provide for biodiversity offsets and compensation to manage residual adverse effects of an activity where it can meet the following: 1. The goal of the biodiversity offsets is no net loss and, preferably, a net gain of biodiversity of similar species and location where practicable; 2. The conservation outcomes are measurable and positive; and 3. The biodiversity offsets or compensation are in accordance with best practice, including but not limited to New Zealand Government guidance on biodiversity offsetting including in accordance with the principles set out in Appendix 3 and 4 of the NPS-IB and Appendix 6 and 7 of the NPS-FM; and 4. Off-setting and compensation packages are consistent with Ngāi Tahu cultural purposes.
Department of Conservation	S109.064	ECO - Ecosystems and Indigenous Biodiversity	ECO-P12	Support in part	The D-G supports this policy as it is consistent with the Southland RPS however, it should not just be restricted to SNAs.	Retain ECO-P12 with the following amendments (or words to similar effect): Avoid the planting of exotic weed species and the intentional release or farming of animal pests ~~within SNAs~~ that are likely to adversely affect indigenous biodiversity values.
Department of Conservation	S109.065	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1	Support in part	The D-G supports this rule which sets out permitted activity criteria and limits vegetation clearance and land disturbance within SNAs. These thresholds are necessary to recognise the significance of the indigenous biodiversity within these areas. This is in accordance with Part 2, Section 6(c) of the RMA, and in line with the Southland RPS and NPS-IB. Amend the provision for the National Grid to clarify that it only applies to the maintenance and operation of the exiting National Grid and not for an extension. Include a reference to Biodiversity Management Plans so that it is clear in the provisions about when these management plans may be required. Minor amendments are suggested to correct a spelling error.	Retain ECO-R1 with the following amendments (or words to similar effect): d) For the safe operation or maintenance (but not extension) of the National Grid Matters of Discretion ... X. management of potential adverse effects through a Council Authorised Biodiversity Management Plan. NOTE - the 1.5m limit for vegetation clearance and land disturbance associated with fences ECO-R1 was withdrawn by Council resolution on 21 November 2023
Department of Conservation	S109.066	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1	Support in part	The D-G supports the activity status of discretionary for indigenous vegetation clearance and land disturbance takes place outside a SNA. Supports the activity status of noncomplying for indigenous vegetation and land disturbance that takes place inside a SNA. It is recommended that reference to ECO-R1(2) is deleted in both instances. It is also recommended that it is amended to refer to any unmapped SNAs that are assessed as significant against the criteria AND any areas where	Retain the activity status of discretionary with the following amendments (or words to similar effect): ECO-R1(1) and ~~ECO-R1(2)~~ : Discretionary (Outside an SNA) Retain the activity status of non complying with the following amendments (or words to similar effect): ECO-R1(1) and ~~ECO-R1(2)~~ : Non-complying (Inside SNA). Where: 4. The indigenous vegetation clearance and land disturbance takes place inside a Significant Natural Area or unmapped SNA that has been assessed as significant against the criteria in Appendix 4 or any area identified as a highly mobile fauna area or any area containing threatened or at risk (declining) species as listed in Appendix X.

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					there are highly mobile fauna AND any areas containing threatened plant or fauna species. Threatened species within the Gore District could be listed in an Appendix or reference to the NZ Threat Classification system could be made.	
Department of Conservation	S109.067	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2	Support in part	The D-G supports this policy as it is consistent with the Southland RPS and Pest Management Plan. However, it is recommended that the rule applies to all areas where there are adverse effects on indigenous biodiversity and not just SNAs.	Retain ECO-R2 with the following amendments (or words to similar effect): ~~Significant Natural Areas~~ All areas
Department of Conservation	S109.068	ECO - Ecosystems and Indigenous Biodiversity	ECO-R2	Support	The D-G supports a non-complying status.	Retain as notified.
Department of Conservation	S109.069	ECO - Ecosystems and Indigenous Biodiversity	ECO-R3	Support in part	The D-G supports this policy as it is consistent with the Southland RPS and Pest Management Plan. However, it is recommended that the rule applies to all areas that would affect indigenous biodiversity and not just SNAs. The D-G supports a non-complying status.	~~Significant Natural Areas~~ All Areas Retain ECO-R3 Activity status: non-complying
Department of Conservation	S109.070	ECO - Ecosystems and Indigenous Biodiversity	ECO-APP	Support	The D-G supports the criteria set out in Appendix 4.	Retain Appendix 4 as notified
Department of Conservation	S109.071	NFL - Natural Features and Landscapes	NFL-O1	Support	The D-G supports this objective as it is in line with the provisions of the RMA and gives effect to the Southland RPS.	Retain as notified
Department of Conservation	S109.072	NFL - Natural Features and Landscapes	NFL-P1	Support	Support this policy	Retain as notified
Department of Conservation	S109.073	NFL - Natural Features and Landscapes	NFL-P2	Support	The D-G supports this policy, in particular point 5 and 6 which are in line with the NPS-FM.	Retain as notified
Department of Conservation	S109.074	NFL - Natural Features and Landscapes	NFL-P3	Oppose	The D-G considers that this policy should include reference to the effects management hierarchy in line with the NPS-FM and NPS-IB and consideration of the indigenous biodiversity values. There should also be consideration given to 'all infrastructure' instead of just 'critical infrastructure'.	Amend P3 with the following amendments (or words to similar effect): NFL-P3: Avoid the placement of ~~critical~~ infrastructure within identified outstanding natural features and landscapes, unless 1. There is no reasonable alternative due to the operational or functional need for the location; and 2. Adverse effects on landscape and indigenous biodiversity values can be avoided or appropriately mitigated by applying the effects management hierarchy .
Department of Conservation	S109.075	NFL - Natural Features and Landscapes	NFL-P4	Oppose	The D-G opposes this policy as it should consider indigenous biodiversity values in addition to landscape values and manage effects through the application of the effects management hierarchy in line with the NPS-IB and NPS-FM.	Amend P4 with the following amendment (or words to similar effect): When assessing resource consents within Outstanding Natural Features and Landscapes, consider the following matters; 1. The extent to which adverse effects on landscape and indigenous biodiversity values can be ~~managed~~ , avoided or appropriately mitigated through the application of the effects management hierarchy ; and 2. The extent to which the proposed activity recognises and provides for Ngāi Tahu cultural values, rights and interests; and 3. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape.
Department of Conservation	S109.076	NFL - Natural Features and Landscapes	NFL-R1	Support in part	The D-G considers that amendments are necessary to consider indigenous biodiversity values as part of the matters of discretion.	Amend all of the matters of discretion within all of the rules with the following amendment (or words to similar effect): Matters of discretion: 1. Effects on the values including indigenous biodiversity values as listed in NFL-APP Appendix 5.

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Department of Conservation	S109.077	NFL - Natural Features and Landscapes	NFL-R2	Support in part	The D-G considers that amendments are necessary to consider indigenous biodiversity values as part of the matters of discretion.	Amend all of the matters of discretion within all of the rules with the following amendment (or words to similar effect): Matters of discretion: 1. Effects on the values including indigenous biodiversity values as listed in NFL-APP Appendix 5.
Department of Conservation	S109.078	NFL - Natural Features and Landscapes	NFL-R3	Support in part	The D-G considers that amendments are necessary to consider indigenous biodiversity values as part of the matters of discretion.	Amend all of the matters of discretion within all of the rules with the following amendment (or words to similar effect): Matters of discretion: 1. Effects on the values including indigenous biodiversity values as listed in NFL-APP Appendix 5
Department of Conservation	S109.079	NFL - Natural Features and Landscapes	NFL-R4	Support in part	The D-G considers that amendments are necessary to consider indigenous biodiversity values as part of the matters of discretion.	Amend all of the matters of discretion within all of the rules with the following amendment (or words to similar effect): Matters of discretion: 1. Effects on the values including indigenous biodiversity values as listed in NFL-APP Appendix 5
Department of Conservation	S109.080	NFL - Natural Features and Landscapes	NFL-R5	Support in part	The D-G considers that amendments are necessary to consider indigenous biodiversity values as part of the matters of discretion.	Amend all of the matters of discretion within all of the rules with the following amendment (or words to similar effect): Matters of discretion: 1. Effects on the values including indigenous biodiversity values as listed in NFL-APP Appendix 5.
Department of Conservation	S109.081	NFL - Natural Features and Landscapes	NFL-R6	Support in part	The D-G considers that amendments are necessary to consider indigenous biodiversity values as part of the matters of discretion.	Amend all of the matters of discretion within all of the rules with the following amendment (or words to similar effect): Matters of discretion: 1. Effects on the values including indigenous biodiversity values as listed in NFL-APP Appendix 5.
Department of Conservation	S109.082	NFL - Natural Features and Landscapes	NFL-R7	Support	The D-G supports the non complying status for mining, quarrying and plantation forestry within an identified ONF/L.	Retain as notified
Department of Conservation	S109.083	NFL - Natural Features and Landscapes	NFL-R8	Support	The D-G supports the non complying status for mining, quarrying and plantation forestry within an identified ONF/L.	Retain as notified
Department of Conservation	S109.084	Appendix 5 - NFL-APP - Landscape Values	APP5-NFL-APP	Support	The D-G supports the inclusion of the Hokonui Waterfall Range, the Mata-Ura River and Te Au Nui Pihapiha Kanakana Mataura Falls and the associated values to be protected.	Retain as notified
Department of Conservation	S109.085	PA - Public Access	PA-O1	Support	The D-G supports this objective and policies as it gives effect to RMA requirements (Part 2, Section 6(d)) and the Southland RPS Objective and Policy BRL.2 and BRL.4.	Retain as notified
Department of Conservation	S109.086	PA - Public Access	PA-O2	Support	The D-G supports this objective and policies as it gives effect to RMA requirements (Part 2, Section 6(d)) and the Southland RPS Objective and Policy BRL.2 and BRL.4.	Retain as notified
Department of Conservation	S109.087	PA - Public Access	PA-O3	Support	The D-G supports this objective and policies as it gives effect to RMA requirements (Part 2, Section 6(d)) and the Southland RPS Objective and Policy BRL.2 and BRL.4.	Retain as notified
Department of Conservation	S109.088	PA - Public Access	PA-P1	Support	The D-G supports this objective and policies as it gives effect to RMA requirements (Part 2, Section 6(d)) and the Southland RPS Objective and Policy BRL.2 and BRL.4.	Retain as notified
Department of Conservation	S109.089	PA - Public Access	PA-P2	Support	The D-G supports this objective and policies as it gives effect to RMA requirements (Part 2, Section 6(d)) and the Southland RPS Objective and Policy BRL.2 and BRL.4.	Retain as notified
Department of Conservation	S109.090	PA - Public Access	PA-P3	Support	The D-G supports this objective and policies as it gives effect to RMA requirements (Part 2, Section 6(d)) and the Southland RPS Objective and Policy BRL.2 and BRL.4.	Retain as notified

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Department of Conservation	S109.091	PA - Public Access	PA-P4	Support	The D-G supports this objective and policies as it gives effect to RMA requirements (Part 2, Section 6(d)) and the Southland RPS Objective and Policy BRL.2 and BRL.4.	Retain as notified
Department of Conservation	S109.092	PA - Public Access	PA-P5	Support	The D-G supports this objective and policies as it gives effect to RMA requirements (Part 2, Section 6(d)) and the Southland RPS Objective and Policy BRL.2 and BRL.4.	Retain as notified
Department of Conservation	S109.093	SUB - Subdivision	SUB-O4	Support	The D-G supports this objective.	Retain as notified
Department of Conservation	S109.094	SUB - Subdivision	SUB-P18	Support	The D-G supports this policy.	Retain as notified
Department of Conservation	S109.095	SUB - Subdivision	SUB-R1	Support in part	The D-G supports a controlled activity status for the various subdivision activities provided that the site does not contain a SNA or ONL or ONF but recommends the rule is amended to capture any unmapped SNAs or highly mobile fauna area that are assessed as significant. This provides clarity for plan users that the rule applies to any unmapped SNAs or highly mobile fauna areas that have been assessed as such during the resource consent process.	Retain SUB-R1 with the following amendments (or words to similar effect): 6. The site does not contain a Significant Natural Area or unmapped SNA that has been assessed as significant against the criteria in Appendix 4 or any area identified as a highly mobile fauna area or any area containing threatened or at risk (declining) species as listed in Appendix X or Outstanding Natural Landscape or Feature; ...
Department of Conservation	S109.096	SUB - Subdivision	SUB-R4	Support in part	The D-G supports a controlled activity status for the various subdivision activities provided that the site does not contain a SNA or ONL or ONF but recommends the rule is amended to capture any unmapped SNAs or highly mobile fauna area that are assessed as significant. This provides clarity for plan users that the rule applies to any unmapped SNAs or highly mobile fauna areas that have been assessed as such during the resource consent process.	Retain SUB-R1 with the following amendments (or words to similar effect): 6. The site does not contain a Significant Natural Area or unmapped SNA that has been assessed as significant against the criteria in Appendix 4 or any area identified as a highly mobile fauna area or any area containing threatened or at risk (declining) species as listed in Appendix X or Outstanding Natural Landscape or Feature; ...
Department of Conservation	S109.097	SUB - Subdivision	SUB-R11	Support	The D-G supports a discretionary status for subdivision within any area of an ONL,ONF or SNA.	Retain as notified
Department of Conservation	S109.098	ASW - Activities on the Surface of Water	ASW-Overview	Support in part	The D-G recommends that the overview includes consideration of potential adverse effects of activities on the surface of water that can have potential adverse effects on the ecological values associated with the District's rivers. Motorised activities can disturb birds on the nest or foraging for food at the waters edge as well as fish spawning areas and flora and fauna within riparian margins. For example, Black-billed gulls (At risk-declining) use the Mataura River for nesting and foraging habitat. The breeding season is from August to March each year. Banded Dotterel (At riskdeclining also use the braided river islands for nesting habitat (July to January). Black-fronted tern (Threatened - Nationally Endangered) are present in low numbers in the Mataura River, their breeding season is from October to January). Motorised craft on the surface of water should only occur where adverse effects on fish spawning	While different user groups of the waterways perceive conflict between their activities from time to time, this is not at a scale that requires exclusive separation of activities or other management approaches. Motorised activities do however have the potential to impact on the amenity of the waterways, ~~and~~ -adjoining land and could have potential adverse effects on the ecological values associated with the District's rivers. The provisions of this chapter seek to manage these adverse effects, while also providing for the sustainable use of motorised craft.

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					areas, habitat of breeding birds and flora and fauna within riparian margins is mitigated.	
Department of Conservation	S109.099	ASW - Activities on the Surface of Water	ASW-O1	Support	The D-G supports this objective to maintain and enhance the values associated with waterbodies and for Mana whenua and tangata whenua to be able to express their cultural relationships with the waterways.	Retain as notified
Department of Conservation	S109.100	ASW - Activities on the Surface of Water	ASW-O2	Support	The D-G supports this objective to maintain and enhance the values associated with waterbodies and for Mana whenua and tangata whenua to be able to express their cultural relationships with the waterways.	Retain as notified
Department of Conservation	S109.101	ASW - Activities on the Surface of Water	ASW-P4	Support	The D-G supports the polies which seek to protect the values of the districts waterbodies and avoid adverse effects of surface water activities. The objective and policies are consistent with RMA Part 2, Section 6c, Section 31(1)(e) and the NPS-FM.	Retain as notified
Department of Conservation	S109.102	ASW - Activities on the Surface of Water	ASW-P5	Support	The D-G supports the polies which seek to protect the values of the districts waterbodies and avoid adverse effects of surface water activities. The objective and policies are consistent with RMA Part 2, Section 6c, Section 31(1)(e) and the NPS-FM.	Retain as notified
Department of Conservation	S109.103	ASW - Activities on the Surface of Water	ASW-P6	Support	The D-G supports the polies which seek to protect the values of the districts waterbodies and avoid adverse effects of surface water activities. The objective and policies are consistent with RMA Part 2, Section 6c, Section 31(1)(e) and the NPS-FM.	Retain as notified
Department of Conservation	S109.104	ASW - Activities on the Surface of Water	ASW-R7	Support	The D-G supports the rule to include restrictions around the timing and speed limit for motorised watercraft.	Retain as notified
Department of Conservation	S109.105	ASW - Activities on the Surface of Water	ASW-R8	Support	The D-G supports the discretionary status for all activities on the surface of water bodies on other rivers than the Maitai River that do not comply with the permitted activity rules.	Retain as notified
Department of Conservation	S109.106	ASW - Activities on the Surface of Water	ASW-R9	Support in part	The D-G supports the prohibited activity status for damming of waters within the Maitai River, Otamaiti Stream and any tributaries. However, a note may be required here to clarify that this does not include 'fish exclusion barriers' which might be desirable to avoid trout or undesirable species incursions where there is non-diadromous galaxias habitat.	Amend ASW-R9 to include a clarification note to clarify that the rule does not include fish exclusion barriers which are sometimes required to avoid trout or undesirable species incursions where there is non-diadromous galaxias habitat
Department of Conservation	S109.107	EW - Earthworks	EW-Overview	Support	The D-G supports the clarify around what the chapter doesn't include and that the provisions relating to SNAs and ONL/F are dealt within those specific chapters.	Retain reference to which rules apply for SNAs and ONL/Fs.
Department of Conservation	S109.108	EW - Earthworks	EW-O1	Support	The D-G supports the objective to ensure that earthworks and land disturbance are managed to minimise adverse effects on the surrounding environment and to protect the natural environment and Ngāi Tahu cultural values.	Retain as notified
Department of Conservation	S109.109	EW - Earthworks	EW-P5	Support	The D-G supports the objective to ensure that earthworks and land disturbance are managed to minimise adverse effects on the surrounding	Retain as notified

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					environment and to protect the natural environment and Ngāi Tahu cultural values.	
Department of Conservation	S109.110	EW - Earthworks	EW-Exemptions	Support	The D-G supports the exemption from the rules for earthworks associated with the restoration of indigenous vegetation	Retain as notified
Department of Conservation	S109.111	EW - Earthworks	EW-R1	Support	The D-G supports the clarification about what rules apply for earthworks for sites located within SNAs, heritage sites and ONL or ONFs	Retain as notified
Department of Conservation	S109.112	EW - Earthworks	EW-S3	Support in part	The D-G supports the standards and assessment matters for a minimum setback from high, middle and low order rivers or streams. However, it considers that a setback requirement for earthworks from wetlands is included in this rule. This is in line with the requirements of the NPS-FM Policy 6. Further wording is suggested for the assessment matters to align better with the NPS-IB, NPS-FM and the Southland RPS and to consider proposed mitigation and opportunities for enhancement and restoration.	Amend EW-S3 to include an appropriate setback from any wetland . Amend the assessment matters listed in matters of discretion to include (or words to similar effect): (...) 2. The effects on water quality and the stability and health of the stream bed and banks or wetland , including erosion and sedimentation control measures. 3. The nature of existing riparian vegetation and the effects- opportunities for enhancement and restoration of proposed planting or modification ~~on~~ for indigenous biodiversity and /or habitats. (...) 6. The effects on public and customary access to the stream, ~~or~~ river, or wetland . 7. The potential for flooding and to create new or exacerbate existing natural hazards, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other sites. X. any adverse effects on indigenous vegetation and habitats of indigenous fauna and proposed mitigation measures. Y. methods proposed to monitor or inspect the works undertaken z.the timing of works to minimise adverse effects on threatened or at risk indigenous species. x. management of potential adverse effects through a Council Authorised Biodiversity Management Plan.
Department of Conservation	S109.113	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	The D-G recommends that for clarity, a note is made in the overview that matters relating to ONLs, SNAs and the general environment are within the Natural Environment Value chapters of the Plan.	etain as notified with the following amendments (or words to similar effect): Provisions relating to ONLs, SNAs and the natural environment are in the Natural Environment Values section of the Plan.
Department of Conservation	S109.114	GRUZ - General Rural Zone	GRUZ-O2	Support in part	GRUZ-O2 as drafted describes a present condition rather than stating an objective	The character and qualities of the General Rural zone continue to comprise: ...
Department of Conservation	S109.115	GRUZ - General Rural Zone	GRUZ-P6	Support	The D-G supports the policy which gives effects to the RMA and NPS-FM/NPS-IB.	Retain as notified
Department of Conservation	S109.116	GRUZ - General Rural Zone	GRUZ-P7	Support	The D-G supports the policy to enable aviation activities to support conservation activities subject to noise effect management.	Retain as notified
Department of Conservation	S109.117	GRUZ - General Rural Zone	GRUZ-P12	Support	The D-G supports the policy to maintain the underlying Ngāi Tahu relationships with the natural environment by requiring appropriate setbacks to waterways.	Retain as notified
Department of Conservation	S109.118	GRUZ - General Rural Zone	GRUZ-P13	Support	The D-G supports the policy to identify the best location for regionally significant infrastructure except where there is ONL,ONF, SNA or Site of significance to Māori. This gives effect to the Southland RPS (INF.2).	Retain as notified
Department of Conservation	S109.119	GRUZ - General Rural Zone	GRUZ-R1	Oppose	The D-G considers that there should be restrictions for sites that propose primary production in areas where there are SNAs, outstanding natural landscapes and outstanding natural features. This is in line with the RMA, NPS-IB and NPS-FM.	Amend GRUZ-R1 to apply to all areas excluding Historic Heritage sites, Significant Natural Areas, Outstanding Natural Landscapes and Outstanding Natural Features.
Department of Conservation	S109.120	GRUZ - General Rural Zone	GRUZ-R3	Oppose	The D-G considers that where compliance is not achieved that it should be considered as a discretionary activity. This is to ensure that consideration of adverse effects on ecological values including indigenous vegetation and habitats	Remove the activity status where compliance is not achieved from ~~Restricted-Discretionary~~ to Discretionary (and all other associated amendments).

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					of indigenous fauna in line with the RMA, NPS-IB and NPS-FM.	
Department of Conservation	S109.121	GRUZ - General Rural Zone	GRUZ-R6	Support	The D-G supports the permitted activity status for conservation activities.	Retain as notified
Department of Conservation	S109.122	GRUZ - General Rural Zone	GRUZ-S7	Support in part	The D-G supports the setbacks provided from stream and rivers. It is also recommended that a setback is provided for wetlands to align with the provisions of the RMA and NPS-FM. It is recommended that a diagram is included in the plan, for clarity, to demonstrate where the setback from the watercourse is measured from such as from the annual highest level or annual fullest flow. Amendments are also made to the assessment matters to align better with the provisions of the RMA, NPS-IB and NPS-FM.	Retain GRUZ-S7 with the following amendments (or words to similar effect): Include an appropriate setback from any wetland. Amend the assessment matters listed in matters of discretion to include (or words to similar effect): (...) 3. The nature of existing riparian vegetation and the effects of proposed planting or modification on for indigenous biodiversity and /or habitats. (...)X. any adverse effects on indigenous vegetation and habitats of indigenous fauna and proposed mitigation measures. Y. methods proposed to monitor or inspect the works undertaken z. the timing of works to minimise adverse effects on threatened or at risk indigenous species.x. management of potential adverse effects through a Council Authorised Biodiversity Management Plan. Insert a diagram which demonstrates where the river and wetland setback is measured from
Department of Conservation	S109.123	RLZ - Rural Lifestyle Zone	RLZ-PREC11-O1	Support in part	The D-G considers that landscape and ecological values are recognised and protected within this area.	Retain RLZ-PREC11-O1 with the following amendments (or words to similar effect): RLZ-PREC11-O1Recognise and protect the landscape and ecological values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve.
Department of Conservation	S109.124	RLZ - Rural Lifestyle Zone	RLZ-PREC11-P1	Support in part	The D-G considers that landscape and ecological values are recognised and protected within this area.	Retain RLZ-PREC11-O1 with the following amendments (or words to similar effect): Limited the nature, scale and design of development within PREC11 in order to protect the landscape and ecological values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills Outstanding Natural Landscape and Croydon Bush Scenic Reserve from inappropriate development.
Department of Conservation	S109.125	RLZ - Rural Lifestyle Zone	RLZ - General	Oppose in part	The D-G considers that there should be clarity that the relevant ECO chapter provisions such as SNAs and the indigenous vegetation clearance rules apply.	Amend the rules to provide clarity around where the ECO chapter provisions apply. Where the Rules apply to 'All areas' it should exclude specific sites such as Historic Heritage sites, Significant Natural Areas and ONL and ONFs.
Department of Conservation	S109.126	RLZ - Rural Lifestyle Zone	RLZ-R1	Support	The D-G supports conservation activity being a permitted activity in this zone.	Retain as notified
Department of Conservation	S109.127	RLZ - Rural Lifestyle Zone	RLZ-R2	Support in part	The D-G supports the controlled activity status but considers that assessment matters include consideration of mitigation of adverse effects on ecological values given the close proximity to Croydon Bush.	Amend PREC11 to include matters of control (or words to similar effect) as follows: Matters of Control (...) 2. The siting, design and finish of the proposed buildings and the extent to which it avoids or mitigates adverse effects on the landscape and ecological values of PREC11
Department of Conservation	S109.128	NOSZ - Natural Open Space Zone	NOSZ-O1	Support	The D-G supports the inclusion of these objectives, policies and rules.	Retain as notified
Department of Conservation	S109.129	NOSZ - Natural Open Space Zone	NOSZ-O2	Support	The D-G supports the inclusion of these objectives, policies and rules.	Retain as notified
Department of Conservation	S109.130	NOSZ - Natural Open Space Zone	NOSZ-O3	Support	The D-G supports the inclusion of these objectives, policies and rules.	Retain as notified
Department of Conservation	S109.132	NOSZ - Natural Open Space Zone	NOSZ-P2	Support	The D-G supports the inclusion of these objectives, policies and rules.	Retain as notified
Department of Conservation	S109.133	NOSZ - Natural Open Space Zone	NOSZ-P3	Support	The D-G supports the inclusion of these objectives, policies and rules.	Retain as notified
Department of Conservation	S109.134	NOSZ - Natural Open Space Zone	NOSZ-P4	Support	The D-G supports the inclusion of these objectives, policies and rules.	Retain as notified
Department of Conservation	S109.135	NOSZ - Natural Open Space Zone	NOSZ-P5	Support	The D-G supports the inclusion of these objectives, policies and rules.	Retain as notified
Department of Conservation	S109.136	NOSZ - Natural Open Space Zone	NOSZ-R3	Support	The D-G supports the inclusion of these objectives, policies and rules.	Retain as notified

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Department of Conservation	S109.137	NOSZ - Natural Open Space Zone	NOSZ-R10	Support	The D-G supports the inclusion of these objectives, policies and rules.	Retain as notified
Department of Conservation	S109.138	NOSZ - Natural Open Space Zone	NOSZ - General	Support in part	The D-G recommends that a note is added to provide clarity to Plan users about the exemptions in the RMA provided to any work or activity on land held under the Conservation Act that is consistent with a conservation management strategy, conservation management plan or management plan and does not have a significant effect beyond the boundary of that land.	Add: Note 2 Section 4(3) of the RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, a conservation management plan or management plan and does not have a significant effect beyond the boundary of that land. Accordingly, this chapter does not apply to Department of Conservation activities that meet section 4(3), but does apply to activities that do not meet section 4(3) of the RMA
Department of Conservation	S109.139	NOSZ - Natural Open Space Zone	NOSZ-P1	Oppose	The D-G does not support rural activities as a permitted activity within the NOSZ. This would be inconsistent with the Conservation Management Strategy that applies to this area and NOSZ O3. Allowing rural activities within the NOSZ would have significant adverse effects on the indigenous biodiversity values of the area.	Amend NOSZ-P1 as follows (or with other wording to similar effect): Enable recreational, sporting and community activities, limited commercial activities and rural activities that are compatible with the character and amenity of the site and surroundings. And any other consequential changes.
Department of Conservation	S109.140	NOSZ - Natural Open Space Zone	NOSZ-R3	Support	The D-G supports the permitted activity status for conservation activities within this zone.	Retain as notified
Department of Conservation	S109.141	NOSZ - Natural Open Space Zone	NOSZ-R5	Oppose	The D-G does not support agricultural, horticultural and pastoral activities within the NOSZ as a permitted activity. This better aligns with the Conservation Management Strategy for the area and NOSZ objectives and policy P5.	Remove Agricultural, horticultural and pastoral activities as a permitted activity within the NOSZ and consequential amendments to provide for these activities as a Non Complying Activity .
Department of Conservation	S109.142	NH - Natural Hazards	NH-P7	Support	The D-G supports the objective and policy which seeks to encourage the use, maintenance and enhancement of natural features and buffers to manage the risks of natural hazards on the environment. This is in line with the NPS-IB (Clause 3.6) which seeks that Local Authorities recognise the role of indigenous biodiversity in mitigating the effects of climate change.	Retain as notified
Department of Conservation	S109.143	ECO - Ecosystems and Indigenous Biodiversity	ECO-R1	Support in part	Amend the provision for the National Grid to clarify that it only applies to the maintenance and operation of the exiting National Grid and not for an extension. Include a reference to Biodiversity Management Plans so that it is clear in the provisions about when these management plans may be required.	Retain ECO-R1 with the following amendments (or words to similar effect): d) For the safe operation or maintenance (but not extension) of the National Grid Matters of Discretion... X. management of potential adverse effects through a Council Authorised Biodiversity Management Plan.
Department of Conservation	S109.144	GRUZ - General Rural Zone	GRUZ-P4	Support	The D-G supports the policy which gives effects to Part 2 of the RMA, NPS-FM and NPS-IB	Retain as notified
Desmond Wilson	S14.001	Zone map layers	Water Supply Treatment Facility Buffer Area	Oppose	The buffer zone will reduce the land value and there will be issues with noise from the treatment plant and increased costs. There has been a lack of consultation, we were never consulted on being included in the buffer zone. Also environmental concerns.	To remove the buffer zone east Gore water treatment plant
Donna Vincent	S114.001	Zone map layers	GIZ-MAP	Oppose in part	GIZ can have significant hazardous facilities, noise, odour, dust and discharge effects with a permitted height of 15m. These are undesirable and hazardous to grazing animals and people residing	Change the area in Gore South (excluding existing freezing works) from proposed industrial to light industrial ie: continue the light industrial area from Racecourse to Saleyard Road excluding existing Silver Farms buildings and yards only and not adjoining clear land owned by them.

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					beside these areas. Not compatible neighbors for rural lifestyle areas.	
Dwayne Smith	S5.001	DEV - Development Areas	DEV2-ODP	Support	Transitioning towards a residential focus represents a promising path for Gore, effectively addressing both immediate housing needs and those on the horizon. I propose that we leverage the natural contours of the land to establish strong connections between esplanade reserves, open public spaces, road networks, pedestrian walkways, cycling paths, and the introduction of native vegetation in underutilized areas. By strategically integrating these elements, we can facilitate access to the newly constructed cycle track on Reaby Road, which leads to Croydon Bush. This addition, complemented by the inclusion of native plantings and the enchanting Wilden Stream, would undoubtedly enhance the overall appeal of the current development plan.	Consider Wilden Street as the ideal starting location for a housing subdivision. Connecting it to Thomas Street should not pose significant challenges, and managing the stormwater in this area can also be effectively handled.