

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S104.018	McLeod-Wantwood Trust/Wantwood Station	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend as follows: Agricultural, horticultural and pastoral activities. Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except for farm quarries) or direct sales.	Farm quarries should be allowed within the definition of agricultural, horticultural and pastoral activities.	Reject
S126.006	Southland Federated Farmers of New Zealand	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: ~~Agricultural, horticultural and pastoral activities~~ Rural production activities	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	Reject
S105.018	Farm Manager - Wantwood Station	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend as follows: Agricultural, horticultural and pastoral activities. Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery	Farm quarries should be allowed within the definition of agricultural, horticultural and pastoral activities.	Reject

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					associated with the activity but excludes any processing, quarrying (except for farm quarries) or direct sales.		
S127.018	Peters Farm Ltd Karen Peters	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend as follows: Agricultural, horticultural and pastoral activities. Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except for farm quarries) or direct sales.	Farm quarries should be allowed within the definition of agricultural, horticultural and pastoral activities.	Reject
S113.082	Trudy Bokser	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
S116.082	Nathan Bokser	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject

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S118.082	AW+ JA Johnston Family Trust	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
S127.118	Peters Farm LtdKaren Peters	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
S18.084	Reaby Downs Farm Ltd	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
S19.084	Karen Temple	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject

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					other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.		
S20.084	Sarah and Peter Barclay	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
S24.084	Helen McIntosh	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and/or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
S68.086	John Baynes	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject

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					processing, quarrying (except farm quarries) or direct sales.		
S115.007	Kevin Robertson	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: ~~Agricultural, horticultural and pastoral activities~~ Rural production activities	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	Reject
S143.018	Rural Ratepayers Group	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: ~~Agricultural, horticultural and pastoral activities~~ Rural production activities	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	Reject
S148.019	Alistair & Bernadette Hunt	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: ~~Agricultural, horticultural and pastoral activities~~ Rural production activities	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	
S60.009	Ronald Crispin	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: ~~Agricultural, horticultural and pastoral activities~~ Rural production activities	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	Reject
S68.127	John Baynes	Interpretation	agricultural, horticultural and pastoral activities	Oppose in part	Amend title and make any consequential amendments: ~~Agricultural, horticultural and pastoral activities~~ Rural production activities	While the definition is an accurate description of the activities associated with farming it is noted that the term 'rural production activities' is used in many places throughout the Plan. This is confusing and there should be consistency and clarity in the usage of terms. SFF seeks that the description in the definition for agricultural, pastoral, horticultural activities is retained but renamed 'rural production activities' and the term rural production activities used consistently throughout the plan.	Reject

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S117.082	Greg Bokser	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
S3.082	Stoney Creek Station Limited	Interpretation	agricultural, horticultural and pastoral activities	Amend	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.	Farm quarries should be included within the definition of agricultural, horticultural and pastoral activities.	Reject
FS17.094	Federated Farmers			Support	Allow	Federated Farmers supports this amendment as it helps to clarify the definition.	Reject
S104.032	McLeod-Wantwood Trust/Wantwood Station	Appendix 3 - River and stream order	APP3	Amend	Align setbacks with higher order planning documents.	Setback requirements are greater than Central Government ruling for fencing for stock exclusion.	Reject
S105.032	Farm Manager - Wantwood Station	Appendix 3 - River and stream order	APP3	Amend	Align setbacks with higher order planning documents.	Setback requirements are greater than Central Government ruling for fencing for stock exclusion.	Reject

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S127.032	Peters Farm LtdKaren Peters	Appendix 3 - River and stream order	APP3	Amend	Align setbacks with higher order planning documents.	Setback requirements are greater than Central Government ruling for fencing for stock exclusion.	Reject
S146.109	Southland District Council	Appendix 3 - River and stream order	APP3	Support	none specified	Excellent idea. The "Gore District - Southwest" map appears to be slightly truncated.	Accept
S126.014	Southland Federated Farmers of New Zealand	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S3.084	Stoney Creek Station Limited	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
S113.084	Trudy Bokser	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
S116.084	Nathan Bokser	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
S118.084	AW+ JA Johnston Family Trust	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
S127.120	Peters Farm LtdKaren Peters	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept

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S18.086	Reaby Downs Farm Ltd	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
S19.086	Karen Temple	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
S20.086	Sarah and Peter Barclay	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
S24.086	Helen McIntosh	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
S68.088	John Baynes	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept
S115.015	Kevin Robertson	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S143.026	Rural Ratepayers Group	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S148.027	Alistair & Bernadette Hunt	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S60.017	Ronald Crispin	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S68.135	John Baynes	Interpretation	cultivation	Support	Retain as notified	The notified definition follows the National Planning Standards	Accept
S117.084	Greg Bokser	Interpretation	cultivation	Support	Retain 'cultivation' definition as drafted.	Supports the alignment of definitions with the National Planning Standards.	Accept

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S133.001	David Pullar	Interpretation	Definitions	Amend	New definition: Farm fencing Means any fence erected for the purposes of any primary production purpose.	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.	Reject
S126.021	Southland Federated Farmers of New Zealand	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	Reject
S126.028	Southland Federated Farmers of New Zealand	Interpretation	Definitions	Support	Include a new definition for Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
S113.107	Trudy Bokser	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
S113.108	Trudy Bokser	Interpretation	Definitions	Amend	Insert a new definition for supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the	Accept

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					and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	amendments sought to GRUZ-R3 and GRUZ-S3.	
S116.107	Nathan Bokser	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
S116.108	Nathan Bokser	Interpretation	Definitions	Amend	Insert a new definition for supporting activity : Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S118.107	AW+ JA Johnston Family Trust	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
S118.108	AW+ JA Johnston	Interpretation	Definitions	Amend	Insert a new definition for supporting activity : Has the same meaning as per the National	Stoney Creek supports the inclusion of a definition for "supporting activity" as	Accept

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	Family Trust				Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	
S127.143	Peters Farm LtdKaren Peters	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
S127.144	Peters Farm LtdKaren Peters	Interpretation	Definitions	Amend	Insert a new definition for supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S18.109	Reaby Downs Farm Ltd	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject

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S18.110	Reaby Downs Farm Ltd	Interpretation	Definitions	Amend	Insert a new definition for supporting activity : Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S19.109	Karen Temple	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
S19.110	Karen Temple	Interpretation	Definitions	Amend	Insert a new definition for supporting activity : Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S20.109	Sarah and Peter Barclay	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject

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					ramps, but excludes fences, farm tracks, feedlots and silage pits.		
S20.110	Sarah and Peter Barclay	Interpretation	Definitions	Amend	Insert a new definition for supporting activity : Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S24.109	Helen McIntosh	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
S24.110	Helen McIntosh	Interpretation	Definitions	Amend	Insert a new definition for supporting activity : Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S68.111	John Baynes	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject

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					distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.		
S68.112	John Baynes	Interpretation	Definitions	Amend	Insert a new definition for supporting activity : Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S115.022	Kevin Robertson	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	Reject
S115.029	Kevin Robertson	Interpretation	Definitions	Support	Include a new definition for Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
S143.033	Rural Ratepayers Group	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate	Reject

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						definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	
S143.040	Rural Ratepayers Group	Interpretation	Definitions	Support	Include a new definition for Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
S148.034	Alistair & Bernadette Hunt	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	Reject
S148.041	Alistair & Bernadette Hunt	Interpretation	Definitions	Support	Include a new definition for Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
S60.024	Ronald Crispin	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					fence erected for the purposes of any primary production activity.	multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	
S60.031	Ronald Crispin	Interpretation	Definitions	Support	Include a new definition for Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
S68.142	John Baynes	Interpretation	Definitions	Support	Include new definition "farm fences" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.	There are inconsistencies throughout the plan whereby the proposed definition of fences attempts to cater to multiple purposes. Having a separate definition for a farm fence would allow clear separation of rules/standards applicable. We recommend the Council simplifies it's approach to fencing in this respect and considers what the problem is it is actually trying to solve. We found limited narrative on fencing in any of the s 32 reports.	Reject
S68.149	John Baynes	Interpretation	Definitions	Support	Include a new definition for Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.	We recommend a new definition is included which aligns with the Proposed Southland Land and Water Plan.	Accept
S117.107	Greg Bokser	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings)	Stoney Creek supports the inclusion of a definition for farm infrastructure to	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	
S117.108	Greg Bokser	Interpretation	Definitions	Amend	Insert a new definition for supporting activity : Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
S3.107	Stoney Creek Station Limited	Interpretation	Definitions	Amend	Insert a new definition for farm infrastructure: Means those structures (excluding buildings) reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.	Stoney Creek supports the inclusion of a definition for farm infrastructure to align with the amendments sought to ECO-R1, GRUZ-R1 and GRUZ-S5.	Reject
FS17.103	Federated Farmers			Support in part	Allow	Federated Farmers supports the proposed inclusion of 'farm infrastructure' as it aligns with comments we have made on ECOR1. However, our preference is to include a definition for 'farm fences' therefore we propose 'fences' is updated to 'farm fences' under the new definition for farm infrastructure. Allow the submission point with inclusion of 'farm fences'	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S145.001	Rural Contractors NZ Incorporated (RCNZ)	Interpretation	Definitions	Amend	Include the following definition for 'Rural Contractor Depot': The land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business that directly supports, services or is dependent on primary production.	RCNZ seek a new rule in GRUZ which should be accompanied by a definition for 'rural contractor depot'.	Reject
FS17.105	Federated Farmers			Support	Allow	Federated Farmers supports the proposed definition for rural contractor depot as it supports the new rule sought by the submitter, which we support	Reject
S3.108	Stoney Creek Station Limited	Interpretation	Definitions	Amend	Insert a new definition for supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).	Stoney Creek supports the inclusion of a definition for "supporting activity" as per the NPSHPL, to align with the amendments sought to GRUZ-R3 and GRUZ-S3.	Accept
FS17.107	Federated Farmers			Support	Allow	Federated Farmers supports the proposed definition as it adds clarity for plan users.	Accept
S126.017	Southland Federated Farmers of New Zealand	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use ~~within the same site where it is extracted. It~~	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.	
S3.087	Stoney Creek Station Limited	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S113.087	Trudy Bokser	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S116.087	Nathan Bokser	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S118.087	AW+ JA Johnston Family Trust	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S127.123	Peters Farm LtdKaren Peters	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S18.089	Reaby Downs Farm Ltd	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S19.089	Karen Temple	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.089	Sarah and Peter Barclay	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S24.089	Helen McIntosh	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S68.091	John Baynes	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S115.018	Kevin Robertson	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use ~~within the same site where it is extracted.~~ It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.	Accept in part
S143.029	Rural Ratepayers Group	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use ~~within the same site where it is extracted.~~ It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	property or operation. Most farm quarries would serve rural production activities across the farm.	
S148.030	Alistair & Bernadette Hunt	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use ~~within the same site where it is extracted.~~ It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.	Accept in part
S60.020	Ronald Crispin	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use ~~within the same site where it is extracted.~~ It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.138	John Baynes	Interpretation	farm quarry	Support in part	Amend definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use ~~within the same site where it is extracted.~~ It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry	On the whole, we support the definition, however it is not practical to require that a farm quarry can only serve farm activities that occur on the same site. The term site is defined in the National Planning Standards and the Plan as meaning as single record of title. Many farms will have a number of titles and it is not practical that a farm quarry use is limited to only the title on which it exists, rather than the full property or operation. Most farm quarries would serve rural production activities across the farm.	Accept in part
S117.087	Greg Bokser	Interpretation	farm quarry	Support	Retain 'farm quarry' definition as notified.	Supportive of this definition.	Accept in part
S126.019	Southland Federated Farmers of New Zealand	Interpretation	feedlot	Oppose	Remove definition: ~~Means a stockholding area where cattle – a) are kept for at least 80 days in any 6 month period; and (b) are fed exclusively by hand or machine.~~	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept
S115.020	Kevin Robertson	Interpretation	feedlot	Oppose	Remove definition: ~~Means a stockholding area where cattle – a) are kept for at least 80 days in any 6 month period; and (b) are fed exclusively by hand or machine.~~	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept
S143.031	Rural Ratepayers Group	Interpretation	feedlot	Oppose	Remove definition: ~~Means a stockholding area where cattle – a) are kept for at least 80 days in any 6 month period; and (b) are fed exclusively by hand or machine.~~	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.032	Alistair & Bernadette Hunt	Interpretation	feedlot	Oppose	Remove definition: ~~Means a stockholding area where cattle – a) are kept for at least 80 days in any 6 month period; and (b) are fed exclusively by hand or machine.~~	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept
S60.022	Ronald Crispin	Interpretation	feedlot	Oppose	Remove definition: ~~Means a stockholding area where cattle – a) are kept for at least 80 days in any 6 month period; and (b) are fed exclusively by hand or machine.~~	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept
S68.140	John Baynes	Interpretation	feedlot	Oppose	Remove definition: ~~Means a stockholding area where cattle – a) are kept for at least 80 days in any 6 month period; and (b) are fed exclusively by hand or machine.~~	While this term is defined in the Plan, it does not feature in the Plan at all, therefore it does not need to be included.	Accept
S104.014	McLeod-Wantwood Trust/Wan twood Station	Interpretation	fences	Amend	Amend the wording to make it clear whether post and wire fences are included.	The definition of fences excludes post and wire fences, yet there are references to fences that are clearly meaning farm post and wire fences.	Accept
S148.001	Alistair & Bernadette Hunt	Interpretation	fences	Oppose	Separate definition for 'farm fences' where farm fences are excluded from the rules requiring setback from waterways.	Rules regarding fences are either limiting or enabling which makes the definition flawed. The Regional Council has a raft of rules regarding agricultural setbacks so duplication / confusion does not need to be added here in the District Plan.	Reject
S126.020	Southland Federated Farmers of New Zealand	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
S3.089	Stoney Creek	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall	It is unclear why post and wire fences have been excluded from this definition	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Station Limited				not include a ~~post and wire fence or a~~ temporary fence such as an electric fence or construction hoarding.	as they are specifically referenced within the Rules.	
S105.014	Farm Manager - Wantwood Station	Interpretation	fences	Amend	Amend the wording to make it clear whether post and wire fences are included.	The definition of fences excludes post and wire fences, yet there are references to fences that are clearly meaning farm post and wire fences.	Accept
S127.014	Peters Farm LtdKaren Peters	Interpretation	fences	Amend	Amend the wording to make it clear whether post and wire fences are included.	The definition of fences excludes post and wire fences, yet there are references to fences that are clearly meaning farm post and wire fences.	Accept
S113.089	Trudy Bokser	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence or a~~ temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
S116.089	Nathan Bokser	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence or a~~ temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
S118.089	AW+ JA Johnston Family Trust	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence or a~~ temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
S127.125	Peters Farm	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall	It is unclear why post and wire fences have been excluded from this definition	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	LtdKaren Peters				not include a ~~post and wire fence~~ or a temporary fence such as an electric fence or construction hoarding.	as they are specifically referenced within the Rules.	
S18.091	Reaby Downs Farm Ltd	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence~~ or a temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
S19.091	Karen Temple	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence~~ or a temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
S20.091	Sarah and Peter Barclay	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence~~ or a temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
S24.091	Helen McIntosh	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence~~ or a temporary fence such as an electric fence or construction hoarding.	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part
S68.093	John Baynes	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence~~ or a	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					temporary fence such as an electric fence or construction hoarding.		
S115.021	Kevin Robertson	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
S143.032	Rural Ratepayers Group	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
S148.033	Alistair & Bernadette Hunt	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
S60.023	Ronald Crispin	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
S68.141	John Baynes	Interpretation	fences	Oppose	Amend definition: and make any consequential amendments: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.	This definition is confusing and causes issues throughout the plan, and we suggest farm fences are excluded. All amendments must be made throughout the plan.	Reject
S117.089	Greg Bokser	Interpretation	fences	Oppose	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wire fence or a~~	It is unclear why post and wire fences have been excluded from this definition as they are specifically referenced within the Rules.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					temporary fence such as an electric fence or construction hoarding.		
S126.022	Southland Federated Farmers of New Zealand	Interpretation	fresh water	Support in part	Amend definition: ~~Fresh water~~ Freshwater or fresh water	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept
S115.023	Kevin Robertson	Interpretation	fresh water	Support in part	Amend definition: ~~Fresh water~~ Freshwater or fresh water	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept
S143.034	Rural Ratepayers Group	Interpretation	fresh water	Support in part	Amend definition: ~~Fresh water~~ Freshwater or fresh water	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept
S148.035	Alistair & Bernadette Hunt	Interpretation	fresh water	Support in part	Amend definition: ~~Fresh water~~ Freshwater or fresh water	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept
S60.025	Ronald Crispin	Interpretation	fresh water	Support in part	Amend definition: ~~Fresh water~~ Freshwater or fresh water	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept
S68.143	John Baynes	Interpretation	fresh water	Support in part	Amend definition: ~~Fresh water~~ Freshwater or fresh water	This definition follows the RMA definition, however the RMA states 'freshwater or fresh water'. If the Council wishes to use the RMA definition this should be done verbatim.	Accept

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S145.009	Rural Contractor s NZ Incorporated (RCNZ)	z	GRUZ-Additional provisions sought	Amend	GRUZ-R4A - Rural Contractor Depot All areas Activity status: Permitted Where: 1. Any new building, structure and activity complies with standards GRUZ-S2, GRUZ-S7 and GRUZ-S8. 2. The rural contractor depot (including associated vehicle access, parking and manoeuvring areas) is set back at least 50m from any side or rear boundary. 3. The rural contractor depot (including associated parking and manoeuvring areas) is set back at least 10m from any road boundary. 4. The activity has no customers coming to site; 5. There are a maximum of 12 staff working on site at any time.6. Any building must not exceed 3000m2. Activity status where compliance is not achieved with: GRUZ-R4A(1) to GRUZ-R4A(6): Restricted Discretionary Matters of discretion: 1. Location and scale of the activity. 2. The effects on rural character and amenity values of the surrounding environment. 3. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects. 4. Services. 5. Safety and suitability of access and effects on the transport network from additional traffic generation. 6. The matters of discretion of any infringed standard.	GRUZ-R4 and GRUZ-R8 are too restrictive for rural contractor depots. RCNZ seek a new rule permitting small scale rural contractor depots with performance standards.	Reject
S132.150	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Amend	New standard GRUZ-S10 as follows: Setback from rail corridorAll activities 1. Any Building or structure must not be located within a 5m setback from a boundary with a rail corridor. Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The safe and efficient operation	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor. KiwiRail recommend that the following	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					of the rail network. 2. Compatibility with the surrounding environment. 3. The reason for the reduced setback.	standard be applied over all zones for setback from rail corridor	
S110.049	Royal Forest and Bird Society of NZ Inc	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Amend	Add: GRUZ-S10 - Setbacks from a Significant Natural Area (all activities) Permitted activity 1. Any building or structure is set back 10 metres from the closest boundary of any Significant Natural Area Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on Significant Natural Area values and indigenous biodiversity values. 2. The impact of the activity on any, rare or threatened indigenous species or taonga species and how any potential impact could be avoided, remedied or mitigated. 3. The activity has a functional need to be located in the area.	There is no requirement in the plan for setbacks of buildings/structures from SNAs. The addition of this standard would ensure that buildings/structures are not established within an SNA in the General Rural Zone. NOTE: Compliance with GRUZ-S10 would also need to be added into GRUZ-R1 (1), GRUZ-R2 (5), GRUZ-R3 (5), GRUZ-R4 (1) & (9), GRUZ-R7 (2) & (6), GRUZ-R8 (7), GRUZ-R9 (4), GRUZ-R10 (4), GRUZ-R13 (3) and GRUZ-R14 (3).	Reject
FS5.166	Hamish Weir			Oppose	Disallow		Accept
FS17.087	Federated Farmers			Oppose	Disallow	Federated Farmers opposes the proposed inclusion of GRUZ-S10. Under the PDP, the definition of 'fence' 'means any structure'. It is not reasonable for farmers to apply for resource consent if they wish to fence off a SNA at less than 10m from the SNA. Fencing SNAs provide many positive benefits for protecting the SNA.	Accept
FS25.135	Stoney Creek Station Ltd			Oppose	Disallow	Stoney Creek does not support a setback from SNAs within the Rural Chapter. Activities affecting SNAs have been addressed in the ECO chapter.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S99.031	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Not Stated	Include a provision within the objectives and policies of the General Rural Zone that acknowledges that people do live in the rural zone.	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.	Reject
FS5.167	Hamish Weir			Support	Allow		Reject
S124.116	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Not Stated	GRUZ-S10 Servicing All activities 1.Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated water supply. 2 Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated wastewater network. 3Where Council reticulated water supply is unavailable, any residential unit and buildings for non-residential activities must: (a) be connected to a community drinking water supply; or (b) be connected to a private drinking water supply; or (c) store 45,000 litres of potable water on-site from another source. 4.Where Council reticulated wastewater is unavailable, any residential unit and buildings for non-residential activities must: be provided with an on-site wastewater treatment and disposal system. 5. All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice'	Fire and Emergency consider that new buildings located in the GRUZ should be required to provide a firefighting water supply in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk.	Reject
FS5.168	Hamish Weir			Oppose	Disallow	Specific reference to standards that could become out dated	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S85.167	Environment Southland	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Support	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.	No objectives or policies in this zone recognise natural hazards risk. More emphasis is needed to ensure infill, brownfield and greenfield development properly considers natural hazard risk.	Reject
FS5.169	Hamish Weir			Oppose	Disallow		Accept
FS22.066	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - unnecessary as natural hazards are covered by other parts of the PDP.	Accept
S130.043	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Not Stated	Insert new objective: Renewable Electricity Generation Activities and Transmission Enable the operation, use, development and upgrading of renewable electricity generation activities and transmission within the rural environment	It is required to give effect to NPS-REG. REG activities have a functional need to locate where energy resources are located.	Reject – to be considered in HS7
FS24.059	Contact Energy Ltd			Support	Allow	Contact support the relief sought as it is consistent with the NPS-REG.	Reject
S77.005	New Zealand Heavy Haulage Association	GRUZ - General Rural Zone	GRUZ-Additional provisions sought	Oppose in part	Permitted activity performance standards and criteria for relocation of second hand buildings:a. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.b. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building.c. The building shall be located on permanent foundations approved by building	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					consent, no later than 2 months of the building being moved to the site.d. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards. OR The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.		
FS14.041	NZ Transport Agency Waka Kotahi			Oppose	Disallow	Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						dwelling, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.	
S101.084	Transpower New Zealand Limited	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend Note 1 as follows: "The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this	Transpower does not support Note 1 on the basis that the Note is not sufficiently clear in terms of the rules that might apply to critical infrastructure generally, and the National Grid specifically. That is, as written, the Note could be understood to direct that the General Rural Zone rules apply to infrastructure in addition to the rules in the Infrastructure Chapter. This would result in Rule	Reject – defer to HS7

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					chapter do not apply to infrastructure activities."	GRUZ-R20 applying and all infrastructure activities being non-complying activities. Transpower seeks that Note 1 is amended to explicitly set out that the General Industrial Zone rules do not apply to infrastructure.	
S143.002	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ - General	Amend	Greater setbacks for forests from property boundaries. Dust suppression by water tank when logging trucks are travelling on gravel roads and traffic is heavy.	When logging trucks are travelling on gravel roads with heavy traffic dust suppression by water trucks should be required. The traffic dust cause livestock health issues and coats the pasture reducing grass growth. Forests are becoming larger as off-shore business off-set their pollution. Forests that are too close to neighbouring sites create tree root travel past boundaries to extract nutrients, shading onto neighbouring sites and trees can fall on to fences.	Reject
S146.081	Southland District Council	GRUZ - General Rural Zone	GRUZ - General	Support in part	Update the proposed District Plan with the amendments to the National Environmental Standard for Commercial Forestry (NES-CF) as part of the provisions. At the minimum, Note 2 may need to be revised to reflect the change in legislation and the ability for Gore District Council to regulate commercial forestry. There are other zones which contain this note as well. structure for the General Rural Zone.	The NES-CF allows Councils to implement regulations concerning afforestation within their District. The principal activity for the General Rural Zones is primary production, having provisions concerning afforestation within this zone would be appropriate.	Accept in part
S3.063	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					standards and whether standards are to be treated as standalone rules.	standards apply to activities requiring resource consent or only permitted activities.	
S17.004	Resolution Developments Limited	GRUZ - General Rural Zone	GRUZ - General	Support	Support in part the proposal to create Rural Industry Precinct 13	Support in part the proposal to create Rural Industry Precinct 13 adjacent to the west of Pioneer Highway. The Submitter supports the proposed Objectives, Policies, Spatial Mapping Location of the Precinct and all relevant Rules/Standards with exception of the following submission points	Accept in part
S113.063	Trudy Bokser	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
S116.063	Nathan Bokser	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
S118.063	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	
S127.099	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
S18.065	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
S19.065	Karen Temple	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.065	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
S24.065	Helen McIntosh	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
S68.067	John Baynes	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and standards and whether standards are to be treated as standalone rules.	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring resource consent or only permitted activities.	Reject
S117.063	Greg Bokser	GRUZ - General Rural Zone	GRUZ - General	Oppose	Amend table headings from "Standards" to "Standards for Permitted Activities". Insert a guidance note clarifying whether Standards are applicable to all activities or only those listed within the relevant Rule. Clarify the relationship between rules and	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity status in the standard implies that the standard is a standalone rule. It is also unclear if the standards apply to activities requiring	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					standards and whether standards are to be treated as standalone rules.	resource consent or only permitted activities.	
S148.011	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ - General	Oppose	We do not support the new rules restricting agricultural aviation.	This activity is essential to the primary sector and cannot be inhibited by the time delays or uncertainty associated with a consenting regime. The noise created is brief and temporary, and totally tolerated by the rural community in which it takes place as those who live and work in that area understand its essential nature. Location of landing areas for our operation is based 100% on proximity to a watersource - as the spray chemicals require a lot of water mixed with them for every load carried by the helicopter. For convenience to those who originally created and now those who service the water supply, these tanks are often in close proximity to a road. Therefore, the restrictions on landing sites could inadvertently rule out the only suitable locations if proximity to a road is a restricting factor. These proposed rules aim to solve a problem which does not exist. Farmers and aviators manage this activity in a safe and appropriate way. There is no need for this new suite of rules.	Reject – to be considered in HS6
FS4.22	New Zealand Agricultural Aviation			Support	Allow	Agricultural aviation activities are critical in supporting primary production	Reject – to be considered in HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Association (NZAAA)						
S104.011	McLeod-Wantwood Trust/Wantwood Station	Zone map layers	GRUZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part
S36.002	Clayton Rowland	Zone map layers	GRUZ-MAP	Amend	Zoning changed to Rural Lifestyle at 33 Herron Road.	Given the proximity of the site to the Waikaka township, it can offer housing and business opportunities in the long term.	Reject
S85.051	Environment Southland	Zone map layers	GRUZ-MAP	Support in part	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.	Intensifying development in flood prone (or hazard) areas will put communities at risk.	Accept in part
S105.011	Farm Manager - Wantwood Station	Zone map layers	GRUZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S127.011	Peters Farm Ltd Karen Peters	Zone map layers	GRUZ-MAP	Amend	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.	A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to the Mandeville township. This area is susceptible to inundation on the Council mapping, there is suitable land in the proximity that would be better suited for rural lifestyle. However, it is unable to be subdivided under GRUZ-S1 standard, as it would have to be 40 hectares.	Accept in part
S42.001	Kowhai Trust	Zone map layers	GRUZ-MAP	Oppose	The proposed 38-lot subdivision on site conflicts with the proposed General Rural zoning at 205 Reaby Road. The submitter requests the zoning be changed to Rural Lifestyle Zone.	The submitter considers the site to align with the rural lifestyle zone as the site is not at risk to any natural hazards being well above the flood plain of the Matakura River and tributaries. There are no historical, cultural or ecological features on site and is suitable for onsite waste and stormwater disposal. Rooding infrastructure has capacity to support additional traffic and recently a shared use pedestrian/ cycle way has been extended to the front of the site. Adjacent to the site's western boundary and north across Reaby Road RLZ has been proposed with which the site integrated well. There is an existing shelterbelt and Campion Road mitigating potential reverse sensitivity noise. light and spray drift affects. Land to the south falls down a terrace partially in Lot 7. The site is well elevated above this land, providing similar mitigation as a shelterbelt or road. The Districts "Rural Living Slogan" is emphasised by the subdivision, given	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						the proximity to urban amenities and low-density residential use. Given the proposed development impact on the localities character, the GRUZ is nonsensical.	
FS14.056	NZ Transport Agency Waka Kotahi			Oppose	Disallow	The New Zealand Transport Agency considers that there is not enough information about the implications of the proposed re-zoning on the state highway network, in particular State highway 94. We consider that an Integrated Transport Assessment needs to be completed to identify the traffic effects of the proposed re-zoning, and when the local road intersections with State highway 94 would need to be upgraded and the design and location of any new intersections. NZTA would want provisions included in the Plan to manage the intersection upgrades.	Accept
S156.009	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-O1	Support in part	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	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.	Reject
S128.035	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-O1	Support	No Amendments Required		Accept
S145.004	Rural Contractors NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-O1	Support	Retain as notified.	As rural contractor depots fall within 'rural industry' RCNZ supports the recognition of rural industry as an integral part of primary production and its importance to the district.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S3.048	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
S113.048	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
S116.048	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
S118.048	AW+ JA sheddamst on Family Trust	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
S127.084	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
S18.050	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
S19.050	Karen Temple	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
S20.050	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
S24.050	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.052	John Baynes	GRUZ - General Rural Zone	GRUZ-O1	Support	Retain GRUZ-O1 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
S115.142	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-O1	Support in part	Amend GRUZ-O1: Enable, recognise and provide for the importance of primary production, ancillary activities and rural industry to the social, ~~and~~ economic and cultural well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. 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. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview.	Accept in part
S143.153	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-O1	Support in part	Amend GRUZ-O1: Enable, recognise and provide for the importance of primary production, ancillary activities and rural industry to the social, ~~and~~ economic and cultural well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. 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. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview.	Accept in part
S148.154	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-O1	Support in part	Amend GRUZ-O1: Enable, recognise and provide for the importance of primary production, ancillary activities and rural industry to the social, ~~and~~ economic and cultural well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. 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. Cultural well-being is an important part	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						of farmers' well-being as detailed in the comments on the overview.	
S60.144	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-01	Support in part	Amend GRUZ-01: Enable, recognise and provide for the importance of primary production, ancillary activities and rural industry to the social, ~~and~~ economic and cultural well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. 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. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview.	Accept in part
S68.262	John Baynes	GRUZ - General Rural Zone	GRUZ-01	Support in part	Amend GRUZ-01: Enable, recognise and provide for the importance of primary production, ancillary activities and rural industry to the social, ~~and~~ economic and cultural well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. 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. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview.	Accept in part
S117.048	Greg Bokser	GRUZ - General Rural Zone	GRUZ-01	Support	Retain GRUZ-01 as drafted.	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Accept
S63.016	New Zealand Helicopter Association	GRUZ - General Rural Zone	GRUZ-01	Support in part	Recognise and provide for the importance of primary production, and ancillary activities and rural industry to the social and economic wellbeing of the district.	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.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS4.24	New Zealand Agriculture Aviation Association (NZAAA)			Support	Allow	It is important to recognize the contribution of ancillary activities.	Reject
FS18.22	New Zealand Helicopter Association			Support	Allow	NZHA supports NZAA on this point	Reject
S87.006	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-O1	Support in part	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.	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.	Reject
FS4.25	New Zealand Agriculture Aviation Association (NZAAA)			Support	Allow	It is important to provide for the importance of ancillary activities.	Reject
S126.141	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-O1	Support in part	Amend GRUZ-O1: Enable, recognise and provide for the importance of primary production, ancillary activities and rural industry to the social, ~~and~~ economic and cultural well-being of the District.	There is no objective that specifically enables rural production activities in the rural zones. 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. Cultural well-being is an important part of farmers' well-being as detailed in the comments on the overview.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS4.26	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	It is important to provide for the importance of ancillary activities.	Accept in part
FS25.130	Stoney Creek Station Ltd			Support	Allow	Stoney Creek supports this submission	Accept in part
S28.010	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-O1	Support in part	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	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.	Reject
FS4.27	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	It is important to provide for the importance of ancillary activities.	Reject
FS25.131	Stoney Creek Station Ltd			Support	Allow	Stoney Creek supports this submission	Reject
S156.010	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend: Delete Clause 4 Add an additional clause: Smells, noise, dust from primary production activities	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. High levels of rural amenity from adjacent sites are	Accept in apart

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						not clear and it is encompassed in the descriptions so should be deleted.	
S109.114	Department of Conservation	GRUZ - General Rural Zone	GRUZ-O2	Support in part	The character and qualities of the General Rural zone continue to comprise: ...	GRUZ-O2 as drafted describes a present condition rather than stating an objective	Accept
S122.015	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Retain the majority of GRUC-O2 as notified, but amend clause 4, as follows: GRUZ-O2 The character and qualities of the General Rural zone comprise: 1. a variety of primary production activities; and 2. a very low degree of built form, well setback from other properties and roads; and 3. high levels of open space and open pasture or crops; and 4. ~~high levels of rural amenity from adjacent sites~~ primary production in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, that may be noticeable to residents and visitors in rural areas.	In general we agree with this objective, in particular the recognition that the General Rural Zone provides for a wide variety of primary productive activities. However, we note that clause (4) could be worded more clearly. Further, the character of rural environments is influenced by activities that are anticipated to occur within them such as primary production. This provides a lens by which to consider what is a reasonable level of amenity in the zone, not the other way around. We request that clause 4 of GRUZ-O2 be amended to set clear expectations around what is expected from rural character and amenity.	Accept in part
S128.036	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-O2	Support	No Amendments Required		Support in part
S129.002	Waikaka Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 (4) to recognise that areas of high rural amenity are associated with outstanding natural landscapes and significant natural areas: 4. high levels of rural amenity associated with outstanding natural landscapes and significant natural areas.	The notified wording implies high levels of rural amenity in all locations. This is inconsistent with text in the zone overview which recognises the working character of the rural environment where rural activities generate noise, odour and traffic. The Submitter considers the	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						description in the zone overview appropriately acknowledges the spectrum of activities which occur in the rural zone and is consistent with GRUZ-O1 which recognises the importance of primary production and rural industry. As it is currently worded, the Objective GRUZ-O2(4) creates an	
S132.136	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: 2. A very low degree of built form, well setback from other properties, railcorridor and roads; and	KiwiRail supports GRUZ-O2 in ensuring there is a very low degree of built form well setback from properties and roads but seeks to include rail. KiwiRail are seeking a 'no build within 5m from the rail corridor boundary' in the standards section of each zone, in addition the Railway noise control overlay is requested to be 100m from the rail corridor boundary. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S113.049	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					from other properties and roads; and ...		
S116.049	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
S118.049	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
S127.085	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
S18.051	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
S19.051	Karen Temple	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise:	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and ...	built form does not reflect the nature of the zone.	
S20.051	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
S24.051	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
S68.053	John Baynes	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject
S115.143	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend GRUZ-O2: The character and qualities of the General Rural zone comprise (...) 4. high levels of rural amenity, including smells, noise and dust from adjacent sites. primary production activities.	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S143.154	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend GRUZ-O2: The character and qualities of the General Rural zone comprise (...)4. high levels of rural amenity, including smells, noise and dust from adjacent sites. primary production activities.	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part
S148.155	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend GRUZ-O2: The character and qualities of the General Rural zone comprise (...)4. high levels of rural amenity, including smells, noise and dust from adjacent sites. primary production activities.	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part
S60.145	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend GRUZ-O2: The character and qualities of the General Rural zone comprise (...)4. high levels of rural amenity, including smells, noise and dust from adjacent sites. primary production activities.	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part
S68.263	John Baynes	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend GRUZ-O2: The character and qualities of the General Rural zone comprise (...)4. high levels of rural amenity, including smells, noise and dust from adjacent sites. primary production activities.	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part
S117.049	Greg Bokser	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Accept in part
S87.007	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Delete clause 4. Add an additional clause: Odours, noise, dust from primary production activities	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	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						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.	
FS4.28	New Zealand Agriculture I Aviation Association (NZAAA)			Support	Allow	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.	Accept in part
S126.142	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend GRUZ-O2: The character and qualities of the General Rural zone comprise (...)4. high levels of rural amenity, including smells, noise and dust from adjacent sites, primary production activities.	Specific recognition of the impacts on primary production activities should be provided for.	Accept in part
FS4.29	New Zealand Agriculture I Aviation Association (NZAAA)			Support	Allow	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	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						encompassed in the descriptions so should be deleted.	
S28.011	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Amend: Delete clause 4. Add an additional clause: Smells, noise, dust from primary production activities	Needs to have clear recognition in the description of the character and qualities of the zone that effects such as noise, odour and dust 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.	Accept in part
FS4.30	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	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.	Accept in part
S3.049	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-O2	Amend	Amend GRUZ-O2 as follows: The character and qualities of the General Rural zone comprise: ... 2. a ~~very~~ low degree of built form, well setback from other properties and roads; and ...	Supportive of the description of the character and qualities of the rural zone but consider that a 'very low degree' of built form does not reflect the nature of the zone.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS17.072	Federated Farmers			Support	Allow	Federated Farmers agrees with the submitter that 'very low' does not correspond to the nature of the zone given the size variance in building structures on working farms.	Reject
S110.047	Royal Forest and Bird Society of NZ Inc	GRUZ - General Rural Zone	GRUZ-O2	Amend	Add: 5. Potential for Significant Natural Areas, and pockets of high ecological/indigenous biodiversity value.	The majority of Significant Natural Areas are found on rurally zoned land; therefore, it is important that ecology/biodiversity are recognised as character/qualities of the zone. This also links in to GRUZ-P4	Accept in part
FS17.073	Federated Farmers			Oppose	Disallow	Federated Farmers does not agree with the submitter's proposed inclusion. Until SNA mapping has been completed, the statement cannot be made that the rural zone comprises the majority of SNAs.	Reject
FS25.132	Stoney Creek Station Ltd	b		Oppose	Disallow	Provision for SNAs and indigenous biodiversity is already provided within the ECO chapter and does not need to be replicated here.	Reject
S130.042	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-O2	Oppose	The character and qualities of the General Rural zone comprise: 1. a variety of primary production activities; and 2. a very low degree of built form, well setback from other properties and roads; and 3. high levels of open space and open pasture or crops; and 4. high levels of rural amenity from adjacent sites. 5. presence of structures and effects associated with rural activities, and other activities provided for within the rural	Unclear on how working structures associated with REG activities is provided for in the rural environment.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					environment, such as renewable electricity generation, quarries, mining.		
FS24.053	Contact Energy Ltd			Support	Allow	Contact support the relief sought as it is unclear whether this chapter applies to renewable electricity generation activities in addition to the Energy chapter, and this provides greater certainty	Reject
S156.011	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-O3	Support in part	Amend: Provide for Non-primary production activities that support primary production or rely on a rural location or have a functional or operational need to locate in the General Rural Zone are provided for. ~~While managing the nature, scale and location of activities.~~	The objective should identify the key criteria for locating in the GRUZ- the functional or operational need. As currently written the objective is more of a method as it stipulates how it might be achieved.	Reject
S128.037	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-O3	Support	No Amendments Required		Accept
S145.005	Rural Contractors NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain as notified.	Rural contractor depots support primary production and rely on rural location. The objective provides for such activities and is supported.	Accept
S87.008	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-O3	Support in part	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.	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.	Reject
S126.143	Southland Federated Farmers of	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	New Zealand						
S3.050	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
S113.050	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
S116.050	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
S118.050	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
S127.086	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
S18.052	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
S19.052	Karen Temple	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
S20.052	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S24.052	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
S68.054	John Baynes	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept
S115.144	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept
S143.155	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept
S148.156	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept
S60.146	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept
S68.264	John Baynes	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as notified.	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Accept
S117.050	Greg Bokser	GRUZ - General Rural Zone	GRUZ-O3	Support	Retain GRUZ-O3 as drafted.	Supportive of recognizing the importance of supporting activities for primary production.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S28.012	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-O3	Support in part	Amend Non-primary production activities that support primary production or rely on a rural location or have a functional or operational need to locate in the General Rural Zone are provided for. ~~While managing the nature, scale and location of activities.~~	The objective should identify the key criteria for locating in the GRUZ- the functional or operational need. As currently written the objective is more of a method, not an objective, as it stipulates how it may be achieved.	Reject
FS4.31	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	The objective should identify the key criteria for locating in the GRUZ- the functional or operational need.	Reject
S128.038	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-O4	Support	No Amendments Required		Accept
S126.144	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept
S3.051	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept
S113.051	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept
S116.051	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept
S118.051	AW+ JA Johnston	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Family Trust						
S127.087	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept
S18.053	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept
S19.053	Karen Temple	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept
S20.053	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept
S24.053	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept
S68.055	John Baynes	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept
S115.145	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept
S143.156	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept
S148.157	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept
S60.147	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.265	John Baynes	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as notified.	SFF supports the preservation of the purpose and character of the GRUZ.	Accept
S117.051	Greg Bokser	GRUZ - General Rural Zone	GRUZ-O4	Support	Retain GRUZ-O4 as drafted.	Supportive of GRUZ-O4.	Accept
S111.005	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-O5	Support	We support GRUZ-O5 the way it is worded.	It is a recognition of the need to protect highly productive land including potential quarrying land. Land containing quarry materials is highly productive and quarrying is part of the definition of primary production in the Proposed Plan's definitions (as well as the National Planning Standards).	Accept in part
S122.016	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-O5	Support	Retain as notified	We support the wording of this objective, which uses the National Planning Standards term "primary production". This reflects the National Policy Statement for Highly Productive Land, which recognises that quarrying activities are locationally constrained and may need to be undertaken on highly productive land.	Accept in part
S128.039	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-O5	Support	No Amendments Required	Recognises the value and long-term benefits of using HPL and protecting it for future generations	Accept in part
S135.004	Straterra Inc	GRUZ - General Rural Zone	GRUZ-O5	Support	Retain as notified	Supports the wording of GRUZ-O5 and recognition of the need to protect highly productive mining land.	Accept in part
S126.145	Southland Federated Farmers of	GRUZ - General Rural Zone	GRUZ-O5	Support in part	Amend GRUZ-O5: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	New Zealand				primary production for current and future generations is protected.	ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	
S143.007	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for current and future generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	Reject
S113.052	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
S116.052	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					highly productive land for primary production for future generations is protected.		
S118.052	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
S127.088	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
S18.054	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
S19.054	Karen Temple	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
S20.054	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S24.054	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
S68.056	John Baynes	GRUZ - General Rural Zone	GRUZ-05	Amend	Amend GRUZ-05 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-05, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
S115.146	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for current and future generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	Reject
S143.157	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for current and future generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	
S148.158	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05:The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for current and future generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	Reject
S60.148	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-05	Support in part	Amend GRUZ-05:The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for current and future generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.266	John Baynes	GRUZ - General Rural Zone	GRUZ-O5	Support in part	Amend GRUZ-O5: The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for current and future generations is protected.	It is important to acknowledge the importance of highly productive land for primary production for both current and future generations. The protection of highly productive land is crucial for ensuring economic well-being. The purpose of the Resource Management Act 1991 refers to well-being of 'future generations' (s 5), however the Local Government Act 2002 discusses 'current and future well-being' and enabling the promotion of the four well-being's of communities 'in the present and for the future' (s 10).	Reject
S117.052	Greg Bokser	GRUZ - General Rural Zone	GRUZ-O5	Amend	Amend GRUZ-O5 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
S3.052	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-O5	Amend	Amend GRUZ-O5 as follows: The value and long-term benefits of using ~~highly productive rural~~ land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	Accept
FS17.074	Federated Farmers			Support	Allow	Federated Farmers supports the amendment to GRUZ-O5 as the protection offered by the objective should extend to all land for primary production.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S103.004	McNabb Management Ltd	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend the fourth paragraph to read, " Rural lifestyle, settlements and urban expansion are not encouraged in the General Rural Zone to avoid un-coordinated development, fragmentation of rural land, and reverse-sensitivity effects on rural activities. " Delete the second sentence. (~~Fragmentation of the rural resource will impact high class soils and rural productivity.~~) Add to the end of paragraph 5 a sentence which reads, " Where appropriate, rural industrial activities may be located within the Rural Industry Precincts. " Delete the 6th paragraph. (~~Non-rural activities that are incompatible with the rural environment and may cause reverse sensitivity effects, such as urban development and larger scale industrial activity, are discouraged, and are sought to be located in other zones; or where appropriate, the Rural Industry Precinct.~~)	The words 'fragmentation of the rural resource' are ambiguous. The issues are fragmentation of land and reverse-sensitivity effects. Paragraph 6 repeats matters discussed in paragraph 4.	Accepted in part
S109.113	Department of Conservation	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Retain 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.	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.	Reject
S111.004	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support	Support overview and purpose	We support the Overview and Purpose of the General Rural Zone chapter in which quarrying activities is specified as being supported in the rural area. "The rural area supports a range of activities that rely on the land resource. This includes quarrying..."	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S128.034	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support	No amendments required		Accept in part
S135.003	Straterra Inc	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support	Retain as notified	It is supported that mining activities are specified as supported in this area.	Accept in part
S126.140	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this land resource underpins the economic, ~~and social~~ and cultural well-being of the District.	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.	Accept
S129.001	Waikaka Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Amend	Replace "rural production activities" with "primary production activities" so the first sentence reads: The purpose of the General Rural Zone is to provide for and protect primary production activities and other activities that rely on the rural resource.	The term rural production activities is not defined in the PDP and the meaning would be more appropriately conveyed by the term primary production activities, which is defined in the PDP.	Accept
S115.141	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					General Rural Zone is the largest zone in the District and this land resource underpins the economic, ~~and social~~ and cultural well-being of the District.	intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.	
S143.152	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this land resource underpins the economic, ~~and social~~ and cultural well-being of the District.	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.153	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this land resource underpins the economic, ~~and social~~ and cultural well-being of the District.	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.	Accept
S60.143	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this land resource underpins the economic, ~~and social~~ and cultural well-being of the District.	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						and the history of our early pioneering farmers.	
S68.261	John Baynes	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend Overview and Purpose: The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this land resource underpins the economic, ~~and social~~ and cultural well-being of the District.	In the Gore District, there are farmers whose families have been farming the land for many generations. They value their land and have developed an intergenerational culture which must be preserved alongside other cultural and historical aspects identified in the District Plan as of importance. SFF believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage and culture as 'valued'. There is an opportunity as part of this process to celebrate the district's rural heritage and the history of our early pioneering farmers.	Accept
S28.009	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend paragraph 4: Rural lifestyle, settlement and urban expansion is not promoted in the General Rural zone to avoid un-coordinated development and fragmentation of the rural resource and avoid potential reverse sensitivity effects.	There should be explicit recognition of the need to avoid potential reverse sensitivity effects.	Accept in part
FS4.23	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	There should be explicit recognition of the need to avoid potential reverse sensitivity effects.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S85.153	Environment Southland	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Not Stated	The plan should encourage compliance with AS/NZS 1547:2012 On-site domestic wastewater management, unless GDC is relying on the building consent process for this.	To ensure best practice.	Reject
FS5.160	Hamish Weir			Oppose	Disallow	Specific standards change and should not be referenced	Accept
S156.008	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	Amend para 4 by adding reverse sensitivity: Rural lifestyle, settlement and urban expansion is not promoted in the General Rural zone to avoid uncoordinated development and fragmentation of the rural resource and avoid potential reverse sensitivity effects.	There should be explicit recognition of the need to avoid potential reverse sensitivity effects.	Accept in part
FS17.070	Federated Farmers			Support	Allow	Federated Farmers agrees with the submitter's amendment as it is important to provide for reverse sensitivity.	Accept in part
S122.017	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain as notified	Fulton Hogan supports the use of the term "primary production", as per the National Planning Standards, which provides for a variety of productive activities.	Accept
S128.040	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P1	Support	Nothing stated	Enables primary production which includes mining. (submitter identifies GRUZ-O6 -primary production in submission, P1 relates to enabling primary production)	Accept
S126.146	Southland Federated Farmers of	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	New Zealand					primary production activities are enabled and supported.	
S3.053	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
S113.053	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
S116.053	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
S118.053	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
S127.089	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
S18.055	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
S19.055	Karen Temple	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
S20.055	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
S24.055	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.057	John Baynes	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
S115.147	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Accept
S143.158	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Accept
S148.159	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Accept
S60.149	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Accept
S68.267	John Baynes	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as notified.	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Accept
S117.053	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P1	Support	Retain GRUZ-P1 as drafted.	Supportive of GRUZ-P1.	Accept
S111.008	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-P10	Support	Support the policy on the basis quarrying is an appropriate use of highly productive land.	GRUZ-P10 is designed to protect highly productive land from inappropriate use so that it doesn't compromise the use for primary production. We support this the way it is worded. Quarrying will often be an appropriate use of land if that is where the resource is located. It	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						is a recognition of the need to protect appropriate land for quarrying.	
S122.019	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-P10	Oppose	Amend GRUZ-P10 to fully reflect the exceptions provided by clause 3.9 of the National Policy Statement for Highly Productive Land.	This policy aims to protect highly productive land, however it omits part of the policy framework from the National Policy Statement for Highly Productive Land (3.9)(2)(j) which provides for aggregate extraction activities provided the tests set out in the policy are met. This consenting pathway should also be provided in the Gore District Plan, so that the Plan is consistent with the higher level policy document.	Reject
S128.057	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P10	Support	No amendments required	Protect HPL from irreversible loss	Accept
S126.154	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
S129.005	Waikaka Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-P10	Amend	Add a clause to the end of GRUZ-P10 to provide for temporary activities: 4. requiring remediation of highly productive land where activities result in temporary loss or reduction to the productive capacity of the land.	The addition of clause 4 recognises that temporary activities may be undertaken on highly productive land where there is no irreversible loss of productive capacity. This is consistent with the National Policy Statement for Highly Productive Land section 3.9(2)(g).	Reject
S132.139	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 as follows: Protect highly productive land from irreversible loss from inappropriate subdivision, use and development, including	KiwiRail generally supports this policy to protect highly productive land while avoiding and mitigating reverse sensitivity effect. but seek amendment	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					by: ... 3. avoiding and mitigating reverse sensitivity effects from sensitive and incompatible activities within and adjacent to highly productive land, including protecting the function and operation of the rail corridor.	to the policy to clarify that this policy also relates to potential effects on rail.	
S113.061	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
S116.061	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
S118.061	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
S127.097	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
S18.063	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
S19.063	Karen Temple	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.063	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
S24.063	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
S68.065	John Baynes	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
S115.155	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
S143.166	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
S148.167	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
S60.157	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
S68.275	John Baynes	GRUZ - General Rural Zone	GRUZ-P10	Support	Retain GRUZ-P10 as notified.	Protection of highly productive land is supported.	Accept
S117.061	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S3.061	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P10	Amend	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Reject
FS17.075	Federated Farmers			Support	Allow	Federated Farmers supports the alignment of GRUZ-P10 with the NPS-HPL as it adds value to the plan.	Reject
S101.082	Transpower New Zealand Limited	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain Policy GRUZ-P11 as notified.	Transpower supports Policy GRUZ-P11 on the basis that the Policy provides an exception from 'avoidance' for activities that have an operational or function need for locating in the General Rural Zone.	Accept
S112.144	Waka Kotahi NZ Transport Agency	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain as notified	Waka Kotahi supports this policy in that it seeks to avoid activities that are incompatible with the zone unless there is an operational or functional need to locate there. Waka Kotahi supports this policy on the basis that the use and development of land not foreseen within the zone can place additional unplanned demands on existing infrastructure including State highways.	Accept
S128.058	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P11	Neutral	Neutral - subject to clarification - what is 'incompatible'?	Activities with incompatible character - a question of what is 'incompatible'?	NA
S145.008	Rural Contractors NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain as notified.	The policy provides for activities that have an operational or functional need to locate in the general Rural Zone (such as rural contractor depots).	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.155	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
S3.062	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
S124.102	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain as notified	Fire and Emergency support GRUZ P11 as it provides for activities such as emergency service facilities when there is an operational or functional need for them to be located in the General Rural Zone.	Accept
S113.062	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
S116.062	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
S118.062	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
S127.098	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
S18.064	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S19.064	Karen Temple	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
S20.064	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
S24.064	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
S68.066	John Baynes	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
S115.156	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
S143.167	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
S148.168	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
S60.158	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
S68.276	John Baynes	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11 as notified.	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Accept
S117.062	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P11	Support	Retain GRUZ-P11.	Supportive of GRUZ-P11.	Accept
S109.117	Department of	GRUZ - General Rural Zone	GRUZ-P12	Support	Retain as notified	The D-G supports the policy to maintain the underlying Ngāi Tahu relationships with the natural environment by	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Conservation					requiring appropriate setbacks to waterways.	
S130.044	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-P12	Oppose	GRUZ-P12 ~~manage~~ Require activities and development to maintain rural character, rural amenity and the underlying Ngāi Tahu relationships with the natural environment by: ~~1. ensuring that buildings and structures are of a scale and height which is compatible with the rural character and amenity of the zone; and 2. requiring appropriate setbacks to waterways to maintain and enhance amenity values and natural character.~~	Anticipating and providing for working structures and associated effects from both rural activities and REG activities is essential. The rural environment involves working structures that require enablement, and noise from wind farms can impact amenity. Ensuring specific provision for working structures associated with rurally located activities, including REG activities, is critical for maintaining and enhancing the amenity and natural character of the rural environment.	Reject
FS24.055	Contact Energy Ltd			Support	Allow	Contact support the relief sought as it appropriately recognises and provides for the development of renewable electricity generation activities in the rural environment and these should be enabled.	Reject
S109.118	Department of Conservation	GRUZ - General Rural Zone	GRUZ-P13	Support	Retain as notified	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).	Accept in part
S139.070	Hokonui Rūnanga Inc	GRUZ - General Rural Zone	GRUZ-P13	Oppose	Amend to read: ~~"Recognise that Regionally Significant Infrastructure might be best located in the General Rural Zone, except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area,~~	There are no specific "sites of cultural significance" identified in the plan. S6(b) requires ONFs and ONLs to be protected from inappropriate subdivision, use or	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					~~Natural Hazard risk or Site of Significance to Māori.~~ Provide for Regionally Significant Infrastructure in the General Rural Zone, except where: i. The activity would be inappropriate in an area of Outstanding Natural Landscape, Outstanding Natural Feature or Significant Natural Area;ii. There is an unacceptable natural hazard risk; oriii. The site is wāhi tapu or the activity has a significant effect on cultural values that cannot be avoided or mitigated to an appropriate level."	development, not all subdivision, use or development.	
S101.083	Transpower New Zealand Limited	GRUZ - General Rural Zone	GRUZ-P13	Support in part	Amend Policy GRUZ-P13 as follows: "GRUZ-P13 Recognise that ~~Regionally Significant critical Infrastructure~~ might be best located in the General Rural Zone by enabling the operation, maintenance and upgrading of critical infrastructure and providing for new critical infrastructure, except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area, Natural Hazard risk or Site of Significance to Māori. "	The Policy recognises that the General Rural Zone is often an appropriate location for regionally significant infrastructure. However, Transpower notes that 'critical infrastructure' is a more common (and defined) term in the Proposed District Plan. Transpower considers that 'critical infrastructure' may be the more appropriate term to use in the Policy. Transpower also notes that the Policy 'recognises', but does not go on to say how. Transpower seeks a further amendment to be clear that critical infrastructure is provided for in the General Rural Zone. Such an amendment is important in order to ensure this Policy applies to infrastructure, as opposed to the 'non-rural activities' provisions in Policy GRUZ-P9. In addition, given that the provisions of the Proposed District Plan are to be read as a whole, Transpower considers that reference to various	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						overlays, or protected areas, is not necessary because the specific protections for those areas are set out elsewhere in the Proposed District Plan.	
FS24.056	Contact Energy Ltd			Support	Allow	Contact support the relief sought as it is consistent with the NPS-REG and the development of critical infrastructure should be enabled in the General Rural Zone.	Accept in part
S130.045	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-P13	Oppose	GRUZ-P13 Recognise that Regionally Significant Infrastructure has a functional need to be managed located in the General Rural Zone and effects on other significant values must be managed, including except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area, Natural Hazard risk or Site of Significance to Māori.	Wording is not clear, effects on other values need to be assessed. Natural hazards risk relates to land use, critical infrastructure needs to be resilient to risk of outages, ensuring it can function during emergency conditions to support functions of lifeline utilities.	Accept in part
FS24.057	Contact Energy Ltd			Support	Allow	Contact supports the relief sought as it provides greater clarity and locating renewable electricity generation activities can be appropriate in these locations when the effects are suitably managed, and this should be enabled.	Accept in part
S156.012	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-P2	Support in part	Amend: Enable rural industry activities whilst preserving retaining rural character, rural amenity and underlying Ngai Tahu relationships with the natural environment and productive capacity of the rural zone by limiting managing the nature, scale and location of such activities.	Rural character is a subset of amenity, so it is not necessary to include both in the policy. Rural character should be maintained, not preserved, as it is not a s6 matter. The policy should seek to manage the nature, scale and location of such activities, rather than a presumption of limitation.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S139.068	Hokonui Rūnanga Inc	GRUZ - General Rural Zone	GRUZ-P2	Support in part	Amend to read: "Enable rural industry activities whilst preserving rural character, rural amenity, ~~underlying Ngāi Tahu relationships with the natural environment~~ the mauri of whenua, wai and ecosystems , and productive capacity of the rural zone by limiting the nature, scale and location of such activities."	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Accept
S145.007	Rural Contractors NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain as notified.	As rural contractor depots fall within 'rural industry', RCNZ supports the recognition of importance of enabling rural industry in the rural zone.	Accept in part
S126.147	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part
S3.054	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S113.054	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S116.054	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S118.054	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S127.090	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S18.056	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S19.056	Karen Temple	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S20.056	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S24.056	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S68.058	John Baynes	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S115.148	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part
S143.159	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part
S148.160	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part
S60.150	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part
S68.268	John Baynes	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as notified.	It is appropriate to include a separate policy enabling rural industry activities.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S117.054	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P2	Support	Retain GRUZ-P2 as drafted.	Supportive of enabling rural industry in the rural zone.	Accept in part
S28.013	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-P2	Support in part	Amend Enable rural industry activities whilst ~~preserving~~ retaining rural character, rural amenity and underlying Ngai Tahu relationships with the natural environment and productive capacity of the rural zone by ~~limiting~~ managing the nature, scale and location of such activities.	Rural character is a subset of amenity, unnecessary to include both in the policy. Rural character should be maintained, not preserved, as it is not a s6 matter and is a dynamic environment which does change over time. The policy should seek to manage the nature, scale and location of such activities, rather than a presumption of limitation.	Accept in part
FS4.32	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	Rural character is a subset of amenity, so it is not necessary to include both in the policy. Rural character should be maintained, not preserved, as it is not a s6 matter and is a dynamic environment which does change over time	Accept in part
S3.055	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S143.008	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S113.055	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S116.055	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S118.055	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S127.091	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S18.057	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S19.057	Karen Temple	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S20.057	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S24.057	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S68.059	John Baynes	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S117.055	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P3	Support	Retain GRUZ-P3 as drafted.	Supportive of GRUZ-P3.	Accept
S126.148	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
S3.056	Stoney Creek	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management,	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Station Limited					riparian planting and fencing in the Rural Environment.	
S113.056	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
S116.056	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
S118.056	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
S127.092	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
S18.058	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
S19.058	Karen Temple	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
S20.058	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S24.058	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
S68.060	John Baynes	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
S115.149	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
S143.160	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
S148.161	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
S60.151	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
S68.269	John Baynes	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as notified.	It is important to recognise activities which provide benefits in the rural environment.	Accept in part
S117.056	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain GRUZ-P4 as drafted.	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Accept in part
S109.144	Department of	GRUZ - General Rural Zone	GRUZ-P4	Support	Retain as notified	The D-G supports the policy which gives effects to Part 2 of the RMA, NPS-FM and NPS-IB	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Conservation						
S110.048	Royal Forest and Bird Society of NZ Inc	GRUZ - General Rural Zone	GRUZ-P4	Amend	Change: Recognise the benefits of conservation, pest management, ~~increasing~~ protection and enhancement of indigenous biodiversity, riparian planting, and fencing erosion prone areas.	It is important to protect what remains, as well as the potential for an increase/enhancement. It is also important to specify that this is indigenous biodiversity and not exotic biodiversity.	Accept in part
FS25.133	Stoney Creek Station Ltd			Oppose in part	Disallow	Stoney Creek does not support the changes proposed by this submission.	Reject
S111.006	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-P5	Support	Support this policy	In terms of what the benefits of quarrying are, it should be noted these relate to the use quarried products have in the district (as set out in the General comments on aggregate section above) as well as the jobs, revenue, tax and economic contribution etc the quarrying sector makes to the local community itself.	Accept
S128.041	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P5	Support in part	GRUZ-P5 Recognize the benefits of quarrying and mining activities on the local economy and supporting associated industries through enabling ~~small scale~~ quarries and mines.	Recognize benefits of mining on local economy by enabling small scale quarries and mines. This policy should be agnostic to the scale of the mine because implementation of it and Policy GRUZ-P6 can take a different approach based on scale. i.e. permitted for small scale (through standards as proposed) and then consent pathway beyond that. Unclear, why enabling small scale is only outcome, which is unlikely to achieve the outcome sought by the	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						policy which is to recognize the benefits of mining generally.	
S135.005	Straterra Inc	GRUZ - General Rural Zone	GRUZ-P5	Support	Note that the benefits of mining relate to the use minerals have to the district and country as well as the jobs, revenue, tax, and economic contribution etc. created by the mining activity itself.	Support this policy.	Accept
S126.149	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
S129.003	Waikaka Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-P5	Amend	Edit GRUZ-P5 to address non-small scale quarries and mines by adding text to the end of the policy as below: Recognise the benefits of quarrying and mining activities on the local economy and supporting associated industries through enabling small scale quarries and mines and providing for larger quarries and mines with appropriate effects management as set out in GRUZ-P6	The proposed amendment addresses a policy gap in respect of non-small-scale quarries and mines and appropriately provides for these with suitable effects management. It is consistent with GRUZ-O1 which recognises the importance of primary production to the district. GRUZ-P6 does address the effects management of quarries and mines more generally, the recognition of the benefits of quarrying and mining activities on the local economy is specified in GRUZ-P5. The policy framework reads (as notified) that recognition of benefits only applies to small scale operations, however, larger scale operations would logically have larger scale benefits, and these should also be recognised.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S3.057	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
S113.057	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
S116.057	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
S118.057	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
S127.093	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
S18.059	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
S19.059	Karen Temple	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
S20.059	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
S24.059	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
S68.061	John Baynes	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S115.150	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
S143.161	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
S148.162	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
S60.152	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
S68.270	John Baynes	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as notified.	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Accept
S117.057	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P5	Support	Retain GRUZ-P5 as drafted.	Supportive of GRUZ-P5.	Accept
S122.018	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-P5	Support in part	Amend GRUZ-P5, as follows, or similar wording: GRUZ-P5 Recognise the benefits of quarrying and mining activities on the local economy and supporting associated industries through enabling ~~small scale~~ quarries and mines provided the effects are avoided, managed or mitigated.	We support the underlying direction of this policy, which recognises the benefits of quarrying. It is critical that primary production activities like quarries be provided for in reasonable proximity to where the products will be used. This provides for cost effective construction products for essential developments like housing and roads. This policy recognises that quarries provide an important service, and that they are appropriately located within the Rural Zone. However, the use of the term "small scale" is not clear. We request that this be removed, but	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						additional wording be added to ensure that effects are appropriately taken into account.	
FS11.049	Heritage New Zealand Pouhere Taonga			Oppose	Disallow	HNZPT acknowledges that the dominant land use within the district is agriculture and that the District Plan needs to enable sustainable primary production within appropriate zones. The previously stated activities will involve earthworks and land disturbance during establishment, maintenance, and use, which may affect identified and unknown archaeological sites. As stated in one of the submissions lodged, activities such as fencing require a significant amount of earthworks to provide a buffer for vegetation and allow heavy vehicle access for establishment and maintenance. Ongoing agricultural land use in areas that have undergone previous soil disturbance, such as ploughing, tilling, etc., are unlikely to encounter archaeology. However, earthworks or ground disturbance to areas that have been previously undisturbed, or go below the topsoil have the potential to uncover archaeology. Activities within these areas should have sufficient triggers in the District Plan to create awareness of the plan users' potential obligation under the archaeological provisions of the HNZPTA. For activities involving	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						significant volumes of earthworks, such as quarries, mines, commercial forestry, and renewable electricity generation activities, or areas that have been largely undisturbed, such as significant natural landscapes or features, the effects on archaeology require assessment and a permitted activity status is not appropriate.	
S109.115	Department of Conservation	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain as notified	The D-G supports the policy which gives effects to the RMA and NPS-FM/NPS-IB.	Accept in part
S111.007	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-P6	Support	Support this policy	It is a balanced statement when read alongside GRUZ-P5 recognizing the need to carefully manage environmental impacts.	Accept in part
S128.055	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P6	Support in part	GRUZ-P6 Manage the environmental and cultural effects of quarrying and mining and avoid quarrying and mining activities that result in adverse cultural or environmental effects that cannot be avoided, remedied , mitigated, offset or compensated for .	Support the intention to manage effects, the drafting includes an incomplete use of the effects management tools. It is unclear why, remedy and compensate have not been included. Particularly given their inclusion in effects management hierarchies in higher order documents	Accept in part
S135.006	Straterra Inc	GRUZ - General Rural Zone	GRUZ-P6	Support	Compensation should be added to the list as this is a recognised way of managing environmental effects as well as mitigating and offsetting.	Policy is supported as it is a balanced statement when read alongside GRUZ-P5.	Accept in part
S139.069	Hokonui Rūnanga Inc	GRUZ - General Rural Zone	GRUZ-P6	Support in part	Amend to read: "Manage the environmental and cultural effects of quarrying and mining and avoid quarrying and mining activities that result in	Current wording needs clarifying.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					adverse cultural or environmental effects that cannot be avoided, mitigated or offset. to i. In the first instance avoid adverse effects on the environment; and ii. Where it is not possible to avoid adverse effects from quarrying or mining, require these effects to be mitigated or offset."		
S126.150	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part
S129.004	Waikaka Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-P6	Amend	Edit GRUZ-P6 as below: Manage the environmental and cultural effects of quarrying and mining and ~~avoid~~ restrict quarrying and mining activities that result in adverse cultural or environmental effects that cannot be avoided, remedied , mitigated or offset	Replacement of "avoid" with "restrict" allows for an activity to be restricted through controls on conditions of consent, location, scale or methodology that may suitably manage the effects of the activity. The term "remedied" is added into the policy as it may potentially provide an appropriate method for managing effects of an activity.	Accept in part
S3.058	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
S113.058	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
S116.058	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
S118.058	AW+ JA Johnston	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Family Trust						
S127.094	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
S18.060	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
S19.060	Karen Temple	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
S20.060	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
S24.060	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
S68.062	John Baynes	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
S115.151	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part
S143.162	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part
S148.163	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part
S60.153	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.271	John Baynes	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as notified.	SFF supports this policy.	Accept in part
S117.058	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P6	Support	Retain GRUZ-P6 as drafted.	Supportive of GRUZ-P6.	Accept in part
S156.013	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend: Enable agricultural aviation activities and rural airstrips and helicopter landing areas to support primary production and conservation activities. ~~whilst managing the noise effects through controlling the location of airstrips and scope of their use~~	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy.	Accept in part Partly deferred to HS6
S109.116	Department of Conservation	GRUZ - General Rural Zone	GRUZ-P7	Support	Retain as notified	The D-G supports the policy to enable aviation activities to support conservation activities subject to noise effect management.	Accept
S3.059	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise effects through controlling the location of airstrips and scale of their use.~~	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S113.059	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise effects through controlling the location of airstrips and scale of their use.~~	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S116.059	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise-effects through controlling the location of airstrips and scale of their use.~~		
S118.059	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise-effects through controlling the location of airstrips and scale of their use.~~	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S127.095	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise-effects through controlling the location of airstrips and scale of their use.~~	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S18.061	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise-effects through controlling the location of airstrips and scale of their use.~~	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S19.061	Karen Temple	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise-effects through controlling the location of airstrips and scale of their use.~~	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.061	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise effects through controlling the location of airstrips and scale of their use.~~	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S24.061	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise effects through controlling the location of airstrips and scale of their use.~~	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S68.063	John Baynes	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise effects through controlling the location of airstrips and scale of their use.~~	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S115.152	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities., ~~whilst managing the noise effects through controlling the location of airstrips and scale of their use.~~	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF do not support limitations on agricultural aviation activities.	Reject – defer to HS6
S60.154	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities., ~~whilst managing the noise effects.~~	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					~~through controlling the location of airstrips and scale of their use.~~	do not support limitations on agricultural aviation activities.	
S68.272	John Baynes	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities., ~~whilst managing the noise effects through controlling the location of airstrips and scale of their use.~~	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF do not support limitations on agricultural aviation activities.	Reject – defer to HS6
S117.059	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P7	Amend	Amend GRUZ-P7 as follows: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities, whilst avoiding, remedying or mitigating any adverse ~~managing the noise effects through controlling the location of airstrips and scale of their use.~~	Supportive of enabling agriculture aviation activities.	Reject – defer to HS6
S63.017	New Zealand Helicopter Association	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend to: Enable agricultural aviation activities, ~~and~~ rural airstrips and helicopter landing areas to support primary production and conservation activities, whilst managing the noise effects through controlling the location of airstrips and scope of their use	NZHA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy.	Accept in part Partly defer to HS6
FS4.33	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy	Accept in part Partly defer to HS6
FS18.21	New Zealand			Support	Allow	NZHA supports NZAA on this point	Accept in part Partly defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Helicopter Association						
S126.151	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities., ~~whilst managing the noise effects through controlling the location of airstrips and scale of their use.~~	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF do not support limitations on agricultural aviation activities.	Reject – defer to HS6
FS4.34	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy	Reject – defer to HS6
S28.014	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend: Enable agricultural aviation activities and rural airstrips and helicopter landing areas to support primary production and conservation activities ~~whilst managing the noise effects through controlling the location of airstrips and scope of their use~~	The submitter supports GRUZ-P7. However, noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy if this part is deleted.	Accept in part Partly defer to HS6
FS4.35	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy	Accept in part Partly defer to HS6
FS4.36	New Zealand Agricultural Aviation			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in	Accept in part Partly defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Association (NZAAA)					the noise chapter and is more consistent with an 'enabling' policy	
S143.163	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities., ~~whilst managing the noise effects through controlling the location of airstrips and scale of their use.~~	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF do not support limitations on agricultural aviation activities.	Reject – defer to HS6
FS4.37	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy	Reject – defer to HS6
S148.164	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P7	Support in part	Amend GRUZ-P7: Enable agriculture aviation activities, and rural airstrips to support primary production and conservation activities., ~~whilst managing the noise effects through controlling the location of airstrips and scale of their use.~~	SFF support the enablement of agricultural aviation activities and acknowledge the potential reverse sensitivity effects. However, as stated in comments on the NOISE chapter, SFF do not support limitations on agricultural aviation activities.	Reject – defer to HS6
FS4.38	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports the policy but seeks that the second part of the policy is deleted as noise effects are managed in the noise chapter and is more consistent with an 'enabling' policy	Reject – defer to HS6
S121.081	Alliance Group Limited	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain as notified	This proposal appropriately manages residential activities and gives appropriately gives recognition to avoid or mitigate reverse sensitivity effects.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.152	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise ~~rural~~ primary production; 2. is of a scale and location that does not compromise the rural character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; ~~and 5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.~~ Alternatively, include as a new policy GRUZ-P9: Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	Accept in part
S3.060	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
S124.100	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain as notified	Fire and Emergency support GRUZ-P8 insofar that residential activities shall be suitably serviced, particularly in relation to firefighting water supply.	Accept in part
S132.137	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-P8	Amend	Amend GRUZ-P8 as follows: Enable residential activity where it: ... 5. ensure reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated to protect the function and operation of the railway corridor.	KiwiRail generally supports the provision for reverse sensitivity effects to be considered when enabling residential activity but seek and amendment to recognise the need to protect the function and operation of the railway line.	Accept in part
S113.060	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						rural zone to support primary production.	
S116.060	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
S118.060	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
S127.096	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
S18.062	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
S19.062	Karen Temple	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
S20.062	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
S24.062	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.064	John Baynes	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
S115.153	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise ~~rural~~ primary production; 2. is of a scale and location that does not compromise the rural character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; and 5. ~~reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.~~ Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated. Alternatively, include as a new policy GRUZ-P9:	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	Accept in part
S143.164	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise ~~rural~~ primary production; 2. is of a scale and location that does not compromise the rural character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; and 5. ~~reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.~~ Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated. Alternatively, include as a new policy GRUZ-P9:	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.165	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise ~~rural~~ primary production; 2. is of a scale and location that does not compromise the rural character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; ~~and 5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.~~ Alternatively, include as a new policy GRUZ-P9: Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	Accept in part
S60.155	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise ~~rural~~ primary production; 2. is of a scale and location that does not compromise the rural character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; ~~and 5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.~~ Alternatively, include as a new policy GRUZ-P9: Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	Accept in part
S68.273	John Baynes	GRUZ - General Rural Zone	GRUZ-P8	Support in part	Amend GRUZ-P8: Enable residential activity where it: 1. does not compromise ~~rural~~ primary production; 2. is of a scale and location that does not compromise the rural	'Rural production' as a term is not defined therefore it is recommended that 'primary production' is used for clarity. For farmers, it is important that	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					character from any property or public place; and 3. can be suitably serviced, including provision for telecommunications; and 4. does not amount to rural lifestyle or urban development; and 5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated. Alternatively, include as a new policy GRUZ-P9: Reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.	some residential activity be permitted in the GRUZ for housing purposes (i.e., multiple dwellings provided for staff accommodation). However, it is crucial that primary production is still enabled and not compromised by development. Number 5 of this policy does not make sense as it is currently written and needs to be rephrased or removed, and a new policy created.	
S117.060	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P8	Support	Retain GRUZ-P8 as drafted.	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Accept in part
S130.064	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-P8	Oppose	Enable residential activity where it... 6. constrain the ability to utilise renewable energy resources.	Sensitive activities developed in proximity to renewable energy resources, such as wind resource could constrain future use and development.	Accept in part
FS24.054	Contact Energy Ltd			Support	Allow	Contact support the relief sought as consideration should be given to the use and development of renewable electricity generation activities when considering the appropriate location of residential activities in the General Rural Zone.	Accept in part
S112.143	Waka Kotahi NZ Transport Agency	GRUZ - General Rural Zone	GRUZ-P9	Support in part	Amend GRUZ - P9 as follows, or words of similar intent: Provide for small scale industrial activity, commercial activity, and other non-rural activities, where it can be demonstrated that: ... 5. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated	Waka Kotahi generally supports this policy in that it seeks to provide for small scale industrial activity, commercial activity and other non-rural activities providing they can demonstrate that the activity will not adversely impact the safe and efficient	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					services are not available and any new or existing access(es) onto roads that require upgrading. 9. there are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and ancillary residential activity and between sensitive activities and the State highway network.	operation of the road network, and there is suitable loading, manoeuvring and access provided on site. It is anticipated that these types of activities would occur around the State highway network. Waka Kotahi recommends an amendment to point 5 to clarify that the access(es) to the site may require upgrading to accommodate the new or increase in scale of these identified activities. The policy also notes that non-rural activities (i.e. potential noise sensitive activities) must demonstrate that there are measures in place to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone, including ancillary residential activity. However, we recommend for clarity purposes an amendment to point 9 to include the relationship between sensitive activities and the State highway network.	
S128.056	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-P9	Neutral	Clarify what 'non-rural' activities includes	There is a question about what 'non-rural' activities includes. Submitter is interested in clarification	N/A
S126.153	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.	Accept
S3.112	Stoney Creek	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Station Limited					link with rural land and primary production.	
S132.138	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-P9	Amend	Amend GRUZ-P9 as follows: Provide for small scale industrial activity, commercial activity, and other non-rural activities where it can be demonstrated that: 5. there is ~~adequate~~ appropriate infrastructure available to service the activity (including the rail network), including on site servicing where 9. There are measures to internalise effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including primary production and ancillary residential activity, and appropriately avoided or mitigated reverse sensitivity effects to protect the function and operation of the rail corridor.	KiwiRail supports the intention of GRUZ-P9 but seeks an amendment to clarify that this policy relates to potential reverse sensitivity effects and adequate infrastructure for the rail network.	Reject
S113.112	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S116.112	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S118.112	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S127.148	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S18.114	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S19.114	Karen Temple	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S20.114	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S24.114	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S68.116	John Baynes	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S115.154	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.	Accept
S143.165	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						activities are related to, support or are compatible with rural activities.	
S148.166	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.	Accept
S60.156	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.	Accept
S68.274	John Baynes	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as notified.	It is important to provide for non-rural activities in the rural sector where these activities are related to, support or are compatible with rural activities.	Accept
S117.112	Greg Bokser	GRUZ - General Rural Zone	GRUZ-P9	Support	Retain GRUZ-P9 as drafted.	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Accept
S145.006	Rural Contractors NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-PREC13-O1	Support	Retain objective as notified.	RCNZ supports the establishment of a rural industry precinct which enables larger scale rural industry.	Accept
S17.003	Resolution Developments Limited	GRUZ - General Rural Zone	GRUZ-PREC13-O1	Support in part	Generally supportive of the proposed Precinct zoning over their land parcel subject to the matters raised under GRUZ-S2 & S4.	The applicant requests to retain the Precinct zoning over their property with some minor modifications of to the identified standards.	Accept
S112.145	Waka Kotahi NZ Transport Agency	GRUZ - General Rural Zone	GRUZ-PREC13-P1	Support	Retain as notified	Waka Kotahi supports this policy as it is directive about avoiding access from State Highway 1 for large scale rural industry activities. This will ensure	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						vehicles associated with this activity will access the site from the local road network and the safe, efficient and effective operation of SH1 is not impeded.	
S104.027	McLeod-Wantwood Trust/Wantwood Station	GRUZ - General Rural Zone	GRUZ-R1	Oppose	Activity Status: Permitted Where: 1. Any new or extended building, (excluding farm fences and any farm buildings or structures) structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1.	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.	Reject
S111.009	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-R1	Support	Support GRUZ-R1	We support GRUZ-R1 as it applies to primary production. However, quarrying and mining are explicitly excluded and quarrying has its own rule, GRUZ-R3	Accept
S135.007	Straterra Inc	GRUZ - General Rural Zone	GRUZ-R1	Support	Retain as notified	Supported - note that mining has its own rule.	Accept
S132.140	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, and GRUZ -S8 and GRUZ -S9 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
S105.027	Farm Manager - Wantwood Station	GRUZ - General Rural Zone	GRUZ-R1	Oppose	Activity Status: Permitted Where: 1. Any new or extended building, (excluding farm fences and any farm buildings or structures) -structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1.	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.	Reject
S127.027	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R1	Oppose	Activity Status: Permitted Where: 1. Any new or extended building, (excluding farm fences and any farm buildings or structures) -structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Forestry in an	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1.		
S113.064	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or structure~~ (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
S116.064	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or structure~~ (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1		
S118.064	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or structure~~ (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
S127.100	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or structure~~ (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3.	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					(b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1		
S18.066	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or structure~~ (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
S19.066	Karen Temple	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or structure~~ (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1		
S20.066	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or~~ structure (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
S24.066	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or~~ structure (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1		
S68.068	John Baynes	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or structure~~ (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
S117.064	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or structure~~ (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that:	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					(a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1		
S3.064	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R1	Amend	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new ~~or extended~~ building, ~~or structure~~ (excluding fences and farm infrastructure) ~~and activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Plantation Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1	Supportive of a permitted activity rule for primary production activities but questions the need to apply the new standards to 'activities' and existing buildings/structures.	Reject
FS17.076	Federated Farmers			Support in part	Allow in part	Federated Farmers supports the proposed changes to GRUZ-R1, however as per our submission we propose 'farm fences' replaces 'fences' in the submitter's amendments: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where: 1. Any new building, or structure (excluding farm fences and farm infrastructure) and	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. No other GRUZ standards apply.	
S109.119	Department of Conservation	GRUZ - General Rural Zone	GRUZ-R1	Oppose	Amend GRUZ-R1 to apply to all areas excluding Historic Heritage sites, Significant Natural Areas, Outstanding Natural Landscapes and Outstanding Natural Features.	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.	Reject
FS17.077	Federated Farmers			Oppose	Disallow	Federated Farmers opposes the exclusion of various areas from GRUZ-R1 as permitted activity status for primary production activities is important to enable day-to-day farming operations.	Accept
S125.060	Ministry of Education	GRUZ - General Rural Zone	GRUZ-R10	Support in part	None specified.	The submitter supports GRUZ-10 in part to manage the establishment and operation of educational facilities.	Accept in part
S125.061	Ministry of Education	GRUZ - General Rural Zone	GRUZ-R10	Support in part	Amend as follows: Education Facilities Activity Status: Permitted Where: ~~1. The activity is a rural based education facility centred on agriculture sector training~~ 1. Hours of operation are between 0700 and 1900. ~~A maximum of 12 people (staff and students) on site at any one time~~ 2. Any new building, structure and activity complies with zone standards GRUZ-S1 - GRUZ-S6 ~~Activity status where compliance not~~	Education facilities should be provided for where there is a potential population to support them. A range of educational facilities should be enabled in this zone as they are essential social infrastructure. The maximum number of people on site places unreasonable restrictions on educational facilities. When compliance is not met, the activity status shall be restricted discretionary as it provides flexibility without unreasonable restrictions for	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					achieved with: GRUZ-R10(1) to GRUZ-R10(3): Discretionary; GRUZ-R10(4): Restricted Discretionary. Matters of discretion: 1. The matters of discretion of any infringed standard. Activity status where compliance not achieved: Restricted Discretionary. Matters of discretion are restricted to: 1. Adverse effects on the rural amenity values of adjoining rural properties and the surrounding area are avoided or mitigated; and 2. The character and quality of the surrounding area is not compromised; and 3. They contribute to the health and wellbeing of people in the surrounding area; and 4. The scale, form and design of any building means the amenity values of the surrounding area are maintained; and 5. Road safety and efficiency is maintained; and 6. The activity has an operational or functional need to locate in the General Rural Zone. 7. The matters of discretion of any infringed standard.	education facilities that may be best placed to serve educational needs in the GRZ.	
S126.159	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and 2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on site at any one time;	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	Reject
S124.108	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R10	Support in part	Amend as follows: Any new or extended building, structure and activity complies with	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					General Rural Zone standards... and GRUZ-S10.	there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S132.146	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R10	Amend	Amend GRUZ-R10 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, ~~and~~ GRUZ - S8 and GRUZ -S9 (the new proposed standard	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						safety hazards for residents.	
S115.160	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and ~~2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on site at any one time;~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	Reject
S143.171	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and ~~2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on site at any one time;~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	Reject
S148.172	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and ~~2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on site at any one time;~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	Reject
S60.162	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and ~~2. Hours of operation are between 0700 and 1900; and 3.~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					~~A maximum of 12 people (staff and students) on site at any one time;~~	and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	
S68.280	John Baynes	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Amend GRUZ-R10: Where: 1. The activity is a rural based education facility centred on agriculture sector training; and ~~2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on site at any one time;~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. An example is education/training for milking cows, would occur outside of the proposed hours of operation in the PDP.	Reject
S85.160	Environment Southland	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S3.070	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S124.109	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R11	Support	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards..... and GRUZ-S10.	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S126.184	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11:2. The maximum occupancy does not exceed 5 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom house is utilised as a homestay there could be three bedrooms available, sleeping six	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						people. Allowing for eight people would adequately capture a farmstay.	
S113.070	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S116.070	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S118.070	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S127.106	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S18.072	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S19.072	Karen Temple	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S20.072	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S24.072	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S68.074	John Baynes	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S115.185	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11:2. The maximum occupancy does not exceed 5 8 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom house is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	
S143.196	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11:2. The maximum occupancy does not exceed ~~5~~ 8 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom house is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Accept
S148.197	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11:2. The maximum occupancy does not exceed ~~5~~ 8 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom house is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	
S60.187	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11:2. The maximum occupancy does not exceed ~~5~~ 8 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom house is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Accept
S68.305	John Baynes	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11:2. The maximum occupancy does not exceed ~~5~~ 8 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom house is utilised as a homestay there could be three bedrooms	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	
S85.161	Environment Southland	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S117.070	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R11	Support	Retain GRUZ-R11 as drafted.	Supportive of a permitted activity status for homestay activities.	Accept in part
S148.202	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	Amend GRUZ-R11: 2. The maximum occupancy does not exceed ~~5~~ 8 persons.	The maximum occupancy prescribed by this rule is 5 persons. This is overly restrictive as a homestay in a rural environment is unlikely to cause adverse effects. Furthermore, 5 persons is an odd number as it does not allow for multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a fourbedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Accept
S126.160	Southland Federated Farmers of	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: ~~3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of~~	SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	New Zealand				~~vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.~~	meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment where disturbance is unlikely. This rule is over regulatory.	
S115.161	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: ~~3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.~~	SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment where disturbance is unlikely. This rule is over regulatory.	Accept in part
S143.172	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: ~~3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.~~	SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment where disturbance is unlikely. This rule is over regulatory.	
S148.173	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: ~~3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.~~	SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment where disturbance is unlikely. This rule is over regulatory.	Accept in part
S60.163	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: ~~3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.~~	SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						where disturbance is unlikely. This rule is over regulatory.	
S68.281	John Baynes	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Amend GRUZ-R12 to remove: ~~3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.~~	SFF does not believe the Council should restrict the hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. A home business may operate at any hour of the day, as is the nature of online businesses with international networks/customers. Furthermore, it is unnecessary to limit the time in which vehicles may be loaded or unloaded for a home businesses in a rural environment where disturbance is unlikely. This rule is over regulatory.	Accept in part
S85.162	Environment Southland	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S3.071	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.110	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R13	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards..... and GRUZ-S10.	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.147	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R13	Amend	Amend GRUZ-R13 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, ~~and~~ GRUZ - S8 and GRUZ -S9 (the new proposed standard	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
S113.071	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
S116.071	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
S118.071	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
S127.107	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
S18.073	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
S19.073	Karen Temple	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
S20.073	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S24.073	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
S68.075	John Baynes	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
S85.163	Environment Southland	GRUZ - General Rural Zone	GRUZ-R13	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S117.071	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R13	Support	Retain GRUZ-R13 as drafted.	Supportive of a permitted activity status for rural commercial recreation activities.	Accept
S124.111	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R14	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S132.148	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R14	Amend	Amend GRUZ-R14 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, ~~and~~ GRUZ - S8 and GRUZ -S9 (the new proposed standard	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.164	Environment Southland	GRUZ - General Rural Zone	GRUZ-R14	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						which could impede or redirect secondary flow paths.	
S156.015	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Amend: 1. The takeoff and landings are to ~~or~~ from a rural airstrip or helicopter landing area ~~which complies with GRUZ standard GRUZ-S9-2.~~ 2. Retain GRUZ R-16 2. (subject to the amendments sought in submission point S1.11 to NOISE-R8) Amend: default activity status to restricted discretionary. Add matters of discretion: Any mitigation of noise proposed in accordance with best practicable options. Hours of operation.	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission for NOISE0R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S63.019	New Zealand Helicopter Association	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Amend GRUZ-R16 (1) The takeoff and landings are to ~~or and~~ from a rural airstrip or helicopter landing area which complies with GRUZ standard GRZ-S9. (2) Retain GRUZ-R16 as notified (subject to the amendments sought in submission point 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.	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.	Reject - to be considered in HS6
FS4.44	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
FS18.19	New Zealand			Support	Allow	NZHA supports NZAA on this point	Reject - to be considered in HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Helicopter Association						
S87.010	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-R16	Support in part	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 .	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.	Reject - to be considered in HS6
FS4.45	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	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.	Reject - to be considered in HS6
S3.072	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
FS4.46	New Zealand Agricultural Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S28.016	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Amend GRUZ-R16: 1. The takeoff and landings are to ~~or~~ from a rural airstrip or helicopter landing area ~~which~~	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (reasons in	Reject - to be considered in HS6

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					~~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.	submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	
FS4.47	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	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.	Reject - to be considered in HS6
S113.072	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
FS4.48	New Zealand Agricultural Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S116.072	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
FS4.49	New Zealand Agricultural Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S118.072	AW+ JA Johnston	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Family Trust						
FS4.50	New Zealand Agricultural Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S18.074	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
FS4.51	New Zealand Agricultural Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S19.074	Karen Temple	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
FS4.52	New Zealand Agricultural Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S20.074	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
FS4.53	New Zealand Agricultural Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	I Aviation Association (NZAAA)					the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	
S24.074	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
FS4.54	New Zealand Agriculture I Aviation Association (NZAAA)			Support in part	Disallow	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S68.076	John Baynes	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
FS4.55	New Zealand Agriculture I Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S127.108	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6
FS4.56	New Zealand Agriculture I Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S117.072	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R16	Support	Retain GRUZ-R16 as drafted.	Supportive of a permitted activity status for agricultural aviation activities.	Reject - to be considered in HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS4.57	New Zealand Agriculture I Aviation Association (NZAAA)			Support in part	Allow in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Reject - to be considered in HS6
S3.073	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
S130.047	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-R17	Oppose	The submitter seeks that development within the rural environment is managed and cognisant of; 1.reverse sensitivity effects on existing and authorised activities in the rural environment. 2.Potential to constrain the ability to utilise renewable energy resources.	None specified.	Reject
S113.073	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
S116.073	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
S118.073	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	
S127.109	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
S18.075	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
S19.075	Karen Temple	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
S20.075	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
S24.075	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
S68.077	John Baynes	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S117.073	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R17	Amend	Provide a correct activity status reference for GRUZ-R17.	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	Accept
S125.062	Ministry of Education	GRUZ - General Rural Zone	GRUZ-R18	Support	Retain as proposed.	The submitter supports GRUZ-18 and acknowledges the risks associated with associated with sensitive activities being within this area.	Accept
S130.048	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-R18	Oppose	The submitter seeks that development within the rural environment is managed and cognisant of; 1.reverse sensitivity effects on existing and authorised activities in the rural environment. 2.Potential to constrain the ability to utilise renewable energy resources.	None specified.	Reject
S124.112	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R19	Oppose	Amendment sought: GRUZ-R19 Emergency Services Facility Activity status: Permitted Where: 1. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZS8.	Emergency service facilities are provided for in this Zone as a discretionary. New fire stations in the district may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and	Reject

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Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the performance standards within. Where there is a non-compliance with the performance standards, a restricted discretionary activity is requested subject to the matters of discretion associated with the infringed standard. This will ensure that Council have the discretion over what activities are deemed acceptable to be located in the General Rural Zone based on the performance standards infringed.	
S128.059	Greenbriar Ltd.	GRUZ - General Rural Zone	GRUZ-R2	Support	No amendments required		Accept
S135.008	Straterra Inc	GRUZ - General Rural Zone	GRUZ-R2	Amend	Amend so that "The activity is not located on Highly Productive Land" be deleted. Or alternatively, the definition of highly productive land should be amended to incorporate land containing minerals.	GRUZ-R2 is supported except where it relates to highly productive land as the highly productive land definition in the plan does not currently include land containing minerals.	Reject
S125.057	Ministry of Education	GRUZ - General Rural Zone	GRUZ-R2	Support	Retain as proposed.	The submitter supports GRUZ-R2, acknowledging that sensitive activities are protected from any mining effects.	Accept
S129.006	Waikaka Gold Mines Limited	GRUZ - General Rural Zone	GRUZ-R2	Amend	Edit clause 2 of GRUZ-R2 as follows: 2. The activity is not located on a land parcel greater than 20 hectares that is Highly Productive Land; and Add a new sub-clause (d) to GRUZ-R2(3): (d) 10m from any waterbody, except an aquifer; Amend the activity status of GRUZ-R2 to Restricted Discretionary and add in the	Addition of a land parcel size limit to clause 2 of the rule enables recognition that small land parcels do not contribute to productive capacity to the same degree as larger land parcels. This is consistent National Policy Statement for Highly Productive Land Section 3.9(g).	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					following matters of discretion. Matters of discretion: 1. Location and scale of the activity. 2. The timing and duration of the activity. 3. Sediment and erosion effects and management. 4. Effects on ground stability. 5. The effects on rural character and amenity values of the surrounding environment. 6. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects. 7. Services. 8. Safety and suitability of access and effects on the transport network from additional traffic generation. 9. Protection of Highly Productive Land. 10. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 11. The matters of discretion of any infringed standard	Addition of a setback from waterbodies reflects appropriate consideration of amenity and public access matters in relation to waterbodies. The term waterbody is defined in the PDP, but specifically includes aquifers. The regional planning requirements more appropriately manage effects on aquifers and hence these are excluded from the additional clause (d). The Restricted Discretionary activity status is consistent with the activity status for quarrying and rural industry in GRUZ-R3 and GRUZ-R4 and enables consideration of relevant effects.	
S132.141	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R2	Amend	Amend GRUZ-R2 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, ~~and~~ GRUZ-S8 and GRUZ-S9 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S130.049	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Activity status: Non-complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules. 2. Excludes provision of critical infrastructure / renewable electricity generation activities.	This has the potential to affect REG activities, contradicting an enabling framework. As a consequential relief, a new rule needs to be established to specifically provide for critical infrastructure and REG activities.	Reject
S113.074	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
S116.074	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
S118.074	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S127.110	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
S18.076	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
S19.076	Karen Temple	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
S20.076	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards.	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Activity Status where compliance is not achieved: ~~N/A~~ Discretionary		
S24.076	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
S68.078	John Baynes	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
S117.074	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject
S3.074	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Amend GRUZ-R20 to read: All other activities Activity Status: ~~Non-complying~~ Permitted 1. Any activities, including associated	Non-complying status for activities that are not otherwise provided for is extremely stringent.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					buildings, not otherwise provided for in the list of rules that comply with all General Rural Zone standards. Activity Status where compliance is not achieved: ~~N/A~~ Discretionary		
FS17.083	Federated Farmers			Support	Allow	Federated Farmers agrees with the submitter's amendments to GRUZR20 as they ensure that activities not listed which meet zone standards are provided for.	Reject
S111.010	Aggregate and Quarry Association	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	We request: 3. ~~"The activity is not located on highly productive land"~~ Or alternatively the definition of highly productive land should be amended to incorporate quarrying land.	GRUZ-R3 applies to quarrying activities separate from other primary production. It states that quarrying activities have a Permitted activity status, which we support. But where they are to be located on highly productive land, the activity status becomes Restricted Discretionary. As noted throughout the submission, we oppose making this distinction between quarrying and other primary production. We oppose GRUZ-R3 where it relates highly productive land. Further reasons set out in complete submission para 15-23.	Reject
S122.020	Fulton Hogan	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 to provide setbacks that are appropriate for the type of quarrying activity being undertaken: GRUZ-R3 Quarrying Activities Activity status: Permitted Where: 1. The quarrying activity is in relation to a Farm Quarry where: (...) 2. The quarrying activity has a total area of extraction open at any one time that does not exceed 2,500 m2 and ~~is set back~~ (a) Any excavation for extraction is set back	Fulton Hogan supports the use of the term "quarrying activities" in this rule, as it recognises and provides for the variety of activities that are undertaken to extract aggregates. Quarrying occurs on relatively large sites and consists of many components, some of which have greater potential to give rise to adverse effects than others. For	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					at least 200 500-metres from a sensitive activity; (b) The boundary of any aggregate processing area is at least 500 metres from a sensitive activity; (c) Any blasting activity is located at least 500 metres from a sensitive activity; or-or a zone boundary except with the General Industrial Zone (b) 100m from any side or rear boundary (c) 50m from any road 3. The quarrying activity is a continuation of a lawfully established activity; and 4. The activity is not located on Highly Productive Land; and (...)	example, the creation of screening bunds is part of the quarry and quarrying activity but actually reduces effects. Bunds are included in quarrying activities and therefore requiring these be set back from roads and site boundaries will significantly restrict land for quarrying, without necessarily resulting in lower effects. Applying setbacks to any area where quarrying activities occur (as opposed to just those activities that may have effects) has the potential to unnecessarily restrict the sites available for quarrying. We request that variable setbacks are put in place that reflect the relative risk from the activities occurring, and that these setbacks are focussed on protecting sensitive activities. We also request that larger open areas are provided for at any one time. This provides for more options for remediation of areas, while still mitigating effects. For example, if an area is to be rehabilitated as a wetland or other ecological area, more than 2,500 m may be open while the area is shaped and planted.	
S125.058	Ministry of Education	GRUZ - General Rural Zone	GRUZ-R3	Support	Retain as proposed.	The submitter supports GRUZ-R3 as it seeks to protect sensitive activities from the effects of quarrying mining. It is acknowledged that prospecting for, and mining of minerals can result in adverse effects on surrounding sensitive activities.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.156	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land unless existing use rights apply ; and 4. The area is progressively stabilised, filled or recontoured; and (...)	Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying activities for an existing farm quarry should be permitted	Accept
S124.103	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R3	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S132.142	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R3	Amend	Amend GRUZ-R3 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, ~~and~~ GRUZ - S8 and GRUZ -S9 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S113.065	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: PermittedAll areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworksstandards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not achieved:Restricted DiscretionaryMatters of discretion: 1. Location and scale of the activity ... 12. The need for the activity to support	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					primary production.		
S116.065	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: PermittedAll areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworksstandards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not achieved:Restricted DiscretionaryMatters of discretion: 1. Location and scale of the activity ...12. The need for the activity to support primary production.	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part
S118.065	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: PermittedAll areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					recontoured; and 5. Any new building or structure relating to the quarrying activity and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Location and scale of the activity ...12. The need for the activity to support primary production.		
S127.101	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					1. Location and scale of the activity ... 12. The need for the activity to support primary production.		
S18.067	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: PermittedAll areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity and ~~activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworksstandards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not achieved:Restricted DiscretionaryMatters of discretion: 1. Location and scale of the activity ...12. The need for the activity to support primary production.	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part
S19.067	Karen Temple	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: PermittedAll areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Location and scale of the activity ...12. The need for the activity to support primary production.		
S20.067	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					achieved:Restricted DiscretionaryMatters of discretion: 1. Location and scale of the activity ...12. The need for the activity to support primary production.		
S24.067	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: PermittedAll areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity and ~~activity~~ complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworksstandards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not achieved:Restricted DiscretionaryMatters of discretion: 1. Location and scale of the activity ...12. The need for the activity to support primary production.	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part
S68.069	John Baynes	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: PermittedAll areas excluding ONLs. ...	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Location and scale of the activity ...12. The need for the activity to support primary production.		
S115.157	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land unless existing use rights apply ; and 4. The area is progressively stabilised, filled or recontoured; and (...)	Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying activities for an existing farm quarry should be permitted	Accept
S143.168	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land unless existing use rights apply ; and 4. The area is progressively stabilised, filled or recontoured; and (...)	Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						activities for an existing farm quarry should be permitted	
S148.169	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land unless existing use rights apply ; and 4. The area is progressively stabilised, filled or recontoured; and (...)	Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying activities for an existing farm quarry should be permitted	Accept
S60.159	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land unless existing use rights apply ; and 4. The area is progressively stabilised, filled or recontoured; and (...)	Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying activities for an existing farm quarry should be permitted	Accept
S68.277	John Baynes	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	Amend GRUZ-R3: Activity status: Permitted Where (...) 3. The activity is not located on Highly Productive Land unless existing use rights apply ; and 4. The area is progressively stabilised, filled or recontoured; and (...)	Under 3.9(1)(a) of the NPS-HPL, use or development of highly productive land is provided for unless at least one of the criteria listed under this clause is provided for. 'Supporting activities' is one such criteria, therefore quarrying activities for an existing farm quarry should be permitted	Accept
S117.065	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: PermittedAll areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Location and scale of the activity ...12. The need for the activity to support primary production.		
S3.065	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land, unless it is a farm quarry; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new building or structure relating to the quarrying activity and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7. No other Standards apply. Activity status where compliance is not	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					achieved:Restricted DiscretionaryMatters of discretion: 1. Location and scale of the activity ... 12. The need for the activity to support primary production.		
FS17.078	Federated Farmers			Support	Allow	Federated Farmers supports the submitter's proposed amendments to GRUZ-R3. The submitter makes the same point as our submission regarding farm quarries being a supported activity under the NPSHPL. The proposed amendments ensure farm quarries are not unreasonably restricted	Accept in part
S109.120	Department of Conservation	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Remove the activity status where compliance is not achieved from ~~Restricted Discretionary~~ to Discretionary (and all other associated amendments).	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 of indigenous fauna in line with the RMA, NPS-IB and NPS-FM.	Accept in part
FS17.079	Federated Farmers			Oppose	Disallow	Federated Farmers does not agree with the submitter on changing the activity status. The matters of discretion provide an appropriate tool for considering consent applications. Further, GRUZ-R3 does not apply to SNAs, ONLs or ONFs so there is limited justification to further restrict.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S124.104	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R4	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.143	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R4	Amend	Amend GRUZ-R4 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, ~~and~~ GRUZ - S8 and GRUZ -S9 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
S85.154	Environment Southland	GRUZ - General Rural Zone	GRUZ-R4	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths	Reject
S145.010	Rural Contractors NZ Incorporated (RCNZ)	GRUZ - General Rural Zone	GRUZ-R4	Support in part	Seeks amendment so that GRUZ-R4 does not apply to rural contractor depots. Amend GRUZ-R4 as follows: Rural Industry (excluding a Rural Contractor Depot) Activity status: Permitted Where: 1. Any new building, structure and activity complies with standards GRUZ-S2, ~~GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6~~ , GRUZ-S7 and GRUZ-S8. 2. There are no more than 20 customers coming to site on any day. 3. The activity is set back 100m from any side or rear boundary. 4. ~~The activity~~ Any building or structure is setback at least 10m from any road boundary. 5. There are a maximum of 12 staff working on-site at any point in time. 6. Any building must not exceed ~~The activity is over an area no greater than~~ 13000m ² .	Relatively large buildings are required for storage associated with rural contractor depots. When rural contractor depots fall under 'rural industry' the rules/standards are too restrictive for the activity. RCNZ considers GRUZ-R4 unreasonably restrictive for any other 'rural industry' and seeks a number of amendments. Multiple cross references to other standards are unnecessary.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Retain the restricted discretionary activity status where compliance is not achieved with GRUZ-R4(1) to GRUZ-R4(6).		
FS17.080	Federated Farmers			Support	Allow	Federated Farmers supports the submitter's proposed amendments which ensure GRUZ-R4 is not unreasonably restrictive for rural contractor depots.	Accept in part
S126.157	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
S3.066	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
S113.066	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
S116.066	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
S118.066	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
S127.102	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S18.068	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
S19.068	Karen Temple	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
S20.068	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
S24.068	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
S68.070	John Baynes	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
S115.158	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
S143.169	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
S148.170	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
S60.160	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
S68.278	John Baynes	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as notified.	SFF supports this rule as it provides for woodlots as a permitted activity.	Accept in part
S85.155	Environment Southland	GRUZ - General Rural Zone	GRUZ-R5	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
S117.066	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R5	Support	Retain GRUZ-R5 as drafted.	Supportive of permitted activity status for the establishment of woodlots.	Accept in part
S99.032	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-R5	Not Stated	In order to retain those high value soils for food production, new exotic forestry on highly productive land should be a discretionary activity	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.	Accept in part
FS10.004	Port Blakely Limited			Oppose	Disallow	The use of highly productive soils is governed by the NPS-HPL. According to the NPS-HPL, land based primary production includes forestry activities. Furthermore, it should be the market which decides which what kinds of land based primary production occurs within a certain area of highly productive land. Oppose changes suggested to GRUZ-R5, as follows: "In order to retain those high value soils for food production, new exotic forestry on highly productive land should be a discretionary activity."	Accept in part
FS5.161	Hamish Weir			Support	Allow		Accept in part
S156.014	New Zealand Agricultura	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain the rule	NZAAA supports conservation activities as a permitted activity. This includes	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	I Aviation Association					weed and pest control undertaken by aircraft.	
S3.067	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
S99.033	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-R6	Not Stated	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.	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.	Reject
S113.067	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
S116.067	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
S118.067	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
S127.103	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
S18.069	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
S19.069	Karen Temple	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.069	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
S24.069	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
S68.071	John Baynes	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
S85.156	Environment Southland	GRUZ - General Rural Zone	GRUZ-R6	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S117.067	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as drafted.	Supportive of a permitted activity status for conservation activities.	Accept
S63.018	New Zealand Helicopter Association	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain the Rule	NZHA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
FS4.39	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
FS18.20	New Zealand			Support	Allow	NZHA supports NZAA on this point	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Helicopter Association						
S87.009	Ballance Agri- Nutrients	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain the rule	Ballance supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
FS4.40	New Zealand Agricultura l Aviation Association (NZAAA)			Support	Allow	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
S109.121	Departmen t of Conservati on	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain as notified	The D-G supports the permitted activity status for conservation activities.	Accept
FS4.41	New Zealand Agricultura l Aviation Association (NZAAA)			Support	Allow	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
S28.015	Ravensdow n Limited	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6.	The submitter and NZAAA GRUZ-RG. This includes weed and pest control undertaken by aircraft.	Accept
FS4.42	New Zealand Agricultura l Aviation Association (NZAAA)			Support	Allow	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.201	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R6	Support	Retain GRUZ-R6 as notified.	SFF supports this rule as it provides for conservation activities as permitted.	Accept
FS4.43	New Zealand Agricultural Aviation Association (NZAAA)			Support	Allow	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Accept
S124.105	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R7	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S113.068	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: 1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, ~~addition~~, or ~~external~~ alteration that increases the number of habitable rooms and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m2; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7~~(3)~~(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying~~ Discretionary GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are	Supportive of permitted status for residential activities with minor amendments.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					suitable alternative locations for a residential unit on site.		
S116.068	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: - For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and - Any new building, ~~addition~~, or ~~external~~ alteration that increases the number of habitable rooms and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and - For minor residential units, the maximum floor area shall be 80m2; and - The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: - The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying Discretionary~~ GRUZ-R7(4): Restricted Discretionary Matters of Discretion: - Whether any form of telecommunication is available at the location the proposed residential unit - The functional need to having a residential unit in a location without access to	Supportive of permitted status for residential activities with minor amendments.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					telecommunication and whether there are suitable alternative locations for a residential unit on site.		
S118.068	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: 1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, ~~addition~~, or ~~external~~ alteration that increases the number of habitable rooms and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m²; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying Discretionary~~ GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential	Supportive of permitted status for residential activities with minor amendments.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
S127.104	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential Activity All areas Activity status: Permitted Where: 1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, ~~addition~~, or ~~external~~ alteration that increases the number of habitable rooms and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m²; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. ~~GRUZ-R7(3):~~ GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. ~~GRUZ-R7(3): Non-Complying Discretionary~~ GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit	Supportive of permitted status for residential activities with minor amendments.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
S18.070	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: 1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, ~~addition~~, or ~~external~~ alteration that increases the number of habitable rooms and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m2; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying~~ Discretionary GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location	Supportive of permitted status for residential activities with minor amendments.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
S19.070	Karen Temple	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: 1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, ~~addition~~, or ~~external~~ alteration that increases the number of habitable rooms and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m²; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying Discretionary~~ GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of	Supportive of permitted status for residential activities with minor amendments.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
S20.070	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: 1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, ~~addition~~, or ~~external~~ alteration that increases the number of habitable rooms and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m2; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying~~ Discretionary GRUZ-R7(4): Restricted Discretionary Matters of Discretion:	Supportive of permitted status for residential activities with minor amendments.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
S24.070	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: 1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, ~~addition~~, or ~~external~~ alteration that increases the number of habitable rooms and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m2; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying Discretionary~~ GRUZ-R7(4): Restricted Discretionary	Supportive of permitted status for residential activities with minor amendments.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Matters of Discretion: - Whether any form of telecommunication is available at the location the proposed residential unit - The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
S68.072	John Baynes	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: - For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and - Any new building, ~~addition~~, or ~~external~~ alteration that increases the number of habitable rooms and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and - For minor residential units, the maximum floor area shall be 80m2; and - The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: - The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying~~ Discretionary	Supportive of permitted status for residential activities with minor amendments.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
S85.157	Environment Southland	GRUZ - General Rural Zone	GRUZ-R7	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S117.068	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: 1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, ~~addition~~ , or ~~external~~ alteration that increases the number of habitable rooms and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m2; and 4. The residential unit is connected to	Supportive of permitted status for residential activities with minor amendments.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying Discretionary~~ GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
S3.068	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R7	Amend	Amend GRUZ-R7 to read: Residential ActivityAll areas Activity status: Permitted Where: 1. For new residential units and new minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, addition, or external alteration that increases the number of habitable rooms and activitycomplies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m2; and	Supportive of permitted status for residential activities with minor amendments.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Activity status where compliance is not achieved with: GRUZ-R7(1): as per GRUZ-S1 activity status and matters of discretion. GRUZ-R7(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying Discretionary~~ GRUZ-R7(4): Restricted Discretionary Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed residential unit 2. The functional need to having a residential unit in a location without access to telecommunication and whether there are suitable alternative locations for a residential unit on site.		
FS17.081	Federated Farmers			Support	Allow	Federated Farmers supports the submitter's proposed amendments which ensure that the application of zone standards is restricted to alterations that increase the habitable area of a building only.	Accept in part
S130.046	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-R7	Oppose	Activity status: Permitted Where: 1. For residential units and minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, addition, or external alteration and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and	The management of reverse sensitivity effects on REG activities and future utilisation of renewable energy resources lacks clarity.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					3. For minor residential units, the maximum floor area shall be 80m ² ; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless). Where standards are exceeded, resource consents shall consider: 1.reverse sensitivity effects on existing and authorised activities in the rural environment, and; 2.Potential to constrain the ability to utilise renewable energy resources.		
FS24.058	Contact Energy Ltd			Support	Allow	Contact support the relief sought as it appropriately recognises reverse sensitivity effects that can occur when residential activities develop near renewable electricity generation activities.	Reject
S124.106	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R8	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S132.144	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R8	Amend	Amend GRUZ-R8 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, ~~and~~ GRUZ - S8 and GRUZ -S9 (the new proposed standard).	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S85.158	Environment Southland	GRUZ - General Rural Zone	GRUZ-R8	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S145.011	Rural Contractors NZ	GRUZ - General Rural Zone	GRUZ-R8	Support in part	Industrial Activities (Including Light Industrial Activities but Excluding Rural Contractor Depots)	If GRUZ-R8 applies to a rural contractor depot, there's currently a duplication of permitted activity rules because GRUZ-	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Incorporated (RCNZ)				Activity status: Permitted Where: 1. The activity is a contractor yard (excluding rural contractor depots) or the activity involves the manufacturing of primary produce produced on site (excluding activities that are defined as rural industry); and 2. The activity has no customers coming to site; and 3. The activity is set back at least 100m from any side or rear boundary; and 4. Is setback at least 50m from any road boundary; and 5. Has a maximum of 12 staff that work on-site at any one time; and 6. The activity is no greater than 500m ² ; and 7. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.	R4 also applies (as a rural contractor depot would be defined as a "rural industry"). GRUZ-R8 is too restrictive for rural contractor depots.	
FS17.082	Federated Farmers			Support	Allow	Federated Farmers agrees with the submitter's amendments to GRUZ-R8 as currently drafted GRUZ-R8 is too restrictive for rural contractor depots.	Reject
S126.158	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and ~~2. Hours of operation for people visiting the site are between 0700 and 1900; and 3. A maximum of 12 staff are on site at any one time;~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						example an animal boarding facility during a busy period. These rules are over regulatory.	
S3.069	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
S124.107	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-R9	Support in part	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of firefighting water supply in GRUZ-S10 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S132.145	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-R9	Amend	Amend GRUZ-R9 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2,	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7, ~~and~~ GRUZ - S8 and GRUZ -S9 (the new proposed standard	the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
S113.069	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
S116.069	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
S118.069	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
S127.105	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
S18.071	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
S19.071	Karen Temple	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.071	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
S24.071	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
S68.073	John Baynes	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
S115.159	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and ~~2. Hours of operation for people visiting the site are between 0700 and 1900; and 3. A maximum of 12 staff are on site at any one time;~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility during a busy period. These rules are over regulatory.	Reject
S143.170	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and ~~2. Hours of operation for people visiting the site are between 0700 and 1900; and 3. A maximum of 12 staff are on site at any one time;~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						during a busy period. These rules are over regulatory.	
S148.171	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and ~~2. Hours of operation for people visiting the site are between 0700 and 1900; and 3. A maximum of 12 staff are on site at any one time;~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility during a busy period. These rules are over regulatory.	Reject
S60.161	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and ~~2. Hours of operation for people visiting the site are between 0700 and 1900; and 3. A maximum of 12 staff are on site at any one time;~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility during a busy period. These rules are over regulatory.	Reject
S68.279	John Baynes	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Amend GRUZ-R9: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-site produce, or (d) Animal Boarding Activity; and ~~2. Hours of operation for people visiting~~	SFF does not believe the Council should restrict the staff numbers and hours of operation in the requirements. So long as the business meet Health and Safety	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					the site are between 0700 and 1900; and 3. A maximum of 12 staff are on site at any one time;	and Employment laws, we think this rule is unnecessary. As an example, a vet clinic may be required to operate outside of the hours of 0700 and 1900 due to an animal requiring care. There may be instances where a greater number of staff are required, for example an animal boarding facility during a busy period. These rules are over regulatory.	
S85.159	Environment Southland	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S117.069	Greg Bokser	GRUZ - General Rural Zone	GRUZ-R9	Support	Retain GRUZ-R9 as drafted.	Supportive of a permitted activity rule for rural commercial activities.	Accept
S148.006	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S1	Support	Supports the increased 8ha limit for rural subdivision.	Concerned at the increasing prevalence of small lifestyle blocks within farmland.	Accept
S126.161	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of ~~one~~ three minor residential units per site Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit. ~~to support primary production.~~	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. In farm succession situations, it is common for two generations to live in	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	
S3.075	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
S99.034	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-S1	Not Stated	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.	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.	Accept
S130.050	Mercury NZ Limited	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Matters of discretion: 1. The necessity of the additional residential	Acknowledgment of potential use of renewable energy resources is required,	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					unit or minor residential unit to support primary production. 2. The effects on rural character and amenity values of the surrounding environment and from adjacent properties. 3. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects. 4. Services. 5. Access and traffic generation. 6. Impact of development on rural productivity. 7. Whether development is on LUC 1, 2 or 3 soils and impacts of the loss of highly productive land. 8. ability to constrain the future use of renewable energy resources.	as it is not covered by reverse sensitivity.	
S105.025	Farm Manager - Wantwood Station	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend rule GRUZ-S1 as follows: 1. There shall be no more than one residential unit per 2 ~~40~~ hectares; and 2. For sites under 2 ~~40~~ hectare, no more than one residential unit per site; and 3. There shall be a maximum density of one minor residential unit per site	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	Reject
S127.025	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend rule GRUZ-S1 as follows: 1. There shall be no more than one residential unit per 2 ~~40~~ hectares; and 2. For sites under 2 ~~40~~ hectare, no more than one residential unit per site; and 3. There shall be a maximum density of one minor residential unit per site	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	Reject
S113.075	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site		
S116.075	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
S118.075	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
S127.111	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					3. There shall be a maximum density of one minor residential unit per site		
S18.077	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
S19.077	Karen Temple	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
S20.077	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S24.077	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
S68.079	John Baynes	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
S115.162	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of ~~one~~ three minor residential units per site Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit. ~~to support primary production.~~	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. In farm succession situations, it is common for two generations to live in close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	
S143.173	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of ~~one~~ three minor residential units per site. Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit. ~~to support primary production.~~	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. In farm succession situations, it is common for two generations to live in close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	Reject
S148.174	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of ~~one~~ three minor residential units per site. Matters of discretion: 1. The necessity of the additional residential unit or minor	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					residential unit. ~~to support primary production.~~	residential units within close proximity. In farm succession situations, it is common for two generations to live in close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	
S60.164	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of ~~one~~ three minor residential units per site Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit. ~~to support primary production.~~	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. In farm succession situations, it is common for two generations to live in close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	
S68.282	John Baynes	GRUZ - General Rural Zone	GRUZ-S1	Support in part	Amend GRUZ-S1: 3. There shall be a maximum density of ~~one~~ three minor residential units per site Matters of discretion: 1. The necessity of the additional residential unit or minor residential unit. ~~to support primary production.~~	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. Larger farms may have several individual minor residential units within close proximity. In farm succession situations, it is common for two generations to live in close proximity on the same site. SFF appreciates that controls are required for density but the standards also need to allow for additional support accommodation/housing. Additional residential units or minor residential units is a matter of discretion under this standard. However, it must be acknowledged that additional units may not always be required to support primary production as these could be required to house additional family members or live in staff (for example an Au Pair).	Reject
S85.165	Environment Southland	GRUZ - General Rural Zone	GRUZ-S1	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						which could impede or redirect secondary flow paths.	
S117.075	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and 2. For sites under 40 hectare, no more than one residential unit (not including minor residential units) per site; and 3. There shall be a maximum density of one minor residential unit per site	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Reject
S104.025	McLeod-Wantwood Trust/Wantwood Station	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Amend rule GRUZ-S1 as follows: 1. There shall be no more than one residential unit per 2 40 hectares; and 2. For sites under 2 40 hectare, no more than one residential unit per site; and 3. There shall be a maximum density of one minor residential unit per site	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	Reject
FS22.065	Clark Fortune McDonald & Associates			Support	Allow	Support - the existing 2ha minimum has proven practical since 2006, and evidence does not justify the proposed change.	Reject
S124.113	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-S2	Support in part	Amend as follows: All areas except PREC13 Rural Industry Precinct Except that emergency service facilities are exempt from this rule. PREC13 Rural Industry Precinct Except that: emergency service facilities are exempt from this rule.	Fire and Emergency note that the minimum building coverage for a volunteer fire station is 250m2 and up to 1500m2 for a career fire station. Fire and Emergency are concerned that 1.5% building coverage for per site would not provide for emergency service facilities should they need to construct a new fire station in the GRUZ	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						in future. Typically, Fire and Emergency purchase land from 2000m2 to 4000m2 to facilitate the construction and operation of new emergency service facilities. Therefore 1.5% building coverage on a 2000m2 site would provide for 30m2 of building coverage. This would not facilitate a volunteer fire station or a career fire station and would limit their ability to expand in future. It is requested that this rule is amended for emergency services facilities in the GRUZ.	
S17.001	Resolution Developments Limited	GRUZ - General Rural Zone	GRUZ-S2	Oppose	Wording changed to: The maximum building coverage shall not exceed 5 percent per site where the building is used for a rural industry activity on sites greater than 7,000m². Where sites are equal to or less than 7,000m², building coverage shall not exceed 25 percent of the site.	GRUZS2-2: Definition of rural industry incorporates services such as PGG Wrightson, Farmalnds etc. Analysis provided in attachment shows site coverage for these businesses is much higher than the permitted 5%. The concern is that proposals for these businesses in the Precinct will all trigger the need for Resource Consent requiring neighbor approvals discouraging them from establishing. Intention to establish is indicated by zoning but contradicted by rules- easily corrected. See pg 3 of original submission for Analysis table. The reduction of the coverage from the calculated existing 27% average to 25% strikes a better balance than the currently proposed 5%. It is understood that lower density is desired but 5% results in excessive land area to obtain necessary building sizes. The	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						geotechnical constraints of the site will naturally limit the density of the area as a whole and this increase in coverage should be considered in this light.	
FS17.084	Federated Farmers			Support	Allow	Federated Farmers agrees with the submitter's amendments to GRUZS2 as it enables appropriate site coverage for rural support businesses, such as PGG Wrightson, Farmlands etc.	Reject
S113.076	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
S116.076	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3.	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					4. Whether the building is located on high class soils and whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals		
S118.076	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
S127.112	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity.	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					5. The reason for the additional building size. 6. Noise and odour from housing animals		
S18.078	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
S19.078	Karen Temple	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.078	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity . 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
S24.078	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity . 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
S68.080	John Baynes	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion:	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals		
S117.076	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
S85.166	Environment Southland	GRUZ - General Rural Zone	GRUZ-S3	Oppose in part	Include " not within an identified natural hazard area " criteria into this rule.	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS5.162	Hamish Weir			Oppose	Disallow		Accept
S3.076	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S3	Oppose	Amend GRUZ-S3 to read: ... Restricted Discretionary Matters of discretion: 1. The adverse effects on the rural character. 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse effects on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the building is located on high class soils and whether it is for a supporting activity. 5. The reason for the additional building size. 6. Noise and odour from housing animals	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	Accept
FS17.085	Federated Farmers			Support	Allow	Federated Farmers supports the submitter's proposed amendments to GRUZ-S3. These amendments align with the new proposed definition for 'supporting activity' as defined by the NPS-HPL.	Accept
S17.002	Resolution Developments Limited	GRUZ - General Rural Zone	GRUZ-S4	Oppose	GRUZ-S4-3. - Buildings greater than 500 square metres are setback 200m, except for in the Rural Industry Precinct (PREC13) where the setback is ~~100m~~ 10m . Also request that a 10m wide green buffer strip is added to the plan similar to that shown adjacent to Saleyard Road. This will address setback issues externally and internally for staged development	GRUZ-S4-3: Rural Businesses require buildings greater than 500m ² at an average of 1517m ² , bringing the 100m setback rule into play in all but one instance in attached Figure 1. If the site development is proposed all at once 20.55 Ha or 16% of the area becomes subject to the discretion of the neighbouring landowners and occupants. Neighbouring parties often become strategic or disruptive when	Reject

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Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						given the opportunity under the guise of 'Reserve Sensitivity and Amenity values'. At Saleyard Road nearby a 5m green buffer area has been proposed between the Industrial and Rural Lifestyle Zones. It makes sense that Reserve Sensitivity and Amenity Values are addressed by Plan Notification using same along the western boundary of Section 7E Edendale Settlement (depicted in figure 3, pg 6). If the 100m setback were to remain it is likely to be avoided creating a 'waste land' strip of land avoided by development. This would be a lost opportunity for the District with land set aside for economic development by the plan remaining undeveloped or productive. It follows that adverse amenity effects are probable if the strip of land is not managed with the likely establishment of weeds and such. The 100m setback seems to apply internally to the zone which is concerning for staged site development by unrelated parties. Internally the coal extraction activities and non-structural reinstatement of the ground post, serve to constrain development density. It seems unreasonable to apply the setback internally beyond the typical yard and daylight restrictions. These businesses will likely share clientele being sympathetic to each other as opposed to adverse, significantly reducing	

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						potential for occurrence of reverse sensitivity.	
S132.149	KiwiRail Holdings Ltd	GRUZ - General Rural Zone	GRUZ-S4	Amend	Amend GRUZ-S4 as follows. Any building is setback from any side or rear boundary the minimum distances as follows: ... 6. Any building or structure must not be located within a 5m setback from a boundary with a rail corridor. Matters of discretion: 7. The safe and efficient operation of the rail network 8. Compatibility with the surrounding environment9. The reason for the reduced setback.	KiwiRail supports the intention of this rule. KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Reject
S113.077	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m , except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: 1. The adverse effects on rural	Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects 7. The ownership of the adjoining site and whether it forms part of the same farming operation.		
S116.077	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m , except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of	Reduced setback distances are sought for primary production buildings over 500 m ² . The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects 7. The ownership of the adjoining site and whether it forms part of the same farming operation.		
S118.077	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness	Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects 7. The ownership of the adjoining site and whether it forms part of the same farming operation.		
S127.113	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the	Reduced setback distances are sought for primary production buildings over 500 m². The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects 7. The ownership of the adjoining site and whether it forms part of the same farming operation.		
S18.079	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced	Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects 7. The ownership of the adjoining site and whether it forms part of the same farming operation.		
S19.079	Karen Temple	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals	Reduced setback distances are sought for primary production buildings over 500 m ² . The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					6. Reverse Sensitivity effects7. The ownership of the adjoining site and whether it forms part of the same farming operation.		
S20.079	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects7. The ownership	Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					of the adjoining site and whether it forms part of the same farming operation.		
S24.079	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects 7. The ownership of the adjoining site and whether it forms part of the same farming operation.	Reduced setback distances are sought for primary production buildings over 500 m². The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.081	John Baynes	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects 7. The ownership of the adjoining site and whether it forms part of the same farming operation.	Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject
S115.163	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum	SFF requests an amendment to reduce the setback for buildings greater than	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	500 square metres. Buildings of this size are likely used for primary production and as such a 200m setback is unreasonable.	
S143.174	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size are likely used for primary production and as such a 200m setback is unreasonable.	Reject
S148.175	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size are likely used for primary production and as such a 200m setback is unreasonable.	Reject
S60.165	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings	SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	are likely used for primary production and as such a 200m setback is unreasonable.	
S68.283	John Baynes	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size are likely used for primary production and as such a 200m setback is unreasonable.	Reject
S117.077	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m, except for in the Rural Industry Precinct (PREC13)where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects 7. The ownership of the adjoining site and whether it forms part of the same farming operation.		
S99.035	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-S4	Not Stated	the ODP setback of 6m should be retained by proposed PDP provision.	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.	Reject
FS5.163	Hamish Weir			Support	Allow		Reject
S3.077	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S4	Oppose	Amend GRUZ-S4 as follows: Setback to Side and Rear Boundaries All Areas Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house	Reduced setback distances are sought for primary production buildings over 500 m2. The matters of discretion also do not anticipate two or more adjoining sites (legal parcels) that make up a single farm.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse effects on rural character 2. The adverse effects on amenity values of adjoining sites, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which buildings are set back on the adjoining sites and the use of the intervening space 4. The reasons for the reduced setback 5. Noise and odour from housing animals 6. Reverse Sensitivity effects 7. The ownership of the adjoining site and whether it forms part of the same farming operation.		
FS17.086	Federated Farmers			Support	Allow	Federated Farmers supports the submitter's proposed amendments to GRUZ-S3. These amendments align with our submission and with the new proposed definition for 'supporting activity' as defined by the NPS-HPL.	Reject
S126.162	Southland Federated Farmers of	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings	SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size are likely used for primary production	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	New Zealand				that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200~~ 50m , except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	and as such a 200m setback is unreasonable.	
FS25.134	Stoney Creek Station Ltd			Support	Allow	Stoney Creek supports this submission	Reject
S126.163	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept
S124.114	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-S5	Support in part	Amend as follows: Except that Emergency service facilities are exempt from this rule	Fire and Emergency request that emergency service facilities (as proposed) are excluded from the minimum setback from road boundary rule. Where are setback is greater than 8-10m, this will result in increased civil costs, land parcel size and can create fire separation issue at rear boundaries The exclusion would support the logistical and operational requirements of Fire and Emergency	Reject
S113.078	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...8. The functional or operational need for the building to be located within the road setback		
S116.078	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					...8. The functional or operational need for the building to be located within the road setback		
S118.078	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...8. The functional or operational need for the building to be located within the road setback	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part
S127.114	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road;	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...8. The functional or operational need for the building to be located within the road setback		
S18.080	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...8. The functional or operational need for the building to be located within the road setback	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part
S19.080	Karen Temple	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any	Generally supportive of setbacks to road boundaries, but seeks a reduced	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...8. The functional or operational need for the building to be located within the road setback	setback from Interregional Connector roads.	
S20.080	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					...8. The functional or operational need for the building to be located within the road setback		
S24.080	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...8. The functional or operational need for the building to be located within the road setback	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part
S68.082	John Baynes	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road;	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ... 8. The functional or operational need for the building to be located within the road setback		
S115.164	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept
S143.175	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept
S148.176	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S60.166	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept
S68.284	John Baynes	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	Accept
S117.078	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					...8. The functional or operational need for the building to be located within the road setback		
S3.078	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S5	Amend	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; ... 5. All other buildings and structures, except fences and farm infrastructure [Refer proposed definition], are setback 15m. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...8. The functional or operational need for the building to be located within the road setback	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Accept in part
FS14.025	NZ Transport Agency Waka Kotahi			Oppose	Disallow	The New Zealand Transport Agency (NZTA) is uncertain what the implications would be if the amendment sought to the residential building setback, from 100m to 50m, was accepted by the Council. The matters that this setback is intended to manage includes effects, like reverse sensitivity noise and road safety effects, that NZTA has a particular interest in and has submitted on (via TRANS and	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						NOISE provisions). NZTA wishes to be involved in any further discussion on this submission point.	
S125.059	Ministry of Education	GRUZ - General Rural Zone	GRUZ-S6	Support	Retain as proposed.	The submitter supports GRUZ-S6 as it seeks to protect sensitive activities from any effects associated with gravel roads.	Accept
S99.036	Clark Fortune McDonald & Associates	GRUZ - General Rural Zone	GRUZ-S6	Not Stated	Without adequate justification, the ODP setback of 50m should be retained by proposed PDP provision.	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.	Accept
FS5.164	Hamish Weir			Support	Allow		Accept
FS14.026	NZ Transport Agency Waka Kotahi			Oppose	Disallow	The New Zealand Transport Agency (NZTA) is uncertain what the implications would be if the amendment sought to the residential building setback, from 100m to 50m, was accepted by the Council. The matters that this setback is intended to manage includes effects, like reverse sensitivity noise and road safety effects, that NZTA has a particular interest in and has submitted on (via TRANS and NOISE provisions). NZTA wishes to be involved in any further discussion on this submission point.	Reject
S104.026	McLeod-Wantwood Trust/Wan	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend as follows: Setbacks from stream and riverAll activities (excluding fencing) 1. Any building or structure is set back from	Why are setback requirements larger than what is required from central government laws for farm fences? Fences are classed as a structure in this	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	twooed Station				the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). (d) exception being farm fences which are required to be a minimum of 5m. Refer to Appendix 3 for river and stream orders	plan. The setback should be the standard 5m setback from the waterbody.	
S109.122	Department of Conservation	GRUZ - General Rural Zone	GRUZ-S7	Support in part	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~~ opportunities for enhancement and restoration 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	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.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.164	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure (not including farm fences) is set back from the top of the closest bank of any stream or river the minimum distance as follows:	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part
S105.026	Farm Manager - Wantwood Station	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend as follows: Setbacks from stream and riverAll activities (excluding fencing) 1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). (d) exception being farm fences which are required to be a minimum of 5m. Refer to Appendix 3 for river and stream orders	Why are setback requirements larger than what is required from central government laws for farm fences? Fences are classed as a structure in this plan. The setback should be the standard 5m setback from the waterbody.	Accept in part
S127.026	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend as follows: Setbacks from stream and riverAll activities (excluding fencing) 1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). (d) exception being farm fences which are required to be a minimum of 5m.	Why are setback requirements larger than what is required from central government laws for farm fences? Fences are classed as a structure in this plan. The setback should be the standard 5m setback from the waterbody.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					Refer to Appendix 3 for river and stream orders		
S113.079	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
S116.079	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S118.079	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
S127.115	Peters Farm LtdKaren Peters	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S18.081	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
S19.081	Karen Temple	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.081	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
S24.081	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
S68.083	John Baynes	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river	An exclusion is sought for fences where required to exclude stock from	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	waterbodies or to protect areas of riparian planting.	
S115.165	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure (not including farm fences) is set back from the top of the closest bank of any stream or river the minimum distance as follows:	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part
S143.176	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure (not including farm fences) is set back from the top of the closest bank of any stream or river the minimum distance as follows:	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part
S148.177	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure (not including farm fences) is set back from the top of the closest bank of any stream or river the minimum distance as follows:	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part
S60.167	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure (not including farm fences) is set back from the top of the closest bank of any stream or river the minimum distance as follows:	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part
S68.285	John Baynes	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	Amend GRUZ-S7: 1. Any building or structure (not including farm fences) is set back from	As per earlier comments, farm fences must be excluded from setbacks.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					the top of the closest bank of any stream or river the minimum distance as follows:		
S117.079	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part
S3.079	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Amend GRUZ-S7 as follows: Setbacks from stream and river All activities Any building or structure (excluding fences for stock exclusion) is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) ... Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: ...8. Whether the activity will result in environmental benefits through the exclusion of stock.	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS5.165	Hamish Weir			Support	Allow		Accept in part
S124.115	Fire and Emergency NZ	GRUZ - General Rural Zone	GRUZ-S8	Support in part	Amend as follows: GRUZ-S8 Height: Except that Communication towers and poles used for emergency service facilities are exempt from this rule.	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or are platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B. The frequency of towers or poles being required at stations is generally dependent on locational and operational requirements of each station. Some existing fire station sites across the country have aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for communication towers and poles.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.178	Alistair & Bernadette Hunt	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject
FS16.009	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	Reject
S68.286	John Baynes	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject
FS16.0010	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	
S115.166	Kevin Robertson	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject
FS16.011	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	Reject
S60.168	Ronald Crispin	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS16.012	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	Reject
S143.177	Rural Ratepayers Group	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject
FS16.013	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S126.165	Southland Federated Farmers of New Zealand	GRUZ - General Rural Zone	GRUZ-S8	Oppose	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Generally, SFF does not support the inclusion of GRUZ-S8 Height. It may be useful for urban developments, where houses are clustered together, but it is not an appropriate or necessary measure in the rural zone.	Reject
FS16.014	Fire and Emergency New Zealand			Support	Allow	Fire and Emergency would support the maximum height within the Rural Zone of 15m as this would provide for Fire Stations at 8-9m and associated multi-purpose towers or poles which are between 12-15m in height. Fire and Emergency sought that Emergency Service Facilities were a permitted activity within this zone. Therefore, the removal of this standard or exclusion sought by Fire and Emergency would provide for a more permissive framework to establish fire stations within the GRZ.	Reject
S156.016	New Zealand Agricultural Aviation Association	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Delete GRUZ- S9	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission for NOISE-R8) and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject – defer to HS6
S63.020	New Zealand Helicopter Association	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Delete GRUZ-S9	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) and are not justified by the s32 Report. Council controls land use NOT aircraft in flight.	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						It is inappropriate to include inflight horizontal setbacks as proposed.	
FS4.58	New Zealand Agriculture I Aviation Association (NZAAA)			Support	Allow	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject – defer to HS6
FS18.18	New Zealand Helicopter Association			Support	Allow		Reject – defer to HS6
S87.011	Ballance Agri-Nutrients	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Delete GRUZ-S9	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.	Reject – defer to HS6
FS4.59	New Zealand Agriculture I Aviation Association (NZAAA)			Support	Allow	Any setbacks as proposed do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S3.080	Stoney Creek Station Limited	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; ~~and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.~~	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
FS4.60	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
FS18.33	New Zealand Helicopter Association			Oppose	Disallow in part	NZHA opposes the submitters position on removing Item 2.	Reject – defer to HS6
S28.017	Ravensdown Limited	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Delete GRUZ-S9	Any setbacks as proposed do not enable the provision of services to support primary production (reasons in submission point NOISE R8) and are not justified by the s32 Report. Council controls land use, not aircraft in flight and is inappropriate to include inflight horizontal setbacks as proposed.	Reject – defer to HS6
FS4.61	New Zealand			Support	Allow	Any setbacks as proposed do not enable the provision of services to support	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Agricultural Aviation Association (NZAAA)					primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed.	
S113.080	Trudy Bokser	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; ~~and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.~~	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
FS4.62	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
S116.080	Nathan Bokser	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; ~~and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of~~	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					~~any notional boundary to a noise sensitive activity.~~		
FS4.63	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
S118.080	AW+ JA Johnston Family Trust	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; ~~and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.~~	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
FS4.64	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
S18.082	Reaby Downs Farm Ltd	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive	Reject – defer to HS6

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.	activity is unworkable as this does not account for any vertical separation.	
FS4.65	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
S19.082	Karen Temple	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
FS4.66	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.082	Sarah and Peter Barclay	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; ~~and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.~~	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
FS4.67	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
S24.082	Helen McIntosh	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; ~~and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.~~	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
FS4.68	New Zealand Agricultural Aviation			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Association (NZAAA)					use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	
S68.084	John Baynes	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; ~~and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.~~	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
FS4.69	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
S127.116	Peters Farm Ltd Karen Peters	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; ~~and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.~~	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS4.70	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
S117.080	Greg Bokser	GRUZ - General Rural Zone	GRUZ-S9	Oppose	Amend GRUZ-S9 as follows: Rural Airstrips and Helicopter Landing Areas 1. Any rural airstrip or helicopter landing area is separated by at least 500m from any notional boundary to a noise sensitive activity on a site not being serviced by the use of the rural airstrip or helicopter landing area.; ~~and 2. The flight path to the helicopter landing area is not within a horizontal distance of 250m of any notional boundary to a noise sensitive activity.~~	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable as this does not account for any vertical separation.	Reject – defer to HS6
FS4.71	New Zealand Agricultural Aviation Association (NZAAA)			Oppose	Disallow	Any setbacks as proposed do not enable the provision of services to support primary production and are not justified by the s32 Report. Council controls land use NOT aircraft in flight. It is inappropriate to include inflight horizontal setbacks as proposed. NZAAA seeks deletion of GRUZ-S9.	Reject – defer to HS6
S111.003	Aggregate and Quarry Association	Interpretation	highly productive land	Oppose	We oppose the definition of highly productive land	We oppose the definition of highly productive land, which is not taken from the National Planning Standards, as it excludes land containing quarrying materials,	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S135.002	Straterra Inc	Interpretation	highly productive land	Oppose	Not stated.	The definition does not allow for land containing minerals (as it does in the National Planning Standards).	Reject
S126.024	Southland Federated Farmers of New Zealand	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
S113.091	Trudy Bokser	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
S116.091	Nathan Bokser	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)		
S118.091	AW+ JA Johnston Family Trust	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
S127.127	Peters Farm Ltd Karen Peters	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S18.093	Reaby Downs Farm Ltd	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
S19.093	Karen Temple	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
S20.093	Sarah and Peter Barclay	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	NPSHPL that may cause confusion for plan users.	
S24.093	Helen McIntosh	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
S68.095	John Baynes	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)		
S115.025	Kevin Robertson	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
S143.036	Rural Ratepayers Group	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
S148.037	Alistair & Bernadette Hunt	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
S60.027	Ronald Crispin	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
S68.145	John Baynes	Interpretation	highly productive land	Support	Retain as notified	The notified definition follows the National Policy Statement for Highly Productive Land.	Accept in part
S117.091	Greg Bokser	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)		
S3.091	Stoney Creek Station Limited	Interpretation	highly productive land	Amend	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)	Supportive of the alignment of wording used in higher order documents but the definition references clauses of the NPSHPL that may cause confusion for plan users.	Accept
FS17.097	Federated Farmers			Support	Allow	Federated Farmers supports this amendment as it provides clarity for plan users and aligns with higher order planning documents.	Accept
S126.027	Southland Federated Farmers of New Zealand	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S115.028	Kevin Robertson	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S143.039	Rural Ratepayers Group	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S148.040	Alistair & Bernadette Hunt	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S60.030	Ronald Crispin	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S68.148	John Baynes	Interpretation	intensive indoor primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S3.096	Stoney Creek Station Limited	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
S113.096	Trudy Bokser	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
S116.096	Nathan Bokser	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
S118.096	AW+ JA Johnston Family Trust	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
S127.132	Peters Farm LtdKaren Peters	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S18.098	Reaby Downs Farm Ltd	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
S19.098	Karen Temple	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
S20.098	Sarah and Peter Barclay	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
S24.098	Helen McIntosh	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
S68.100	John Baynes	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
S117.096	Greg Bokser	Interpretation	LUC 1, 2 or 3	Support	Retain 'LUC 1, 2 or 3' as drafted.	Supportive of the alignment of wording used in higher order documents.	Accept
S113.111	Trudy Bokser	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
S116.111	Nathan Bokser	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
S118.111	AW+ JA Johnston	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the	Stoney Creek's preferred relief relies upon the establishment of a new	Reject – defer to HS9

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Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
	Family Trust				underlying zoning of this area (General Rural) with the special precinct zoning.	precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limites to protect the Hokonui Hills.	
S127.147	Peters Farm LtdKaren Peters	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct.Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limites to protect the Hokonui Hills.	Reject – defer to HS9
S18.113	Reaby Downs Farm Ltd	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct.Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limites to protect the Hokonui Hills.	Reject – defer to HS9
S19.113	Karen Temple	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct.Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limites to protect the Hokonui Hills.	Reject – defer to HS9
S20.113	Sarah and Peter Barclay	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct.Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limites to protect the Hokonui Hills.	Reject – defer to HS9

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S24.113	Helen McIntosh	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
S68.115	John Baynes	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
S117.111	Greg Bokser	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
S3.111	Stoney Creek Station Limited	Maps	MAP-Additional provisions sought	Amend	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Stoney Creek's preferred relief relies upon the establishment of a new precinct to be called the Hokonui Hills Special precinct where rural activities associated with pastoral farming are permitted with appropriate limits to protect the Hokonui Hills.	Reject – defer to HS9
FS31.022	Department of Conservation			Oppose	Disallow	The D-G would need to review the proposed area and provisions for any new precinct in the Hokonui Hills to determine whether the provisions are consistent with higher order documents	Reject – defer to HS9

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						in relation to indigenous biodiversity values, significant natural landscapes and features and significant natural areas.	
S128.003	Greenbriar Ltd.	Interpretation	mining	Support	No amendments	Mining - Crown Minerals Act definition adopted	Accept
S110.007	Royal Forest and Bird Society of NZ Inc	Interpretation	plantation forestry	Amend	Change: ~~Plantation Forestry~~ Commercial Forestry	Has the same meaning as per the National Environmental Standards for Commercial Forestry.	Accept in part
S126.037	Southland Federated Farmers of New Zealand	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part
S115.038	Kevin Robertson	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part
S143.049	Rural Ratepayers Group	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part
S148.050	Alistair & Bernadette Hunt	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part
S60.040	Ronald Crispin	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.158	John Baynes	Interpretation	plantation forestry	Support	Retain as notified	The notified definition follows the National Environmental Standards for Plantation Forestry	Accept in part
S138.012	Port Blakely Limited	Interpretation	plantation forestry	Support in part	Amend the definition of plantation forestry, to have the same meaning as per the NES-CF.	The National Environmental Standards for Commercial Forestry (NES-CF) replaced the National Environmental Standards for Plantation Forestry (NES-PF) when it came into force on the 3 November 2023 and is the relevant national standard.	Accept in part
S111.002	Aggregate and Quarry Association	Interpretation	primary production	Support	Support definition	The Proposed Plan uses the definition of National Planning Standards of primary production, which we fully support. This definition incorporates quarrying as it should.	Accept
S128.004	Greenbriar Ltd.	Interpretation	primary production	Support	No amendments	Primary Production - NZ Planning standards definition adopted	Accept
S135.001	Straterra Inc	Interpretation	primary production	Support	Retain as notified	Definition incorporates mining which is supported.	Accept
S126.038	Southland Federated Farmers of New Zealand	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S3.099	Stoney Creek Station Limited	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S113.099	Trudy Bokser	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S116.099	Nathan Bokser	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S118.099	AW+ JA Johnston Family Trust	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S127.135	Peters Farm LtdKaren Peters	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S18.101	Reaby Downs Farm Ltd	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S19.101	Karen Temple	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S20.101	Sarah and Peter Barclay	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S24.101	Helen McIntosh	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S68.103	John Baynes	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S115.039	Kevin Robertson	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S143.050	Rural Ratepayers Group	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.051	Alistair & Bernadette Hunt	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S60.041	Ronald Crispin	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S68.159	John Baynes	Interpretation	primary production	Support	Retain as notified	The notified definition follows the National Planning Standards.	Accept
S117.099	Greg Bokser	Interpretation	primary production	Support	Retain 'primary production' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S126.039	Southland Federated Farmers of New Zealand	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject
S115.040	Kevin Robertson	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject
S143.051	Rural Ratepayers Group	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject
S148.052	Alistair & Bernadette Hunt	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject
S60.042	Ronald Crispin	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.160	John Baynes	Interpretation	quarry	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarry'.	Reject
S126.182	Southland Federated Farmers of New Zealand	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
S115.183	Kevin Robertson	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
S143.194	Rural Ratepayers Group	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
S148.195	Alistair & Bernadette Hunt	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
S60.185	Ronald Crispin	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
S68.303	John Baynes	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S148.199	Alistair & Bernadette Hunt	Interpretation	quarrying activities	Support in part	Amend definition to include below and make any consequential amendments: This definition does not include 'farm quarries'.	Although there is a separate definition for farm quarries, they need to be clearly excluded from the definition of 'quarrying activities'.	Reject
S3.101	Stoney Creek Station Limited	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S113.101	Trudy Bokser	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S116.101	Nathan Bokser	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S118.101	AW+ JA Johnston Family Trust	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S127.137	Peters Farm LtdKaren Peters	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S18.103	Reaby Downs Farm Ltd	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S19.103	Karen Temple	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S20.103	Sarah and Peter Barclay	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S24.103	Helen McIntosh	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S68.105	John Baynes	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S117.101	Greg Bokser	Interpretation	rural commercial recreation activity	Support	Retain 'rural commercial recreation activity' definition as drafted.	Supportive of this definition.	Accept
S3.102	Stoney Creek Station Limited	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
S113.102	Trudy Bokser	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
S116.102	Nathan Bokser	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
S118.102	AW+ JA Johnston Family Trust	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
S127.138	Peters Farm LtdKaren Peters	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
S18.104	Reaby Downs Farm Ltd	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
S19.104	Karen Temple	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.104	Sarah and Peter Barclay	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
S24.104	Helen McIntosh	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
S68.106	John Baynes	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
S117.102	Greg Bokser	Interpretation	rural environment	Support	Retain 'rural environment' definition as drafted.	Supportive of this definition.	Accept
S128.006	Greenbriar Ltd.	Interpretation	rural industry	Support	No amendments		Accept
S40.012	Silver Fern Farms	Interpretation	rural industry	Oppose	Amend to distinguish the reference to "rural environment" sufficiently to comply with the definition prescribed in the National Planning Standards.	The National Planning Standards do not define the term "rural environment"; This definition incorporates (indicated by the italicised text) a definition of "rural environment" which is as follows: "Rural environment Means land within the General Rural Zone, Rural Lifestyle Zone, Settlement Zone and Natural Open Space Zone". The upshot is that the National Planning Standards contemplate "rural industry" in any zone. This proposed definition confines the activity further than the National Planning Standards definition does, as it would require that "rural industry" can only occur in the four zones that are specified as comprising the "rural environment". Therefore, it is not	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						correct to say that the term is defined as per the National Planning Standards.	
S3.103	Stoney Creek Station Limited	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
S126.044	Southland Federated Farmers of New Zealand	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept
FS29.013	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S113.103	Trudy Bokser	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
FS29.015	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S116.103	Nathan Bokser	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
FS29.016	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S118.103	AW+ JA Johnston Family Trust	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
FS29.017	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S18.105	Reaby Downs Farm Ltd	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
FS29.018	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S19.105	Karen Temple	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
FS29.019	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S20.105	Sarah and Peter Barclay	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
FS29.020	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						introduces additional limitations (see Silver Ferns Farms' original submission)	
S24.105	Helen McIntosh	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
FS29.021	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S68.107	John Baynes	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
FS29.022	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S127.139	Peters Farm LtdKaren Peters	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
FS29.023	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S115.045	Kevin Robertson	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS29.024	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S60.047	Ronald Crispin	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept
FS29.025	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S143.056	Rural Ratepayers Group	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept
FS29.026	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S148.057	Alistair & Bernadette Hunt	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept
FS29.027	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.165	John Baynes	Interpretation	rural industry	Support	Retain as notified	Support as has the same meaning as the National Planning Standards.	Accept
FS29.028	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S117.103	Greg Bokser	Interpretation	rural industry	Support	Retain 'rural industry' definition as drafted.	Supportive of the alignment with national planning standards.	Accept
FS29.029	Silver Fern Farms Limited			Oppose	Disallow in part	Silver Ferns Farms does not consider the definition as notified aligns with the National Planning Standards as it introduces additional limitations (see Silver Ferns Farms' original submission)	Reject
S3.104	Stoney Creek Station Limited	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
S113.104	Trudy Bokser	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
S116.104	Nathan Bokser	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
S118.104	AW+ JA Johnston Family Trust	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
S127.140	Peters Farm LtdKaren Peters	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S18.106	Reaby Downs Farm Ltd	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
S19.106	Karen Temple	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
S20.106	Sarah and Peter Barclay	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
S24.106	Helen McIntosh	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
S68.108	John Baynes	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
S117.104	Greg Bokser	Interpretation	rural produce retail activity	Support	Retain 'rural produce retail activity' as drafted.	Supportive of this definition.	Accept
S128.060	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Overview and purpose: The purpose of the New Vale Special Purpose Zone is to enable the sustainable management, operation and development of the New Vale Mine. The Zone objectives, policies and rules provide the framework for enabling expanded mining activities whilst managing their effects and ensuring that offsite rural amenity values are maintained and enhanced. The potential adverse effects of buildings are controlled by bulk and location standards. New Vale mine provides coal to a number of largescale primary sector processing facilities that will continue to be require a reliable source of fuel while they undertake the necessary work to reduce reliance on non-renewable energy sources. New Vale also provides Coal to	Request - NEW VALE SPECIAL PURPOSE ZONE	Accept in part

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					domestic customers (via local retailers) who rely on it for home heating. There are advantages associated with locally sourced coal for these purposes as opposed to importing product from outside the Region or the Country. New Vale Mine currently operates in accordance with a suite of resource consents. During the life of this District Plan it is likely that the existing consented mine area will be exhausted and that mining will need to commence within an expanded area of the site. The Special Zone provides clarity and a framework for assessing applications in the short to medium term and provide a degree of certainty regarding the availability of coal from New Vale to support the decision making of organisations and individuals reliant on it prior to their transition to alternative renewable sources of energy		
S128.061	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	New Vale Mining Activity: Means the use of land and buildings for - the extraction, processing (including crushing, screening, blending), transport, storage, stockpiling and sale of coal and superdirt - recycling of byproducts from processing (including clay, silk, rock, sand, soil), - earthworks associated with the scraping and deposition of overburden material, including the return of coal ash to ground, - rehabilitation of mining areas including landscaping, - cleanfilling, - administration offices, workshops and associated car parking areas.	New Definition - New Vale Mining Activity	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S128.062	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	NVSZ-O1 - Ongoing .NVSZ - O2 - The effects arising from expanded mining within the New Vale Special Zone are minimised to the extent practicable, taking into account the locational constraints and the functional and operational needs of the activities. NVSZ - O3 - Ensure that activities within the Zone are undertaken in accordance with industry best practice and opportunities for enhancing values within the Zone are taken. NVSZ-O4 - ensure that the site is rehabilitated so that primary production capacity is retained for future generations following mining.	Objectives as listed for the proposed New Vale Special Purpose Zone	Accept in part
S128.063	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	NVSZ - P1 - Recognise New Vale Mine as a strategically important activity that is necessary to support the dominant land use activities within the Gore District and wider Southland Region. NVSZ - P2 - Provide for mining activities within the New Vale Zone. NVSZ - P3 - New Vale Mining activities within the New Vale Zone are undertaken in a way that: 1. Utilises an effects management hierarchy approach where applicable; 2. Maintains the rural character and rural amenity surrounding the Zone; 3. Retains the productive potential of the land following the mining activity being undertaken; 4. Identifies opportunities to enhance ecological and freshwater values 5. Responds to the underlying Ngai Tahu relationships within the natural environment.	Policies as listed for the proposed New Vale Special Purpose Zone	Accept in part

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S128.064	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Provisions in Other Chapters: 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.	Notes for the proposed New Vale Special Purpose Zone	Accept in part
S128.065	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	NVSZ- R1 - New Vale Mining Activity Activity Status - permitted Where: 1. The New Vale Mining Activity activity has a total area of extraction open at any one time that does not exceed 2,500m ² ; and 2. The activity is set back: (a) 500 metres from a sensitive activity or a zone boundary except the General Industrial Zone. (b) 100m from any side or rear boundary (c) 50m from any road boundary; and 3. The area is progressively stabilised, filled or recontoured; and 4. Any new building or structure complies with General Rural Zone standards GRUZ-S2-S8 and Earthworks Standards EW-S3, S5 and S7. 5. Extraction of Coal occurs within the Mining Area identified on the Planning Maps. Activity status where compliance is not achieved with Standards 1-4 - controlled. 1. The timing and duration of the activity 2. Sediment and erosion management 3. Effects on rural character and amenity values of neighbouring properties 4. Safety and suitability of access and effects on the transportation network 5. Staging and progressing rehabilitation works 6. Retention of any Highly Productive soils for	Rules for the proposed New Vale Special Purpose Zone	Accept in part

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					use following rehabilitation 7. Impacts on Ngai Tahu cultural values, including those listed in MR2.3. 8. Matters of discretion of any infringed standard. 9. Effects on indigenous biodiversity 10. Environmental Management Plan to managed effects if the activities within the site?? Activity Status where compliance is not achieved with Standard 5 - discretionary		
S128.066	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	NVSZ-R3 Primary production (excluding prospecting for and mining minerals) Activity Status: Permitted Where: 1. Any new building or structure complies with General Rural Zone standards GRUZ-S2-S8 Activity Status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard	Rules for the proposed New Vale Special Purpose Zone	Accept in part
S128.067	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	NVSZ-R4 Conservation Activity Activity status: Permitted Where: 1. The activity is the establishment of a new, or expansion of an existing conservation activity. Activity Status where compliance is not achieved: N/A	Rules for the proposed New Vale Special Purpose Zone	Accept in part
S128.068	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	All other activities Activity status: Discretionary 1. Any activities, including associated buildings, not otherwise provided for in the list of rules. Activity status where compliance is not achieved: N/A	Rules for the proposed New Vale Special Purpose Zone	Reject
S128.069	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Need to include special zone in Noise Standard Provisions	Consequential addition of New Vale Special Purpose Zone to NOISE-S1 - 2.	Accept in part

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S128.070	Greenbriar Ltd.	Special Purpose zones	Special Purpose Zone - additional provision sought	Not Stated	Additions of New Vale Special Purpose Zone as identified in Appendix 2 Submitter would also accept alternative relief that achieves the same outcome. If the Special Zone is not accepted Greenbriar seek to have the provisions outlined in the Special Zone Table included as provisions in the General Rural Zone as alternative relief, and/or the development of a New Vale Precinct within the Rural Zone	See appendix 2 in original submission for Mapped area requested.	Accept in part
S122.001	Fulton Hogan	Interpretation	stream	Oppose in part	Stream Means a continually or intermittently flowing natural or modified body of fresh water and includes headwaters and smaller tributaries to rivers or other streams. Streams are included in the definition of "River" under the Resource Management Act 1991.	Although this term is used in colloquial language, a stream is a sub-set of "river" under the Resource Management Act (RMA) and Natural and Built Environment Act (NBEA) definitions. Creating a separate definition creates confusion. Using the term "natural" makes it unclear whether this definition includes modified waterbodies or not. a) Alter the definition so that it is clear that a "stream" is the same thing as a "river" under the RMA and NBEA; and b) Alter the definition so it is clear whether a modified stream is included within the definition or not.	Accept
S59.001	Adrienne Crispin	SUB - Subdivision	SUB - General	Oppose	Reduce minimum lot size for rural proerties	Smaller portions of land are better economically than having good economic properties split up into larger parcels of uneconomic blocks which don't contribute to the GDP for the country. Would like to retain the	Reject

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						option to stay on the property in the next life phase.	
F55.69	Hamish Weir			Support	Allow		Reject
FS22.001	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree the district plan should provide for some smaller rural lots.	Reject
S60.001	Ronald Crispin	SUB - Subdivision	SUB - General	Oppose	Minimum lot size to be decreased for rural properties.	Wish for farmers to retain rights to subdivide a small portion of their land to retire on. A small lot is a better option than having a larger economic property split into larger parcels of uneconomic blocks, creating Hobby farms which don't contribute to the GDP.	Reject
FS22.002	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree the district plan should provide for some smaller rural lots	Reject
S115.121	Kevin Robertson	SUB - Subdivision	SUB-S1	Support in part	Retain SUB-S1 as drafted.	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S143.132	Rural Ratepayers Group	SUB - Subdivision	SUB-S1	Support in part	Retain SUB-S1 as drafted.	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Accept
S148.133	Alistair & Bernadette Hunt	SUB - Subdivision	SUB-S1	Support in part	Retain SUB-S1 as drafted.	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Accept
S60.123	Ronald Crispin	SUB - Subdivision	SUB-S1	Support in part	Retain SUB-S1 as drafted.	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in	Accept

Appendix B - Recommended Decisions on Submissions Proposed Gore District Plan – General Rural Zone

Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						'the loss of highly productive land and farmland available for primary production'.	
S68.241	John Baynes	SUB - Subdivision	SUB-S1	Support in part	Retain SUB-S1 as drafted.	SFF supports increasing the minimum lot size in the rural zone to 8ha. In the interests of protecting highly productive land and ensuring that the district maintains suitably sized working farms, 8ha is a reasonable minimum lot size for the rural zone. We agree with the s 32 report which states that the current 2ha minimum lot size could result in 'the loss of highly productive land and farmland available for primary production'.	Accept
S36.001	Clayton Rowland	SUB - Subdivision	SUB-S1	Oppose	Oppose changing of General Rural Lot size from 2ha to 8ha- requests it remain 2ha	Would like the ruling of minimum subdivision area to remain 2ha- feels this is more beneficial to the general public and would give the younger population a better chance of starting with a section.	Reject
FS5.111	Hamish Weir			Support	Allow		Reject
FS22.024	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
FS25.114	Stoney Creek Station Ltd			Support	Allow	Agree with this submission to retain a 2 ha minimum lot size in the Rural zone.	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S3.033	Stoney Creek Station Limited	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
FS5.112	Hamish Weir			Support	Allow		Reject
FS17.058	Federated Farmers			Oppose	Disallow	Federated Farmers supports a minimum lot size of 8ha in the interests of protecting highly productive land and ensuring the district maintains suitably sized working farms.	Accept
FS22.026	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
S99.015	Clark Fortune McDonald & Associates	SUB - Subdivision	SUB-S1	Not Stated	Primarily, the current 2ha minimum is retained. Secondarily, a minimum average area for subdivision with a smaller absolute minimum area. Thirdly, provision for smaller areas in the situation of redundant dwellings being subdivided from larger rural properties.	The proposed 8ha minimum area for the rural zone in Gore is impractical and diverges significantly from current plans and neighbouring districts. It lacks flexibility for smaller allotments based on specific needs and conditions. This could result in substantial loss of productive land, contradicting zone objectives.	Reject
FS5.113	Hamish Weir			Support	Allow		Reject
FS25.117	Stoney Creek Station Ltd			Support	Allow	Agree with this submission to retain a 2 ha minimum lot size in the Rural zone.	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S104.028	McLeod-Wantwood Trust/Wantwood Station	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2ha .	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Reject
FS22.025	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
FS25.115	Stoney Creek Station Ltd			Support	Allow	Agree with this submission to retain a 2 ha minimum lot size in the Rural zone.	Reject
S74.019	Hamish Weir	SUB - Subdivision	SUB-S1	Support in part	Rule 1(h) should be reworded as follows; General Rural - 8ha 2ha	The submitter supports 1 (a) to (g). The submitter opposes (h). The Operative DP allows for 2ha minimum allotments in the Rural Zone, which allows for existing residential dwellings to be subdivided of adjacent farmland this reduces value, therefore reducing costs for farm ownership entry which is generally beyond the means of many persons. The minimum size of 2ha has been Operative since 2006 and worked well without any notably publicly. Rural productive activity can be maintained in several ways as detailed on Country Callender ep20 season 2023 at 19:26 minutes which details an example of productive market garden operations just 1.2ha. Horticultural uses of properties at this size are also possible	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						along with calf rearing operations aimed at reducing bobby calf slaughter rates.	
FS22.027	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
FS25.116	Stoney Creek Station Ltd			Support	Allow	Agree with this submission to retain a 2 ha minimum lot size in the Rural zone.	Reject
S105.028	Farm Manager - Wantwood Station	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: (h) General Rural - 8ha 2ha .	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Reject
FS22.029	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
S127.028	Peters Farm LtdKaren Peters	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2ha .	This rule prevents rural landowners from subdividing land off for residential purposes unless it is 40 hectares.	Reject
FS22.030	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						demonstrate that the existing 2ha minimum area is inappropriate.	
S113.033	Trudy Bokser	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
FS22.031	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
S116.033	Nathan Bokser	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
FS22.032	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
S118.033	AW+ JA Johnston Family Trust	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified:	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					... (h) General Rural - 8ha 2 ha.	farmers subdivide discrete areas of larger parcels.	
FS22.033	Clark Fortune McDonald & Associates			Oppose	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
S18.035	Reaby Downs Farm Ltd	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha.	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
FS22.034	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
S19.035	Karen Temple	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha.	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
FS22.035	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S20.035	Sarah and Peter Barclay	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
FS22.036	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
S24.035	Helen McIntosh	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
FS22.037	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
S68.037	John Baynes	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS22.038	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
S127.069	Peters Farm LtdKaren Peters	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
FS22.039	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject
S117.033	Greg Bokser	SUB - Subdivision	SUB-S1	Oppose	Amend SUB-S1 as follows: 1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: ... (h) General Rural - 8ha 2 ha .	An 8ha minimum lot size does not allow for an efficient use of land and is too small to farm economically but would be a significant loss of productive land if farmers subdivide discrete areas of larger parcels.	Reject
FS22.040	Clark Fortune McDonald & Associates			Support	Allow	Support - we agree that the existing 2ha minimum is appropriate, and have not seen any evidence presented by GDC to demonstrate that the existing 2ha minimum area is inappropriate.	Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S50.003	Jacklyn (Jackie) Johnston	SUB - Subdivision	SUB-S1	Oppose	General Rural Zone: Minimum Lot size- 0.101ha	It would be better to protect this type of land by permitting the opposite. Some people may not have the ability or desire to manage 8ha sections. This could include those seeking a quarter-acre section for building, whether on their existing farm for retirement or due to health and financial considerations. The current rules, and potentially the new 8ha proposal, may hinder people who have spent their lives in rural communities but are unable to comply. Enabling subdivision of smaller sections would accommodate those desiring a rural lifestyle without the burden of excess land which people. There are suitable options for septic systems on the proposed minimum lot size. It's crucial to provide options, particularly for those within the rural community.	Reject
FS25.118	Stoney Creek Station Ltd			Support in part	Allow	Agree that a smaller lot size than 8 ha in the Rural zone is beneficial.	Reject
S138.009	Port Blakely Limited	Whole Plan	Whole Plan	Not Stated	That the Proposed Plan be amended to incorporate the equivalent regulation of the NES-CF or otherwise amend or delete the rule so that the equivalent NES-CF regulation applies instead of the Proposed Plan rule;		Reject
S138.010	Port Blakely Limited	Whole Plan	Whole Plan	Not Stated	That the relevant Proposed Plan objectives and policies be amended as required to support and implement the particular relief described above; and/or		Reject

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S156.001	New Zealand Agricultural Aviation Association	Whole Plan	Whole Plan	Oppose in part	Amend provisions to ensure that they are justified in the s32 report	S32 Report does not provide rationale and justification for the approach taken to the setback rules for agricultural aviation.	Reject – defer to HS6
FS5.1	Hamish Weir			Support	Allow	The matters raised could have significant cost implications for what are permitted activities under the current plan.	Reject – defer to HS6
FS18.1	New Zealand Helicopter Association			Support in part	Allow		Reject – defer to HS6
S136.004	Jenny Campbell	Whole Plan	Whole Plan	Not Stated	No new mines, no previous mines being re-opened	This improves the health of people & in particular old & people who are more susceptible to lung and breathing impacts from polluted air.	Reject
FS22.051	Clark Fortune McDonald & Associates			Oppose	Disallow	Oppose - any mining proposal should be assessed based on its particular effects, an idealistic blanket rule as suggested is impractical and unnecessary.	Accept
S126.053	Southland Federated Farmers of New Zealand	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.	SFF considers the definition of woodlot should also exclude shelterbelts and trees planted for conservation purposes.	Accept
S115.054	Kevin Robertson	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of	SFF considers the definition of woodlot should also exclude shelterbelts and	Accept

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Submission on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.	trees planted for conservation purposes.	
S143.065	Rural Ratepayers Group	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.	SFF considers the definition of woodlot should also exclude shelterbelts and trees planted for conservation purposes.	Accept
S148.066	Alistair & Bernadette Hunt	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.	SFF considers the definition of woodlot should also exclude shelterbelts and trees planted for conservation purposes.	Accept
S60.056	Ronald Crispin	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.	SFF considers the definition of woodlot should also exclude shelterbelts and trees planted for conservation purposes.	Accept

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Submissi on Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S68.174	John Baynes	Interpretation	woodlot	Support in part	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.	SFF considers the definition of woodlot should also exclude shelterbelts and trees planted for conservation purposes.	Accept