

Before the Independent Hearings Panel at Gore District Council

Under Schedule 1 of the Resource Management Act 1991

In the matter of Hearing Submissions and Further submissions on the Proposed
Gore District Plan.

Hearing Stream 1 Right of Reply of Matt Heale on behalf of Gore District Council

Date: 27 June 2024

Introduction:

1. My full name is Matthew Cecil Heale. My Hearing Stream 1 Section 42A report sets out my qualifications and experience as an expert in planning.
2. I confirm that I am continuing to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's practice Note 2023, as applicable to this independent hearing panel.
3. I have prepared this statement of evidence to provide a response to expert evidence presented in relation to Hearing Stream 1 – Introduction, General Provisions and Strategic Direction. This includes a response to supplementary evidence requested by Hearing Panel Minute 7 (11 June 2024) directed to Environment Southland and Transpower NZ Ltd, and Hearing Panel Minute 9 (13 June 2024).
4. A full copy of amendments I now recommend is included at Appendix 1.

Response to Transpower New Zealand Limited

5. Ainsley McLeod provided supplementary evidence on 14 June 2024 in response to Hearing Minute 7. Ms McLeod's supplementary evidence addresses the role of the Strategic Direction chapter and proposed amendments to UFD-O1 and UFD-O8.
6. I concur with Ms McLeod's acceptance of my proposed amendments to the Plan Structure description and the UFD Overview¹ included in Appendix 1 for the reasons outlined in paragraphs 25 to 27 of my supplementary evidence for Hearing Stream 1 (5 June 2024).
7. In relation to UFD-O1(5)(b) I agree with Ms McLeod's view² that this should be simplified to avoid confining the ways in which a transition away from fossil fuels as follows:

"b. provides for the transition away from fossil fuels, ~~through increased use and development of renewable resources and the associated National Grid.~~"
8. In relation to UFD-O1(6) I agree to the minor topographical amendment proposed by Ms McLeod that provides for infrastructure as this will align with the tense of the rest of the objective as outlined below:

¹ Paragraph 10 of Ms McLeod's supplementary evidence 14 June 2024

² Paragraph 15 and 16 of Ms McLeod's supplementary evidence 14 June 2024

6. provides³ for the safe, effective and efficient use and development of new and existing infrastructure;

9. This general change will also ensure better alignment with national direction and policy and consent thresholds across the PDP as outlined in paragraph 29 of my supplementary evidence for Hearing Stream 1 (5 June 2024). “Provide for” which covers permitted to restricted discretionary activities aligns more closely with Policy 5 of the National Policy Statement on Electricity Transmission that requires decision makers to enable the “reasonable” operational, maintenance and minor upgrade requirements of established electricity transmission assets and Policy 4 that requires adverse effects of new infrastructure to be avoided, remedied or mitigated.
10. Ms McLeod also supports the addition of “critical infrastructure” as well as “and provided for” to UFD-O8³ as this better reflects national and regional direction. I agree with this for the reasons outlined in paragraph 31 of my supplementary evidence for Hearing Stream 1 (5 June 2024). This approach also aligns with wider PDP policy and consent thresholds as outlined above and would read as follows:.

UFD-O8

The *Airport*, major facilities, critical infrastructure, and large-scale *industrial activities* are able to operate efficiently and effectively and the contribution they make to the economic well-being and prosperity of the district is recognised and provided for.

11. I agree with Ms McLeod that the need for an additional objective is tempered by the above changes⁴ and is not necessary but note that if an additional objective is added then this also needs to be tempered by the limits of the NPSET, especially Policy 5 which indicates that decision makers must enable the “reasonable” operational, maintenance and minor upgrade requirements of established electricity transmission assets. For these reasons, if an additional objective is added it should be as follows:

UFD-XX

The development, operation, maintenance and upgrading of critical infrastructure is provided for by:

³ Paragraphs 18 and 19 of Ms McLeod’s supplementary evidence 14 June 2024

⁴ Paragraph 21 of Ms McLeod’s supplementary evidence 14 June 2024

1. enabling the reasonable operation, maintenance and minor upgrading of critical infrastructure;
2. managing the adverse effects of the development and more than minor upgrading of critical infrastructure on the sensitive activities and sensitive environments; and
3. managing, and where appropriate avoiding adverse effects, including reverse sensitivity effects, on critical infrastructure.

Response to Environment Southland

12. Marcus Roy provided supplementary evidence on 18 June 2024 in response to Hearing Minute 7. Mr Roy's supplementary evidence considers suitable wording for a general objective referring to natural hazards in the UFD chapter (s85.069).
13. Mr Roy proposed the following wording for a general natural hazards objective:

"Hazard-sensitive development occurs outside of known natural hazard areas, unless there is a functional need for it to be located for it to be located there."
14. Mr Roy also noted that *functional need* is defined in the district plan and proposed a definition of hazard sensitive development that aligns with the proposed NPS-NHD as follows:

Hazard-sensitive development means a new development relation to any of the following:
 - a. Residential dwellings, including papakāinga and retirement villages
 - b. Marae
 - c. Educational facilities
 - d. Emergency services
 - e. Hospitals and other health care facilities
 - f. Community facilities
15. As outlined at paragraph 297 of my HS1 section 42A report, I believe that a specific objective is unwarranted as *natural hazard* risk is already addressed in UFD-O1(5) and is supported by NH-O3 which is consistent with the approach outlined in the Southland RPS.
16. However, having reviewed Mr Roy's proposed objective I can see that there is some merit in amending UFD-O1 (5) to provide clearer guidance as follows:

- UFD-O1 The District develops in a cohesive and structured way that:
1. maintains a compact urban form;
 2. minimises adverse impacts on natural, *historic heritage*, and cultural values (refer MW-2.3); and
 3. recognises and provides for the relationship of mana whenua with whenua (land), wai (water), and mahinga kai;
 4. provides for social and cultural vitality, productivity and economic growth;
 5. a. takes into account the short, medium, and long-term impacts of *climate change* ~~and natural hazards~~, and the associated uncertainty and risk;
 - b. provides for the transition away from fossil fuels;

c. ensures that new *hazard sensitive activities* are located outside high-risk *natural hazard* areas unless there is a *functional need* or *operational need* for them to locate there.

6. provide for the safe, effective and efficient use and development of new and existing *infrastructure*;
7. meets the community's short, medium and long-term housing, business and social infrastructure needs;
8. responds to the underlying relationships Ngāi Tahu hold with the natural environment; ~~and~~
9. manages and where appropriate avoids adverse *effects* between incompatible activities and zones; and
10. considers the potential loss of highly productive soils.

Hazard sensitive activities means:

- (a) Residential activity, including retirement villages and supported residential accommodation
- (b) Visitor accommodation
- (c) Marae or Papatipu Rūnanga complex
- (d) Educational facilities
- (e) Emergency services facilities
- (f) Hospitals and other health care facilities
- (g) Community facilities (note – This includes places of worship in the definition)
- (h) Graveyard or urupā

17. Amending UFD-O1 rather than having a standalone objective is most appropriate as this objective guides how the district develops. The district should develop in a manner that is cognisant of natural hazard risk. I agree that some development/activities are more sensitive to natural hazard risk than others and that the focus should be on new development. Activities that are sensitive to natural hazards should include residential type activities and facilities that cater for larger numbers of people as these activities tend to attract more people for more of the time and therefore increase the potential risk. I also believe that graveyards and urupā should not be located in natural hazard areas due to the potential for cultural impacts from hazards such as flooding and note that this is similar to the approach to *sensitive activities* in the PDP.

18. I also note that it may not be possible for all types of these activities to locate outside natural hazard areas all the time due to operational⁵ or functional⁶ locational needs. For example this might include boat storage in flood risk areas or flood monitoring equipment associated with *emergency service facilities*.
19. I have not specifically referenced papakāinga because, with the addition of Marae or Papatipu Rūnanga complex, all of the relevant composite activities that occur within a Papakāinga (eg residential, commercial, community, education etc) are covered.
20. I have also referenced “high risk” natural hazard areas given that flood mapping work undertaken by Tonkin and Taylor has indicated that some mitigation measures (such as raised ground or floor levels) may accommodate development in low and medium risk flood areas.
21. Consequential changes to the wording of this objective will be required once evidence has been presented on natural hazards in Hearing Stream (HS) 9 to ensure that this strategic objective is providing an appropriate level of guidance for the NH chapter of the PDP and once promised mapping has been provided by Environment Southland.

Response to Minute 9 of Hearing Panel

Default Discretionary Status

22. Relevant extracts from the WCC District Plan Drafting Style Guide are attached at Appendix 2. The guide does not include discussion about default activity status but rather notes the following on Page 17:

“Drafting non-complying activities

This activity status can be used in situations where consent should be granted in only exceptional circumstances, or where the potential effects are significant but do not necessarily warrant a prohibited activity status”

23. The guide also notes that non-complying activity status equates to “avoid” objectives and policies on page 14. This is what I was expressing as best practice when paragraphs

⁵ Operational need - Has the same meaning as per the National Planning Standards – means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.

⁶ Functional need - Has the same meaning as per the National Planning Standards - means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.

168-178 of my Section 42A report are read together. What I noted in paragraphs 37 and 38 of my supplementary evidence is that the default status has gone through a structural analysis and been used to capture activities that objectives and policies seek to avoid (and should therefore be appropriately tested using the non-complying gateway test) but are not specifically listed in the rule table such as industrial activities in the residential zone. I also note that this can be further tested in the Zone hearings so that the hearing panel can have confidence that the consent settings are correct. In questioning on 6 June, I also noted that Auckland City Unitary Plan has a non-complying default setting in the Zone chapters and noted the Industrial Zone as an example. I have attached this and other zones as an example at Appendix 3.

“Protect” in the Objectives and Policies

24. I agree that the purpose of the RMA, national, and regional direction should guide the phrasing of objectives and policies as s74 of the RMA requires that councils must prepare a change to its district plan in accordance with the provisions of Part 2 (which includes s6 RMA) and a national policy statement, as well as having regard to a proposed regional policy statement. RMA section 75(3) also requires district plans to give effect to national policy statements and regional policy statements. In order to give effect to these documents objective and policy wording should align regardless of whether the phrasing is ‘protect’, ‘enable’ or ‘provide for’. Protect objectives/policies extend to restricted discretionary, discretionary and non-complying activities as restrictions may also be placed on matters that are sought to protect as per page 13/14 of the WCC drafting style guide. Similarly, “provide for” equates to permitted, controlled and restricted discretionary activities and “enable” equates to permitted activities. Avoid tends to be limited to non-complying and prohibited activities.
25. I recommended that UFD-10 be amended in my supplementary evidence as follows:

UFD-O10 *Primary production and rural industry* activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing well-being and prosperity of the district is recognised and provided for.
26. I recommended that UFD-O11 be amended in my S42A report as follows:

UFD-O11 ~~Productive, versatile~~ Highly productive land and natural, physical and cultural resources located within *rural areas* that are of significance to the District are protected and maintained.
27. Federated Farmers presented evidence seeking that the contribution primary production and rural industry activities make to the district is recognised and protected rather than provided for in UFD-O10 and supported my amendment to UFD-O11.
28. I do not propose any further changes to UFD-O10 and UFD-O11 because the contribution that primary production and rural industry activities make to the district is provided for through the rural provisions that permit primary production, apart from quarrying and mining (which are limited in scale) and plantation forestry in natural environments (which are largely discretionary/non-complying given that plantation forestry involves land disturbance or is specifically limited). Rural Industry is also enabled subject to scale and location limits, which if not met are provided for (restricted

discretionary activities). Highly productive land and other natural and physical resources such as outstanding landscapes and indigenous biodiversity areas are protected by limiting development in these areas and increasing minimum subdivision limits. In my view there is no need to make a distinction between primary production and land based primary production in these strategic objectives as all elements of primary production are provided for within scale and location limits. This approach also aligns with that taken in objectives and policies in the GRUZ.

Definitions Nesting Tables

29. Recommended changes to the Nesting Table description from my s42A report are as follows:

“The relationship between some of the defined terms is shown in the bulleted, hierarchical lists below.

Activities are listed with the more general above and the more specific below. For example, under commercial activities, retail activities is the more specific activity. There may also be additional subcategories under the specific activities that are not listed~~these more specific components may also include more specific activities that are not listed, for example “yard based retail activity” is a subcategory of “retail activity” and is not listed.~~ Where an activity table for an overlay, zone, District-wide or precinct lists a general activity, that general activity includes all of the specific activities listed below unless otherwise specified.

Where an activity is heading a list, the class or activity status of that activity also applies to the bulleted activities in the list below it.

Where a specific activity is bulleted under a general activity, then:

1. any standard in an overlay, zone, District-wide or precinct for that specific activity will apply despite the class or activity status of the general activity; and
 2. any standard for the general activity will also apply to the specific activity where there is no corresponding standard for the specific activity....”
30. I also recommend that this description remains at the start of the interpretation chapter rather than be repeated in the How the plan works section of the plan due to duplication.
31. Silver Fern Farms have accepted this change as per their letter to the Hearing Administrator on 15 May 2024.
32. In response to Transpower’s evidence I have recommended changes to the Plan structure and UFD Overview to clarify the role of strategic Objectives. My recommendation is that strategic objectives provide guidance for the more detailed provisions in the rest of the plan and note that there is no hierarchy between other plan chapters when considered for plan implementation.

For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for more detailed provisions contained in the District Plan. For the purpose of District Plan implementation,

including the determination of resource consent applications and notices of requirements:

The strategic objectives may provide guidance for related objectives and policies in other chapters; and

The relevant objectives and policies of the District Plan, including strategic objectives in this chapter, are to be considered together and no hierarchy exists between them.

33. I do not recommend any further changes as a result of the Transpower or Silver Fern Farms evidence as both the description of the definitions nesting table and the UFD Overview effectively say the plan needs to be read as a whole when it comes to the implementation of the provisions.

Reverse Sensitivity

34. Transpower supplementary evidence incorporating reverse sensitivity related to their proposed new objective for critical infrastructure which includes the following reference:

“3 managing, and where appropriate avoiding adverse effects, including reverse sensitivity effects, on critical infrastructure.”

35. My preference is for amendments to UFD-O1 and UFD-O8 as outlined in paragraph 27 to 31 of my supplementary evidence of 5 June 2024. Recommended amendments to UFD-O1(9) are as follows:

“(9) manages and where appropriate avoids adverse effects between incompatible activities and zones...”

36. In my view reference to “effects between incompatible activities” addresses any reverse sensitivity effects and no additional change is needed. This is also broad enough to include general adverse effects as well which is the wider purpose of the objective.

37. The definition of reverse sensitivity included in S42A was not recommended to be changed as a result of my evidence on 5 June as an activity can be lawfully established without being approved by way of existing use rights and therefore needs to be distinguished from approved in the definition. The placement of the word “existing” could be improved to clarify that reverse sensitivity is about the impact on the existing activity as follows:

The potential for an existing approved (~~whether including~~ by resource consent, certificate of compliance or designation) or lawfully established activity, existing or permitted activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing approved or lawfully established activity, existing or permitted activity.

NPS Freshwater Management

38. Clause 3.5(4) of the NPS for Freshwater management is germane to the development of the PDP.
39. RMA section 75(3) requires district plans to give effect to national policy statements. The PDP does this by ensuring that urban development addresses the effects on the health and well-being of water bodies, freshwater ecosystems, and receiving environments in a number of ways including by:
- Requiring buildings and structures to be setbacks from rivers and streams (EG – GRZ-S7);
 - Referencing relevant values in the Mana Whenua Chapter across the PDP;
 - UFD-O7 which ensures Urban Environments incorporate water management and adequate services;
 - INFR-P7 so that infrastructure development manages adverse effects on ecosystem health;
 - The provision of esplanade reserves/strips at the time of subdivision, ensuring subdivision is appropriately serviced, and the impacts on Ngāi Tahu cultural values and ecological values are assessed at the time of subdivision;
 - Earthworks standards require appropriate setbacks from rivers and streams (EW-S3) and sediment control (EW-S5); and
 - Activities on the Surface of water are managed to maintain and enhance water quality and quantity.

Natural Character

40. In paragraph 224(c) of the Hearing stream 1 s42A report I indicate (in response to the SDC submission 146.057) that a Natural Character chapter could be provided in the index of the PDP in accordance with the approach SDC take in their District Plan. For the Gore PDP this would be located under the Natural Environment Values tab and look like:

NATC - Natural Character

Natural Character is not considered in isolation in the District Plan. For Natural Character the Council relies on the following provisions:

- Earthworks Setbacks from Rivers and Stream provisions;
- Activities on the Surface of Water;
- Natural Features and Landscapes
- Public Access;

- Setbacks from Rivers and Stream provisions in the Zone Chapters; and
- Appendix 5 – Landscape values

41. This would achieve consistency with the Southland District Plan approach and meet the broad requirements of the National Planning Standards.
42. The National Planning Standards require a Natural Character chapter if it is relevant to the District and sections and subsections within chapters must be added where appropriate⁷. If provisions to protect the natural character of wetlands, lakes, rivers and their margins are addressed, they must be located in the Natural Character chapter⁸. It is also noted that if provisions to maintain and enhance public access to and along rivers are addressed they must be located in the Public access chapter⁹. Earthworks provisions must be located in the Earthworks Chapter.¹⁰
43. The Natural Features and Landscapes chapter states “in relation to Natural Character, Section 6a of the RMA, this is addressed within the provisions relating to stream setbacks within the zones.” NFL-P2 relates to the natural character of the Mataura Falls and sits within the NFL chapter. Consequently, there are natural character provisions across the plan so these should be located within a Natural Character chapter.
44. However, the National Planning Standards do not dictate the contents of the chapters apart from utilising specific numbering format’s in the Format Standard.¹¹
45. If the Panel would like to include a separate natural character chapter then this would fall within the scope of submission 146.057. This submission has been heard in HS1, however if the Council was directed to develop a Natural Character chapter this could be presented for consideration in Hearings Stream 8 as this is the part of the PDP that the National Planning Standards anticipate a Natural Character Chapter to sit. Such a chapter could be based along similar lines to the UFD chapter with objectives only.

⁷ National Planning Standards section 4 District Plan Structure Standard – directions for all parts

⁸ National Planning Standards section 7 District-wide Matters Standard – Natural environment values clause 20

⁹ National Planning Standards section 7 District-wide Matters Standard – Natural environment values clause 22

¹⁰ National Planning Standards section 7 District-wide Matters Standard – General district-wide matters clause 29

¹¹ National Planning Standards section 10 Format Standard

46. The advantages of having a separate chapter is that all natural character strategic direction would be contained in one location. The disadvantage with this approach is that there are a range of other objectives, policies and rules that relate to natural character spread across the PDP as outlined in paragraph 224 e of the Hearing Stream 1 s42A report. This may lead to duplication at the objective level and would need to be carefully managed so the reader is also directed to relevant provisions across the plan through notes. It is also difficult to consider natural character in isolation of other matters. For example, stream setbacks are not only about preserving natural character but they are also required to address flooding, public access, stream health, water quality and ecological issues. Consequently, it would be very difficult to go beyond the policy level in a natural character chapter without considerably restructuring the PDP, particularly given the wider range of matters outlined in paragraph 224 e of the Hearing Stream 1 s42A report.
47. RMA section 6a is provided for in the PDP as outlined in paragraph 224 b, d and e of the Hearing Stream 1 s42A report.
48. At this stage I am neutral about whether the general referencing outlined in paragraph 40 is a better option than a more detailed chapter. I note that the stream setback standards will be considered in HS3 and the content of the other chapters in the Natural Environment Values will be considered in HS8. I will provide a firmer position following HS3 and ahead of HS8.

August Date

49. Paragraph 180 (iii) and (iv) refer to coal mines established prior to 4 August 2023. This date comes from the commencement date of the NPS-IB (4 August) as directed by clause 3.11(a)(iv) that provides exemptions for coal mining established before the commencement date. This date does not relate to the notification of the PDP so this does not require a clause 16(2) amendment at this stage. This matter will be further considered in Hearing Stream 9 as part of the s42a report.

Potentially Out of Scope Recommendation

50. Further submission FS20.029 is to submission s128.008. Submission 128.008 contains a table. Under the heading “summary of Provision” the submission notes:

“Overview – Does not identify non-renewable energy resources or renewable energy resources. Notes Business land identified to meet majority of employment needs, this appears at odds with the earlier purpose description regarding the dominance of land use particularly agriculture. The chapter does not appear to cover the field in terms of the overarching objectives for the District. As the only strategic direction chapter addressing land use activities it needs to address a wider form of development more comprehensively”.

51. Under the heading Relief Sought the submission notes:

“Add additional text as follows:

Additional provision for industrial and rural industry activities has been made proximate to Gore and Mataura to accommodate the majority of the District's future urban employment needs. In addition, land in Waikaka, Mandeville, and Pukerau has been classified as Settlement Zone to better reflect the business and community services currently provided in these areas.

A number of Special Purpose Zones have also been identified to recognise the contribution these areas play in supporting the District's economic development and employment needs and/or their locational constraints. The Special Purpose Zones include Camp Columba, Charlton Aerodrome, Field Days, New Vale and the Multi-sports and Showgrounds areas.

The balance of the district is predominantly zoned Rural which will enable the ongoing use and development for primary production, particularly agriculture which is the dominant land use within Gore. The interface between rural and non-rural land needs to be managed to ensure reverse sensitivity effects do not arise. This will see productivity of rural land, including highly productive soils maintained."

52. In the original submission page 3 also includes the following statement:

"The relief table at Appendix 1 sets out the specific relief being sought. Greenbriar would also accept alternative relief that achieves the same outcome."

53. While the submission did not specifically seek relief to include reference to non-renewable energy resources or renewable energy resources the submitter indicated that there is a lack of non-renewable energy resources or renewable energy resources in their "summary of provision" part of their submission and note that Greenbriar would also accept alternative relief that achieves the same outcome.

54. The Hokonui Rūnanga further submission seeks that the submission is allowed in part due to the overview not identifying non-renewable energy resources or renewable energy resources.

55. I also note that s130.009 seeks the following addition to UFD-O1:

5b. provides for the transition away from fossil fuels, through increased use and development of renewable resources.

56. Submission 130.009 is supported by FS24.005 and FS30.052.

57. In relation to 130.009 I have recommended the following:

b. provides for the transition away from fossil fuels

58. Given the scope of submission s128.008 and s130.009 I believe the change to UFD Overview as follows is within scope of submissions or would meet the threshold of a consequential change based on Schedule 1 Clause 10(b):

Growth locations have also recognised the effects of climate change and infrastructure/transport integration by encouraging an efficient urban form and settlement

pattern focussed around existing developed areas and through the promotion of renewable energy resources.

59. This change would also help provide some context for reference to fossil fuels in UFD-O1(5)(b).

Urban Form and Development Chapter

60. I agree that the first sentence of the UFD overview is superfluous and should be deleted as a minor error pursuant to Clause 16(2) as follows:

Overview

~~The Urban Form and Development chapter sits in the Strategic Direction part of the Plan under Part 2—District Wide Matters.~~ This chapter sets out the overarching directions for sustainable management of growth, land use and development of the Gore District.

61. This sentence was originally used to navigate the draft District Plan when the plan was being developed and was left in the PDP in error.
62. The Māori Purpose Zone should be included in the hierarchy of centres in UFD-O5 to recognise that they play a role in providing commercial and community functions greater than other zones such as rural and residential zones but they are anticipated to be of a smaller scale than Town and Local Centres.

Style Issues

63. I believe it is appropriate to include acronyms in definitions but that this could be amended as the change would be of minor effect in accordance with clause 16(2) as this would not impact on the meaning of the definitions.
64. I believe it is within the scope of the hearing panel to delete definitions that are not used in the PDP as these are superfluous and have been added by error. Their removal would be of minor effect as these words are not used throughout the PDP so their reference is redundant.

Additional Questions from Commissioner Maria Bartlett

65. These are responded to in Appendix 4

Appendix 1 – Circulated separately

Appendix 2 – WCC District Plan Drafting Style Guide

(b) can be demolished in part without adverse effect on the heritage values for which the item was scheduled, or
(c) must be moved to facilitate its ongoing use or protection, measures are in place to minimise the risk of damage to the building, and the heritage values of the building or structure in its new location are not significantly diminished.

If you have used "inappropriate" in an objective, your policy needs to set the direction of what is inappropriate and what is appropriate.

Avoid referring to external documents, where possible. However, it is appropriate to refer to design guides, CPTED principles, where these form part of the Plan.

Try to avoid using the phrase "avoid, remedy or mitigate" unless it is modified to make it specific to the policy. For example –

to avoid or, if avoidance is not possible adequately mitigate, significant adverse effects of development on areas of outstanding natural landscape

not:

to avoid, remedy or mitigate significant adverse effects of development on areas of outstanding natural landscape

Policy key words

When writing policies, you are required to use the following key words, as much possible, and to think carefully about the provisions (methods, rules) that logically flow from the policy:

- Identify
- Enable / encourage / allow / permit
- Provide for
- Require
- Minimise
- Only allow ... where
- Maintain
- Maintain and enhance
- Recognise the benefits
- Protect
- Avoid, remedy or mitigate
- Avoid ... unless
- Avoid

Policy wording	What does it mean?	Activity Status
Identify	Use for policies that relate to identifying specific features or values, particularly when listing them in the Plan.	No direct relationship with the rules.
Enable / encourage / allow / permit	Use for policies that set up what is generally provided for or encouraged.	Permitted
Provide for	Use for policies that set up what is generally provided for or encouraged.	Permitted (can set up standards)



		Controlled Restricted discretionary
Require	Use for policies that set up performance standards.	Permitted activity or controlled activity with standards. If the standards cannot be met then default to restricted discretionary activity if all potential matters for discretion can be listed, or to discretionary activity if there is reason for uncertainty.
Minimise	Use for policies where there is likely to be a significant adverse effect, and seek to reduce to the most extent possible.	Restricted discretionary Discretionary
Only allow...where	Use for policies that provide for activities but only in the right circumstances/ where effects can be adequately managed/ where key outcomes can be achieved.	Restricted discretionary Discretionary
Maintain	Use for policies making a statement about an environment or feature where change is anticipated, but may need to be managed	Controlled Restricted discretionary
Maintain and enhance	Use for policies making a statement about an environment or feature where there is some capacity for change, particularly opportunities for positive change.	Restricted discretionary Discretionary
Recognise the benefits of	Means there is a trade-off required / a balance; indicates that there are benefits and adverse effects. Likely to require an accompanying policy that manages the adverse effects.	Restricted discretionary Discretionary
Protect	Means there should be restrictions placed on things; where there is a trade off or balance required. Indicates that there are both	Restricted discretionary



	benefits and potential adverse effects.	Discretionary Non-complying
Avoid, remedy or mitigate	Use where the policy applies to a range of activities and/or effects across the Plan. There may be circumstances when it is desirable to use the term 'avoid, remedy or mitigate adverse effects', or in other circumstances to use these words individually. As with 'avoid', if 'remedy' or 'mitigate' are used individually, the effects to be remedied or mitigated need to be described. Use in preference to 'manage' which has no meaning defined under the RMA caselaw. HSNO caselaw comments that 'manage' can mean many things - such as, prevent, reduce or avoid. Therefore, it is not a helpful direction due to its broad meaning. 'Avoid' means 'not allow' or 'prevent the occurrence of'. 'Remedy' means counteracting something undesirable. 'Mitigate' is to make something milder or less intense or severe, or 'to lessen the rigour or the severity of effects'.	Restricted discretionary Discretionary
Avoid... unless	Use for policies that seek to prevent an activity or avoid adverse effects except where there are special circumstances specified, and for the effects are minor.	Non-complying
Avoid / prohibit	Use for policies that seek to prohibit or prevent an activity or prevent any adverse effects.	Non-complying Prohibited

Drafting rules

Objectives (included in the Strategic directions or at section level) outline what is expected of the Plan, while the policies are the means to achieve objectives, and rules are a method of implementation.

General guidance for drafting rules

- The rule should stand alone – in other words, the reader should be able to determine the effect of a rule from the rule itself.
- A rule must be certain and enforceable, as it has the status and effect of a statutory regulation.



Drafting non-complying activities

This activity status can be used for situations where consent should be granted in only exceptional circumstances, or where the potential effects are significant but do not necessarily warrant a prohibited activity status.

- Requires strong, clear, objectives and policies to be truly effective. Remember the "contrary" component of the threshold test in section 104D of the RMA.
- If the non-complying activity is used correctly then resource consent will be granted only in exceptional circumstances, such as when unforeseen and well researched mitigation measures are demonstrated by experts to neutralise adverse effects.

Drafting prohibited activities

Use of prohibited activity status needs to be underpinned by robust evidence, well justified in the s32 Evaluation. Strong objectives and policies are needed to support this activity status.

- Specify exactly what the prohibited activity status is to apply to, and where the relevant activities will be prohibited from occurring.
- District-wide blanket prohibitions should only be used if there is a detailed analysis in the s32 Evaluation to support this.

Rule exemptions

Where you want to make particular matters exempt from a rule, then this needs to be set out in the rule. See the following as an example:

GRZ-R17 Relocation of a building	
1. Activity Status: Controlled	
Where:	
a. Blah blah blah	
b. Blah blah blah	
This rule does not apply to:	
• Residential houses less than 20 years old.	
Buildings being repositioned on the same site.	
2. Activity status where compliance is not achieved with GRZ-R17-1a:	
Restricted discretionary	
Matters over which discretion is restricted:	
a. Blah blah blah	

Just remember to be clear how those exemptions are dealt with. For instance, in the above example, you will still want to ensure that these matters are covered by a rule (e.g. a relocated house less than 20 years old still has to comply with standards such as setbacks, coverage, height in relation to boundary, etc.).

Where you want to make particular matters exempt from a standard, then this needs to be set out in the standard. See the following as an example:

GRZ-S5 Height in relation to boundary	
1. No part of any building shall project beyond the height in relation to	Matters of discretion if compliance not achieved:



Appendix 3 – Auckland Unitary Plan Examples of Non-complying Default Examples

H1 Residential – Large Lot Zone

- (3) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.
- (4) Encourage accommodation to have useable and accessible outdoor living space.
- (5) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (6) Enable non-residential activities that:
 - (a) support the social and economic well-being of the community; and
 - (b) are compatible with the scale and intensity of development anticipated within the zone; and
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone.

H1.4. Activity table

Table H1.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Large Lot Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H1.4.1 Activity table

Activity	Activity status	Standards to be complied with
Use		
(A1) Activities not provided for	NC	
Residential		
(A2) Camping grounds	D	
(A3) One dwelling per site	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A4) Minor dwellings	RD	Standard H1.6.3 Minor dwellings; Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A5) More than one dwelling per site (other than a minor dwelling in Rule H1.4.1(A4))	D	

PC 78 (see
Modifications)

[new text to be inserted]

H16.4. Activity table

Table H16.4.1 Activity table specifies the activity status of land use and development activities in the Business – Heavy Industry Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H16.4.1 Activity table

Activity		Activity status
Use		
(A1)	Activities not provided for	NC
Accommodation		
(A2)	Workers accommodation - one per site	P
(A3)	Dwellings	Pr
(A4)	Integrated residential development	Pr
Commerce		
(A5)	Commercial services	NC
(A6)	Dairies up to 100m ² gross floor area	P
(A7)	Drive-through restaurant	NC
(A8)	Entertainment facilities	NC
(A9)	Food and beverage up to 120m ² gross floor area	P
(A10)	Garden centres	NC
(A11)	Motor vehicle sales	NC
(A12)	Marine retail	NC
(A13)	Offices that are accessory to the primary activity on the site and: (a) the office gross floor area does not exceed 30 per cent of all buildings on the site; or (b) the office gross floor area does not exceed 100m ²	P
(A14)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site	RD
(A15)	Offices not otherwise provided for	NC
(A16)	Retail accessory to an industrial activity on the site, where the goods sold are manufactured on site and the retail gross floor area does not exceed 10 per cent of all buildings on the site	P
(A17)	Retail, up to 450m ² per site, not otherwise provided for	NC
(A18)	Retail, greater than 450m ² per site, not otherwise provided for	Pr

H10 Business – Town Centre Zone

- (21) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (22) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H10.4. Activity table

Table H10.4.1 Activity table specifies the activity status of land use and development activities in the Business – Town Centre Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H10.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	P
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	D
(A9)	Drive-through restaurants	RD
(A10)	Entertainment facilities	P
(A11)	Entertainment facilities within 30m of a residential zone	RD
(A12)	Cinemas	P
(A13)	Offices	P
(A14)	Retail	P
(A15)	Service stations	RD
Community		
(A16)	Artworks	P
(A17)	Care centres	P
(A18)	Care centres within 30m of a residential zone	RD
(A19)	Community facilities	P

H7 Open Space zones

A blank in Table H7.9.1 Activity Table below means that the Auckland-wide provisions apply.

H7.9.1. Activity Table – Open Space Zones

Activity		Activity Status				
		Conservation Zone	Informal Recreation Zone	Sport and Active Recreation Zone	Civic Spaces Zone	Community Zone
Use						
(A1)	Activities not provided for	NC	NC	NC	NC	NC
Residential						
(A2)	Camping grounds	D	D	NC	NC	NC
(A3)	A single workers' accommodation	P	P	P	NC	P
(A4)	Visitor accommodation - huts and lodges	D	D	NC	NC	NC
Community						
(A5)	Visitor centres	D	D	NC	D	P
(A6)	Community centres and halls	NC	D	D	D	P
(A7)	Early childhood learning services	NC	NC	D	NC	P
(A8)	Education and research facilities directly related to the open space	P	P	P	P	P
(A9)	Art galleries, arts and cultural centres	NC	D	D	D	P
(A10)	Clubrooms	D	D	P	NC	P
(A11)	Libraries	NC	NC	NC	NC	P
(A12)	Grandstands	NC	NC	RD	NC	NC
(A13)	Informal recreation	P	P	P	P	P
(A14)	Information facilities accessory to a permitted activity	P	P	P	P	P
(A15)	Organised sport and recreation	NC	RD	P	NC	P
(A16)	Public amenities	P	P	P	P	P
(A17)	Recreation facilities	NC	D	P	D	P
(A18)	Gardens, including botanic and community gardens	P	P	P	P	P

Appendix 4

Plan text or provision	Notified Plan Reference	Question / Comment
Overall format	Before Purpose section	Before the first use of italicised text in the plan, which occurs in the Purpose section, is it appropriate to include a user guide statement that says something like “Wherever words are italicised in the text of this plan these words have a specific definition that is contained in the Definitions section”? Or alternatively include that statement within the Definitions section before the table containing definitions? Agree – This should be recorded in the Introduction on the contents page and in How the Plan works at XX as shown in Appendix 1, and on the Council website landing page under “How to use the Proposed District Plan”.
Description of the District	P13, final para, third sentence	Can the “many other activities” that also occur in the district be expanded? Potentially incorporating activities referenced in submissions? The relevant text is as follows: “The dominant land use in the district relates to agriculture. There are several large agri-businesses in the district as well as many small businesses supporting the rural sector. There are many other activities, which also occur in the district, which need to be recognised and provided for as part of promoting sustainable management of natural and physical resources in the Gore District.” A list could be added as this is explanatory text however the purpose of the Description of the District is to describe what is there. Consequently I recommend deleting the last sentence as this is about what the PDP needs to provide for which is best left to other parts of the plan.
Relationship with other Plans and Documents	P16-17, table	Should this table also reference the Matāura Water Conservation Order, strategies and plans prepared under other Acts (e.g. Southland Conservation Management Strategy), and all matters set out in legal

Plan text or provision	Notified Plan Reference	Question / Comment
		submissions (e.g. National Emissions Reduction Plan)? This is not a comprehensive list as denoted by the phrase “the following documents are of particular relevance”. However, the Water Conservation order that is particularly relevant to Gore is identified on page 86 and the ASW Overview (page 254), ASW-P6, ASW Note 2, and Appendix 5. The National Emissions Reduction Plan is specifically identified in s74(2) so would warrant a reference. The Conservation Management strategy may have less relevance due to the limited amount of conservation land in Gore although this has been raised in submissions on the NOSZ. These changes could be made as this is explanatory text rather than a objective, policy or rule.
General Approach	P19, paras 1 - 2	Can these paragraphs be amended to improve clarity so that they better reflect the table on pages 16-17 and are less confusing around use of the terms “issues” and “activities-based” – i.e. to ensure they are easily understood by a lay reader? – note: text describing Zones in the table on p24 is clearer around “bundling compatible activities” It is recommended to make the following changes to explanatory text: Plan Structure This Plan is considered an activities-based plan. Some ~~issues~~ <u>activities, that span the district, are addressed as district wide matters in Part 2 of the plan. Other activities are addressed as area specific matters in Part 3 of the plan where they are typically contained in those areas such is within a zone, a development area or a designated site. dealt with issue by issue (typically where they occur throughout a district regardless of activity type or zone) while others are zone-related, with certain issues and management solutions being dealt with solely within a zone or management area. Activities based plans allow for region or district wide issues to be incorporated into the same plan as localised issues without repeating provisions in each zone or area-based chapter. Those issues that are found throughout a region or district are incorporated</u>

Plan text or provision	Notified Plan Reference	Question / Comment
		~~into 'District Wide Matters' are cross-referenced from other parts of the Plan; and those issues specific to an area or zone are dealt with in discrete chapters that relate solely to those 'Area Specific Matters'.~~
General Approach	P19, Part 3 – Area Specific Matters	Is there any reason precincts aren't mentioned here? Like overlays, precincts sit within zones and are further explained in the Spatial Layer table on Page 24 and 25.
General Approach	P19, Part 3 – Area Specific Matters, 1. Zones	Is the word 'Different' at the head of the third sentence required? No.
General Approach	P19, Part 4 - Appendices	Can the description of the appendices be expanded. These give effect to policies and rules, and include standards and assessment criteria? Yes, I recommend the following changes to explanatory text: These contain technical information and data, such as standard construction drawings. <u>Appendices help implement policies, rules and standards across the plan.</u>
General Approach	P19, Rule numbering and short codes	Are the short codes entirely consistent with the National Planning Standards for chapters and sections? E.g. EIT EIT is referenced in the Abbreviations (page 78) to include Energy, Infrastructure, and Transport where they are collectively referred to. The District Plan Structure Standard requires a standard Section heading under Part 2-District Wide Matters of Energy, Infrastructure and Transport and allows Individual chapters to be named (refer Table 4 – Page 15) where as these are grouped together in the Regional Policy Statement Standard (Page 25). The District plan standard notes that these can be individually identified under the heading Energy, Infrastructure and Transport (page 32). The short codes in the Planning

Plan text or provision	Notified Plan Reference	Question / Comment
		Standards for these chapters is EIT (table 16 page 46) but there is no coding for individual chapters. We have used ENRG, INFR, and TRANS in the relevant PDP Chapters to distinguish. I recommend adding a EIT Heading above these in the table of contents (pages 1-9) and the website layout. This will need to be comprehensively done throughout the Plan to align with the National Planning Standards. Other Examples include SD for Strategic Direction to sit above UFD, HAZ for Hazards and Risks to sit above CL, NH, and HZS etc. These matters can be finalised in HS10.
General Approach	P21, Applications subject to multiple provisions	Is this heading an accurate description of the text? In the third sentence, is it just “relevant performance standards” for permitted activities or is it relevant thresholds and conditions for the activity to be permitted? The heading is accurate as the text in the second sentence is about consideration of multiple rules. The wording of the second sentence is “If your activity is permitted then you can continue with planning for this activity provided that you meet the relevant performance standards that are identified in the Plan.” The threshold and conditions for the activity are typically contained in the permitted activity rule while the performance standards are contained in another part of the plan. I recommend changing the text as follows: If your activity is permitted then you can continue with planning for this activity provided you meet the relevant <u>permitted conditions</u> and performance standards that are identified in the Plan.
General Approach	P22, Consultation and Engagement	Is there any reason the iwi management plan isn’t specifically named here, as per page 16 table? The PDP is a living document and there may be other Iwi Management Plans in the future. Reference to other parts of the plan also help provide context around consultation requirements also.

Plan text or provision	Notified Plan Reference	Question / Comment
General Approach	P22, Cross-boundary matters	What is the likely nature of matters relevant to engagement with Invercargill City Council? Possibly comment can be made to a joint approach by the Southland territorial authorities on matters of regional significance, or where there are joint Committees (eg Regional Heritage Committee) It is unlikely that there will be micro cross boundary issues with Invercargill City Council (ICC) given the distance between the Council boundaries. There may be macro issues such as regional growth and indigenous biodiversity. ICC were engaged with in developing cross boundary issues in the Draft Plan phase and provided no feedback unlike other Councils noted. There is still a note that ICC will still be consulted over matters of concern as follows: “Even though Invercargill City Council does not directly about the District, consultation and liaison over matters of concern will be undertaken with Invercargill City Council.”
General Approach	P23, Cross-boundary matters, 2	Does the final text of the second sentence in 2 belong in 4 which covers the same matter? 2 and 4 cover similar matters but not the same matter – Clause 2 is principally about consultation and notification while 4 is about joint hearings.
General Approach	P25, Spatial layer types, table	Do heritage orders appear in the spatial layers? This is the only place in the plan they are mentioned. No there are no heritage orders currently shown in the spatial layers
General Approach	P25, Spatial layer types	The second paragraph appears to be a repeat of the “Treatment of Roads, Rails and Railways” section on p22. Are both of them needed? P22 follows the heading “General Approach” and states:

Plan text or provision	Notified Plan Reference	Question / Comment
		All public roads, including state highways, railways, and rivers are zoned, although they are not coloured on the planning maps to avoid confusion. Roads, railways, and rivers are zoned the same as the zoning of adjoining sites. Where a different zone applies on either side of the road, railway, or river then the zoning will apply to the centreline of the road, railway, or river. P25 follows the heading “Relationship Between Spatial Layers” and states: All sites across the District will have an underlying zoning. Roads, rivers, and railways will take on the zone of the adjoining sites, where there is a different zone on either side of the road, river or railway then each zone will apply to the centreline. Some areas of the District will also be subject to precincts or overlays. The P22 Statement is after discussion about resource consents and applications for multiple plan provisions so is useful in this context (ie) When considering resource consents for roads, rivers and railways you will also have to consider adjoining zone rules. P25 explains how the spatial layers work noting that the adjoining zone provisions also apply to these features along with overlays where relevant.
General Approach	P30, Precincts, table, Multi-sports, Showground, Hospital	The text references effects being mitigated – might they also be avoided or remedied, and should all options under the Act be referenced here? Yes as the wording should align with the policy direction in these precincts. This may change as a result of submissions so may need to be amended once Precinct provisions have been determined. Alternatively “appropriately addressed” could be used with the precinct provisions providing specific guidance.
Interpretation	P32, Definitions Nesting Tables	The heading is very ‘jargony’ . Can this be described in a way that better reflects its purpose? This could say “Relationship Between Definitions” although the term Nesting Tables is used in other plans (see Interpretation section of the Proposed New

Plan text or provision	Notified Plan Reference	Question / Comment
		Plymouth District Plan - Appeals Version) that shows a similar approach.
Interpretation	P32, Definitions Nesting Tables	Are all terms in the bulleted lists defined? Do they need to be given they are functioning as an interpretive section? Yes these terms are defined in the plan as outlined in the first sentence – “the relationship between some of the defined terms is shown in the bulleted, hierarchical list below”. However, some of these terms come from the headings of relevant rules so the reader knows that the relevant definitions in Rules are a subset of the higher order definition shown in the nesting table. For example, GRUZ-R2 title is Prospecting for and <i>Mining</i> Minerals. Prospecting for and <i>Mining</i> Minerals is a subset of Primary Production as outlined in the bullets in the Nesting Table on P33. The nesting table will need to be refined once definitions have been resolved in later hearings.
Interpretation	P32, Definitions Nesting Tables, Educational Facility	“Educational facilities” are defined in the Definitions section and include schools and tertiary education services which are missing from the bulleted list – given that the bulleted lists are serving an interpretation function, have these been checked for consistency with the Definitions section? Are additional amendments needed? (see also Industrial Activity which appears to be missing General Industrial activities from the definitions, and is Agricultural Aviation the only relevant aviation activity given the “Aviation Activity” definition?) This is not an exhaustive list but an example. As outlined in the second paragraph. The bullet points are subsets of the heading definition. For example, there is no definition of General Industrial activity as this is included in the definition of Industrial activity of which light Industrial activity is a subset. Similarly educational facility definition includes tertiary education so does not need to be listed below.

Plan text or provision	Notified Plan Reference	Question / Comment
Interpretation	P33, Definitions Nesting Tables, Primary Production	There appear to be unnecessary double-ups for mining and quarrying, and exploration for mining activities is missing (e.g. prospecting, exploration and mining are the three stages of minerals extraction), do these need amending for clarity given their interpretive function? Should forestry stand alone as an activity? Are these descriptions consistent with National Planning Standards definitions? Some terms are duplicated because they come from relevant rule headers as explained above. These could be altered to use defined terms if this is easier to follow. Relevant defined terms are shown in Appendix 5. This matter can be further discussed in HS3.
Interpretation	P35, Definitions, Agricultural Aviation Activity	“Aircraft” are defined and would appear to include all varieties of flying machines, so is there any need to differentiate helicopters in this definition or can it just refer to “aircraft”? This will be considered in the Noise hearing – HS6
Interpretation	P38, Definitions, Boundary	Should “road boundary” be separated out as a standalone definition? The definition of Boundary comes from an amalgam of the Operative District Plan definitions of Internal boundary, road boundary, and boundary and is: Boundary - Means any <i>boundary</i> of the <i>net site area</i>. <i>Site boundary</i> shall have the same meaning as <i>boundary</i>. <i>Internal boundary</i> means any <i>boundary</i> of the net area of a <i>site</i> other than a <i>road boundary</i>. <i>Road boundary</i> means any <i>boundary</i> of a <i>site</i> abutting a legal <i>road</i>, other than an accessway or service lane, or contiguous to a <i>boundary</i> of a <i>road</i> designation. See also <i>notional boundary</i>. There is no submission on this point, however this would make sense as a consequential change and align more closely with the ODP which separates these terms out. It is important that the content of the new definition is not changed from that of the existing content otherwise this will raise a scope issue.

Plan text or provision	Notified Plan Reference	Question / Comment
Interpretation	P43, Definitions, Critical Infrastructure	Do the definitions give effect to the Southland Regional Policy Statement appropriately? Are all terms defined (e.g “strategic land transport network”)? Is renewable electricity generation “of any scale” critical? (e.g. rooftop solar at household level) Is the critical electricity transmission network just the National Grid? What about distribution? What does “community” mean in relation to land drainage and potable water systems and is that dependent upon the ownership of those systems? Is community-scale irrigation and stock water infrastructure defined? Are transport hubs and bulk fuel supply infrastructure defined? Are radiocommunications missing from the list? This matter is allocated to the Infrastructure hearing – HS7
Interpretation	P44, Definitions, Demolition	Is it only buildings or structures that may be demolished? What about archaeological sites, including Māori archaeological sites? Demolition is defined as follows: In relation to <i>historic heritage</i> means the complete destruction of the <i>building or structure</i>. There are no submissions on this definition however there are submissions on HH-R5 that relates to archaeological sites (101.046, 121.052, 123.001, 123.006, 123.009). This matter has been allocated to HS8
Interpretation	P44, Definitions, Drain	Is this definition describing a “modified watercourse” and should there be differentiation between “drains”

Plan text or provision	Notified Plan Reference	Question / Comment
		and “modified watercourses”, with reference to higher order documents? There are no submission points on this matter and the definition of drain comes from the National Planning Standards
Interpretation	P44, Definitions, Earthworks	What is the relationship of between this definition and its associated chapter and mining activities, with reference to the National Planning Standards? The definition of earthworks comes from the National Planning Standards. There are only submissions in support of earthworks. This matter has been allocated to HS7. Mining is discussed in HS3 as part of the Rural Topic with only one submission in support of the definition (s128.003).
Interpretation	P45, Definitions, Effects management hierarchy	Is there any relationship to consider between the NPSFM definition of effects management hierarchy and activities and effects managed by the Proposed Gore District Plan? The definition of effects management hierarchy comes from the NPS-IB as follows: Has the same meaning as the NPSIB – means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that: (a) adverse effects are avoided where practicable; then (b) where adverse effects cannot be avoided, they are minimised where practicable; then (c) where adverse effects cannot be minimised, they are remedied where practicable; then (d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then (e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then (f) if biodiversity compensation is not appropriate, the activity itself is avoided. There are submissions on this definition (130.002, 109.055, and 109.019). This matter has been allocated to HS9. While the general principles in the NPSFM and NPSIB are the same, no submissions raise the issue of integration with the NPSFM. All references to

Plan text or provision	Notified Plan Reference	Question / Comment
		the effects management hierarchy in the NPSFM relate to regional council functions. Stream setbacks have been partly justified with reference to the NPSFM as part of integrated management requirements but have not relied on the NPSFM definition of effects management hierarchy. Stream setbacks is allocated to HS3. Other plan provisions have also relied on the NPSFM integration requirements as outlined above under the heading of NPS Freshwater Management.
Interpretation	P46, Definitions, Equestrian Facilities	There is a typo reading "horse breeding". Is there a reason horse racing is not included? There is no submission on this definition. 'Equestrian Facilities' have been included in the plan to acknowledge the likelihood of riding stables, stud farms and horse training centres locating in the zone. The activities are not included in primary production definition. As it is important to protect the GRUZ for primary productive use, small-scale equestrian facilities are enabled through GRUZ-R14 and RLZ-R9. The scale is managed by the number of persons using the facility. Horse Racing can be a large-scale event and not anticipated to be covered by the definition. This matter would best be considered in HS3.
Interpretation	P48, Definitions, Food and Beverage Activity	Are taverns and nights clubs defined, do they need to be? What category does Howl at the Moon fit in? <i>Food and beverage activities</i> are generally provided for in Centre's and Mixed Use Zones. Taverns and nightclubs are provided for as <i>entertainment and hospitality activities</i>. Howl at the Moon would be covered by these definitions.
Interpretation	P50, Definitions, Helicopter Landing Area	The definition includes capitalisation, which appears inconsistent with other definitions, amend? Amend as a consequential change as part of Noise Hearing - HS6 as there are submissions on this definition..

Plan text or provision	Notified Plan Reference	Question / Comment
Interpretation	P51, Definitions, Heritage items	“Historic heritage” includes “areas” and “sites and areas of significance to Māori”, but “areas” do not appear to be addressed in related definitions or the relevant schedules, so is there a gap in the plan with regards to protecting historic heritage areas? The definition of Historic Heritage comes from the RMA. The definition of Historic Heritage will be considered in HS8. There have been submissions in support and seeking changes.
Interpretation	P51, Definitions, Homestay	Is an “and” required before the final short sentence? Yes – Amend as follows as part of HS4 in response to submissions: Means the use of a residential unit including a minor residential unit by paying guests at the same time that either the residential unit or minor residential unit is occupied by residents for use as a residential activity <u>and</u> includes bed <u>and</u> breakfasts.
Interpretation	P53, Definitions, Infrastructure	Do we need an “and” before the final short sentence? This definition is a direct quote from the RMA. You do not have to meet all points to be included in the definition so an “and” may not be appropriate. Submissions are only in support so any change would need to be consequential. This matter is allocated to HS7.
Interpretation	P57, Definitions, Modify	Is this a step before demolition or destruction of a site? There are only submissions in support. This matter will be addressed in HS8.
Interpretation	P60, Definitions, Net Floor Area	Typo includes two of (viii) Agree – Amend the second (viii) as a consequential change as there are no relevant submission points
Interpretation	P60, Definitions, Network utilities	Electricity distribution is included here but not in “critical infrastructure”, is there are reason for that? Are there clear reasons for the inclusion or exclusion of

Plan text or provision	Notified Plan Reference	Question / Comment
		infrastructure from the “critical infrastructure” and “network utilities” definitions? There are submissions in support and seeking changes. This matter will be considered in HS7.
Interpretation	P62, Definitions, partial demolition	How does this relate to modification? There are no submissions on this matter which can be addressed in HS8.
Interpretation	P63, Definitions, pedestrian frontage	Are “commercial core precincts” readily understood? Would a better approach be to name those precincts? There are no submissions on this definition. This could be altered to refer to Town Centre Precinct (PREC3) and Local Centre Precinct (PREC4) as a consequential change as follows: Means street frontages in the ~~commercial core precincts~~ <u>Town Centre Precinct (PREC3) and Local Centre Precinct (PREC4)</u> identified on the planning maps with significant pedestrian activity.
Interpretation	P64, Definitions, relocation	Is this only about buildings? Not structures or other types of historic heritage? The definition of relocation has a submission and is allocated to HS4 (Residential) and can be considered further in HS8 (Historic Heritage) if necessary.
Interpretation	P65, Definitions, Renewable electricity generation activities - small scale and large scale	What is the origin of the threshold between small and large scale? This matter is allocated to HS7 and has submissions seeking changes (109.011, 130.004, 130.005, and 130.006).
Interpretation	P68, Definitions, sensitive environments	Are there some environments missing here (e.g. historic heritage, sites and areas of significance to Māori)? This matter is allocated to HS6 as the term sensitive environments is only used in the HAZS chapter in the PDP and submissions seek changes to exclude areas

Plan text or provision	Notified Plan Reference	Question / Comment
		of Indigenous Biodiversity and Outstanding Natural Landscapes (95.008 and 130.007). No submissions seek an expansion of this definition.
Interpretation	P68, Definitions, service station	Are EV charging stations missing here? This is subject to submissions seeking this change (16.028). This is considered in HS2.
Interpretation	P69, Definitions, significant hazardous facility	Why are milk processing plants treated differently? Spillage containments also exist for other facilities (e.g. petroleum storage facilities have rigorous industry requirements)? This matter is allocated to HS6 and there are submissions seeking changes (16.029, 40.014, 121.016, 124.008)
Interpretation	P70, Definitions, significant natural area	Is the last portion of text in a) appropriate given that either an area will meet criteria or it will not, with no need to pre-determine what will or won't meet that criteria? There are substantial submissions seeking changes to this definition which have been allocated to HS9.
Interpretation	P71, Definitions, specified infrastructure	Is lifeline utility defined and does it need to be? Are regionally and national significant infrastructure defined and do they need to be? There are submissions in support of this definition which has been allocated to HS7.
Interpretation	P71, Definitions, stream	Do ephemeral streams need to be included to give effect to or be consistent with higher order documents? The definition of stream has been allocated to HS3 and there is a submission seeking a change (122.001).
Interpretation	P73, Definitions, tangata whenua	Typo – “means” not “mans”

Plan text or provision	Notified Plan Reference	Question / Comment
		There are no submissions on this matter but this could be altered as a consequential change.
Interpretation	P73, Definitions, taonga species	Some words appear missing. The definition is as follows: Taonga species means those species identified in Te Tangi A Tauria – The Cry of the People Ngāi Tahu Claims Settlement Act 1998 – Schedule 97 – Taonga Species Appendix. This is the reference to find the Taonga Species list. A copy of the Appendix is attached at Appendix 6 to this report for further reference.
Interpretation	P76, Definitions, urban area	Is this term only relevant to the Transport chapter? urban area In relation to transport means <i>land</i> that is located in or around the built up area of towns and settlements and that is typically serviced by Council reticulated services. It includes land within the residential zones, commercial or mixed use zones, industrial zones and settlement zone. The word urban area is included in the following parts of the PDP: • Introduction under Description of the district (Page 13) • Definition of local streets • Definition of peri urban roads • Definition of plantation forestry • Definition of Urban area • TRANS-S1 • TRANS-S5 • TRANS-S10

Plan text or provision	Notified Plan Reference	Question / Comment
		• TREE Overview • PA-P2 – not italicised • SUB-P7 not italicised • ASW Overview – not italicised • LLRZ Overview • GRZ Overview • TCZ-O3 Therefore, there are two key options. De-italicise urban area in the provisions highlighted above as these refer to matters beyond just transport. Or amend the definition to remove reference to “in relation to transport” from the definition and apply this definition generally. I recommend the following: De-italicise the following as these are references of a general nature and would not necessarily cover all the zones in the definition: • Introduction under Description of the district • LLRZ – Overview • GRZ - Overview Amend the definition of urban area to remove reference to transport as this should apply in other circumstances including such as the plantation forestry definition. Amend the TREE Overview as follows: <i>Notable trees</i> make a significant contribution to the visual amenity of ~~both urban areas and rural areas~~ <u>the district</u>, as well as having cultural significance in some instances. Amend TCZ-O3 as follows: The Town Centre is a high quality ~~urban~~ area that is liveable, walkable, safe and attractive for the community to enjoy.

Plan text or provision	Notified Plan Reference	Question / Comment
Interpretation	P76, Definitions, vegetation clearance	Is mob-stocking defined or needed given there are submissions requesting deletion? Is sphagnum moss relevant? This matter will be addressed in Hearing Stream 9.
Interpretation	Definitions	There is no definition of Māori land although the term is used in the plan and in the NPSIB, is this a gap that needs addressing? The term Māori land is used in mana whenua chapter as follows: “We also expect to see many of the systemic barriers to using Māori land reduced and removed, so that this land can be utilised to support whānau aspirations. (page 92)” ECO-P6 “Promote the restoration of indigenous biodiversity by prioritising:... (5) areas of indigenous biodiversity on specified Māori land where restoration is advanced by the Māori landowners... (page 219)” My understanding is that the extent of “Māori Land” is limited in Gore and is largely covered by the Māori Purpose Zones which seek to provide for whānau aspirations hence this matter is largely addressed over the life of the PDP. In terms of ECO-P6 this refers to “specified Māori land” as this policy comes from the NPSIB. Specified Māori land is defined in the NPSIB as follows: “specified Māori land means land that is any of the following: (a) Māori customary land and Māori freehold land (as defined in Te Ture Whenua Māori Act 1993): (b) land set apart as a Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993 or its predecessor, the Māori Affairs Act 1953: (c) land held by or on behalf of an iwi or a hapū if the land was transferred from the Crown, a Crown body, or

Plan text or provision	Notified Plan Reference	Question / Comment
		a local authority with the intention of returning the land to the holders of mana whenua over the land: (d) land vested in the Māori Trustee that is constituted as a Māori reserve by or under the Māori Reserved Land Act 1955, and remains subject to that Act: (e) land that forms part of a natural feature that has been declared under an Act to be a legal entity or person (including Te Urewera land within the meaning of section 7 of the Te Urewera Act 2014): (f) the maunga listed in section 10 of the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014: (g) Treaty settlement land, being land held by a post-settlement governance entity (as defined in the Urban Development Act 2020) where the land was transferred or vested and held (including land held in the name of a person such as a tipuna of the claimant group, rather than the entity itself): (i) as part of redress for the settlement of Treaty of Waitangi claims; or (ii) by the exercise of rights under a Treaty settlement Act or Treaty settlement deed.” These matters can be further discussed in HS3 and HS9. There are no specific submissions seeking a definition of Māori land.
Interpretation	Definitions	Is a definition of “land based primary production” required? Land based primary production will be discussed in HS3. There are only submissions in support of the definition of primary production.
Interpretation	P79, Abbreviations, LAE	Is this a definition? The LAE abbreviation is as follows: is the A-weighted Sound Exposure Level (previously known as SEL). This means the

Plan text or provision	Notified Plan Reference	Question / Comment
		sound level of one second duration which has the same amount of energy as the actual noise event measured. L_{Aeq} is defined as: Has the same meaning as per the National Planning Standards - has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound. This matter will be discussed in HS6 (Noise)
National Directions Instruments	P85, National Environmental Standards	Should the list only contain those that are relevant? Table 4 of the National Planning Standards outlines the compulsory headings for the National Directions Instruments which includes "National policy statements and New Zealand Coastal Policy Statement" The Introduction and General Provisions Standard clause 17 c (page 28) states that for each NPS or NZCPS a comment must be made to clarify that it has been reviewed and whether it applies. So they all need to be included and their relevance stipulated. Additional NPS's have been added where locally relevant in accordance with National Planning Standards section 6 clause 24.
National Directions Instruments	P86, Regulations	Should the list only contain those that are relevant? The content of the Regulations table is compulsory as stipulated by clause 20 of the Introduction and General Provisions Standard of the National Planning Standards (page 29). The Water Conservation order is also required to be added in accordance with clause 22. Additional content can be added that is relevant to the local setting in accordance with clause 24.

Appendix 5

Primary Production

Has the same meaning as per the National Planning Standards – means:

(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and

(b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in (a);

(c) includes any land and buildings used for the production of the commodities from (a) and used for the initial processing of the commodities in (b); but

(d) excludes further processing of those commodities into a different product.

Mining

Has the same meaning as in the Crown Minerals Act 1991: a. Means to take, win, or extract, by whatever means, I. A mineral existing in its natural state in land; or II. A chemical substance from a mineral existing in its natural state in land; and b. Includes I. The injection of petroleum into an underground gas storage facility; and II. The extraction of petroleum from an underground gas storage facility; but c. Does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph (a).

Quarrying activities

Has the same meaning as per the National Planning Standards – means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.

Plantation Forestry (Note - a change is recommended to this via HS3)

Has the same meaning as per the National Environmental Standards for Plantation Forestry Means a forest deliberately established for commercial purposes, being— (a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and (b) includes all associated forestry infrastructure; but (c) does not include— (i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or (ii) forest species in urban areas; or (iii) nurseries and seed orchards; or (iv) trees grown for fruit or nuts; or (v) long-term ecological restoration planting of forest species; or (vi) willows and poplars space planted for soil conservation purposes.

Appendix 6

Appendix 6

Ngāi Tahu Claims Settlement Act 1998 -Schedule 97 Taonga species

Birds

Name in Maori	Name in English	Scientific Name
Hoiho	Yellow-eyed penguin	<i>Megadyptes antipodes</i>
Kahu	Australasian harrier	<i>Circus approximans</i>
Kaka	South Island kaka	<i>Nestor meridionalis meridionalis</i>
Kakapo	Kakapo	<i>Strigops habroptilus</i>
Kakariki	New Zealand parakeet	<i>Cyanoramphus</i> spp.
Kakarua	South Island robin	<i>Petroica australis australis</i>
Kaki	Black stilt	<i>Himantopus novaezelandiae</i>
Kamana	Crested grebe	<i>Podiceps cristatus</i>
Karearea	New Zealand falcon	<i>Falco novaeseelandiae</i>
Karoro	Black backed gull	<i>Larus dominicanus</i>
Kea	Kea	<i>Nestor notabilis</i>
Koau	Black shag	<i>Phalacrocorax carbo</i>
	Pied shag	<i>Phalacrocorax varius varius</i>
	Little shag	<i>Phalacrocorax melanoleucus brevirostris</i>
Koekoea	Long-tailed cuckoo	<i>Eudynamis taitensis</i>
Koparapara or Korimako	Bellbird	<i>Anthornis melanura melanura</i>
Korora	Blue penguin	<i>Eudyptula minor</i>
Kotare	Kingfisher	<i>Halcyon sancta</i>
Kotuku	White heron	<i>Egretta alba</i>
Kowhiowhia	Blue duck	<i>Hymenolaimus malacorhynchus</i>
Kuaka	Bar-tailed godwit	<i>Limosa lapponica</i>
Kukupu/Kereru	New Zealand wood pigeon	<i>Hemiphaga novaeseelandiae</i>
Kuruwhengu/Kuruwhengi	New Zealand shoveller	<i>Anas rhynchotis</i>
Mata	Fernbird	<i>Bowdleria punctata punctata</i> and <i>Bowdleria punctata stewartiana</i> and <i>Bowdleria punctata wilsoni</i> and <i>Bowdleria punctata candata</i>
Matuku moana	Reef heron	<i>Egretta sacra</i>
Miomiro	South Island tomtit	<i>Petroica macrocephala macrocephala</i>
Miomiro	Snares Island tomtit	<i>Petroica macrocephala dannefaerdi</i>
Mohua	Yellowhead	<i>Mohua ochrocephala</i>
Pakura/Pukeko	Swamp hen/Pukeko	<i>Porphyrio porphyrio</i>
Parera	Grey duck	<i>Anas superciliosa</i>
Pateke	Brown teal	<i>Anas aucklandica</i>
Pihoihoi	New Zealand pipit	<i>Anthus novaeseelandiae</i>
Pipiharauroa	Shining cuckoo	<i>Chrysococcyx lucidus</i>
Piwakawaka	South Island fantail	<i>Rhipidura fuliginosa fuliginosa</i>
Poaka	Pied stilt	<i>Himantopus himantopus</i>
Pokotiwaha	Snares crested penguin	<i>Eudyptes robustus</i>
Putakitaki	Paradise shelduck	<i>Tadorna variegata</i>
Riroriro	Grey warbler	<i>Gerygone igata</i>
Roroa	Great spotted kiwi	<i>Apteryx haastii</i>
Rowi	Okarito brown kiwi	<i>Apteryx mantelli</i>
Ruru koukou	Morepork	<i>Ninox novaeseelandiae</i>
Takahe	Takahe	<i>Porphyrio mantelli</i>
Tara	Terns	<i>Sterna</i> spp.
Tawaki	Fiordland crested penguin	<i>Eudyptes pachyrhynchus</i>

Name in Maori	Name in English	Scientific Name
Tete	Grey teal	<i>Anas gracilis</i>
Tieke	South Island saddleback	<i>Philesturnus carunculatus carunculatus</i>
Titi	Sooty shearwater/Muttonbird/ Hutton's shearwater	<i>Puffinus griseus</i> and <i>Puffinus huttoni</i> and <i>Pelecanoides urinatrix</i> and
	Common diving petrel	<i>Pelecanoides georgicus</i> and
	South Georgian diving petrel	<i>Procellaria westlandica</i> and
	Westland petrel	<i>Pachyptila turtur</i> and
	Fairy prion	<i>Pachyptila vittata</i> and <i>Pelagodroma marina</i>
	Broad billed prion	and
	White-faced storm petrel	<i>Pterodroma cookii</i> and
	Cook's petrel	<i>Pterodroma inexpectata</i>
	Mottled petrel	
Tititipounamu	South Island rifleman	<i>Acanthisitta chloris chloris</i>
Tokoeka	South Island brown kiwi	<i>Apteryx australis</i>
Toroa	Albatrosses and Mollymawks	<i>Diomedea</i> spp.
Toutouwai	Stewart Island robin	<i>Petroica australis rakiura</i>
Tui	Tui	<i>Prothemodera novaeseelandiae</i>
Tutukiwi	Snares Island snipe	<i>Coenocorypha aucklandica huegeli</i>
Weka	Western weka	<i>Gallirallus australis australis</i>
Weka	Stewart Island weka	<i>Gallirallus australis scotti</i>
Weka	Buff weka	<i>Gallirallus australis hectori</i>

Plants

Name in Maori	Name in English	Scientific Name
Akatorotoro	White Rata	<i>Metrosideros perforata</i>
Aruhe	Fernroot (bracken)	<i>Pteridium aquilinum</i> var. <i>esculentum</i>
Harakeke	Flax	<i>Phormium tenax</i>
Horoeka	Lancewood	<i>Pseudopanax crassifolius</i>
Houhi	Mountain ribbonwood	<i>Hoheria lyalli</i> and <i>H. glabata</i>
Kahikatea	Kahikatea	<i>Dacrycarpus dacrydioides</i>
Kamaha	Kamaha	<i>Weinmannia racemosa</i>
Kanuka	Kanuka	<i>Kunzia ericoides</i>
Kapuka	Broadleaf	<i>Griselinia littoralis</i>
Karaeopirita	Supplejack	<i>Ripogonum scandens</i>
Karaka	New Zealand laurel/Karaka	<i>Corynocarpus laevigata</i>
Karamu	Coprosma	<i>Coprosma robusta</i> , <i>coprosma lucida</i> , <i>coprosma foetidissima</i>
Katote	Tree fern	<i>Cyathea smithii</i>
Kiekie	Kiekie	<i>Freycinetia baueriana</i> subsp. <i>banksii</i>
Kohia	NZ Passionfruit	<i>Passiflora tetrandia</i>
Korokio	Korokio Wire-netting bush	<i>Corokia cotoneaster</i>
Koromiko/Kokomuka	Koromiko	<i>Hebe salicifolia</i>
Kotukutuku	Tree fuchsia	<i>Fuchsia excorticata</i>
Kowhai/Kohai	Kowhai	<i>Sophora microphylla</i>

Name in Maori	Name in English	Scientific Name
Mamaku	Tree fern	<i>Cyathea medullaris</i>
Mania	Sedge	<i>Carex flagellifera</i>
Manuka/Kahikatoa	Tea-tree	<i>Leptospermum scoparium</i>
Mapou	Red Matipo	<i>Myrsine australis</i>
Matai	Matai/Black pine	<i>Prumnopitys taxifolia</i>
Miro	Miro/Brown pine	<i>Podocarpus ferrugineus</i>
Ngaio	Ngaio	<i>Myoporum laetum</i>
Nikau	New Zealand palm	<i>Rhopalostylis sapida</i>
Panako	(Species of fern)	<i>Asplenium obtusatum</i>
Panako	(Species of fern)	<i>Botrychium australe</i> and <i>B. biforme</i>
Patotara	Dwarf mingimingi	<i>Leucopogon fraseri</i>
Pingao	Pingao	<i>Desmoschoenus spiralis</i>
Pokaka	Pokaka	<i>Elaeocarpus hookerianus</i>
Ponga/Poka	Tree fern	<i>Cyathea dealbata</i>
Rata	Southern rata	<i>Metrosideros umbellata</i>
Raupo	Bulrush	<i>Typha angustifolia</i>
Rautawhiri/Kohuhu	Black matipo/Mapou	<i>Pittosporum tenuifolium</i>
Rimu	Rimu/Red pine	<i>Dacrydium cypressinum</i>
Rimurapa	Bull kelp	<i>Durvillaea antarctica</i>
Taramea	Speargrass, spaniard	<i>Aciphylla</i> spp.
Tarata	Lemonwood	<i>Pittosporum eugenioides</i>
Tawai	Beech	<i>Nothofagus</i> spp.
Teteaweke	Muttonbird scrub	<i>Olearia angustifolia</i>
TiRakau/Tikouka	Cabbage tree	<i>Cordyline australis</i>
Tikumu	Mountain daisy	<i>Celmisia spectabilis</i> and <i>C. semicordata</i>
Titoki	New Zealand ash	<i>Alectryon excelsus</i>
Toatoa	Mountain Toatoa, Celery pine	<i>Phyllocladus alpinus</i>
Toetoe	Toetoe	<i>Cortaderia richardii</i>
Totara	Totara	<i>Podocarpus totara</i>
Tutu	Tutu	<i>Coriaria</i> spp.
Wharariki	Mountain flax	<i>Phormium cookianum</i>
Whinau	Hinau	<i>Elaeocarpus dentatus</i>
Wi	Silver tussock	<i>Poa cita</i>
Wiwi	Rushes	<i>Juncus</i> all indigenous <i>Juncus</i> spp. and <i>J. maritimus</i>
Marine Mammals		
Name in Maori	Name in English	Scientific Name
Ihupuku	Southern elephant seal	<i>Mirounga leonina</i>
Kekeno	New Zealand fur seals	<i>Arctocephalus forsteri</i>
Paiea	Humpback whales	<i>Megaptera novaeangliae</i>
Paraoa	Sperm whale	<i>Physeter macrocephalus</i>
Rapoka/Whakahao	New Zealand sea lion/Hooker's sea lion	<i>Phocartos hookeri</i>
Tohora	Southern right whale	<i>Balaena australis</i>