

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Transpower New Zealand Limited	S101.084	GRUZ - General Rural Zone	GRUZ - General	Oppose	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 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.	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 chapter do not apply to infrastructure activities. ”
Rural Ratepayers Group	S143.002	GRUZ - General Rural Zone	GRUZ - General	Amend	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.	Greater setbacks for forests from property boundaries. Dust suppression by water tank when logging trucks are travelling on gravel roads and traffic is heavy.
Southland District Council	S146.081	GRUZ - General Rural Zone	GRUZ - General	Support in part	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.	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.
Stoney Creek Station Limited	S3.047	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
Stoney Creek Station Limited	S3.063	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
Resolution Developments Limited	S17.004	GRUZ - General Rural Zone	GRUZ - General	Support	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	Support in part the proposal to create Rural Industry Precinct 13
Trudy Bokser	S113.047	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.

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					within the proposed Hokonui Hills Special Precinct.	
Trudy Bokser	S113.063	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
Nathan Bokser	S116.047	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
Nathan Bokser	S116.063	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
AW+ JA Johnston Family Trust	S118.047	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
AW+ JA Johnston Family Trust	S118.063	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
Reaby Downs Farm Ltd	S18.049	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
Reaby Downs Farm Ltd	S18.065	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
Karen Temple	S19.049	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.

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Sarah and Peter Barclay	S20.049	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
Sarah and Peter Barclay	S20.065	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
Helen McIntosh	S24.049	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
Helen McIntosh	S24.065	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
John Baynes	S68.051	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
John Baynes	S68.067	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
Peters Farm LtdKaren Peters	S127.083	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
Peters Farm LtdKaren Peters	S127.099	GRUZ - General Rural Zone	GRUZ - General	Oppose	It is unclear how Rules and Standards interact and there is no guidance clarifying the applicability of standards. Having an activity	Amend table headings from “Standards” to “Standards for Permitted Activities”. Insert a guidance note clarifying whether Standards

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					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.	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.
Alistair & Bernadette Hunt	S148.011	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	We do not support the new rules restricting agricultural aviation.
Greg Bokser	S117.047	GRUZ - General Rural Zone	GRUZ - General	Oppose	Supportive of objectives, policies and rules specific to rural activities but should not duplicate the more site specific provisions that within the proposed Hokonui Hills Special Precinct.	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.
Greg Bokser	S117.063	GRUZ - General Rural Zone	GRUZ - General	Oppose	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.	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.
New Zealand Agricultural Aviation Association	S156.008	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support in part	There should be explicit recognition of the need to avoid potential reverse sensitivity effects.	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.
McNabb Management Ltd	S103.004	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support in part	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.	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,~~

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						~~are discouraged, and are sought to be located in other zones; or where appropriate, the Rural Industry Precinct.)~~
McNabb Management Ltd	S103.005	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support in part	Relates to the Rural Industry Precinct :A concept development plan is important for greenfield development to ensure appropriate design and layout of land uses and servicing with infrastructure. In the case of the McNabb Rural Industry Precinct, it is proposed to ensure development aligns with the bespoke concept for developing the land, and is compatible with the adjoining Rural Lifestyle and Māori Special Purpose zonings. To enable a deferred zoning in the future, access, layout, and the siting of buildings should not compromise the ability to infill development at higher density when the zoning changes.	Relates to the Rural Industry Precinct- Add a second paragraph after paragraph 1 which reads: “A second Rural Industry Precinct (PREC14) is located on McKinnon Rd, McNabb which is also identified as suitable for larger scale rural industry activities that support, service or are dependent on primary production. This Rural Industry Precinct is located alongside existing rural industrial activities and main transport links and has been identified to provide for actual and anticipated demand for land for rural industrial activities. Part of this this Rural Industry Precinct has an underlying Light Industrial Zone. This zoning is deferred until the relocation of Te Ika Rama Marae and the availability of appropriate infrastructure, including a new access road off the Waipawa Highway/SH 1. Therefore land use development in this precinct is a controlled activity and subject to a concept plan that provides for potential infill development and subdivision in the future if the Light Industrial Zoning becomes operative.”
Department of Conservation	S109.113	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support in part	The D-G recommends that for clarity, a note is made in the overview that matters relating to ONLs, SNAs and the general environment are within the Natural Environment Value chapters of the Plan.	etain as notified with the following amendments (or words to similar effect): Provisions relating to ONLs, SNAs and the natural environment are in the Natural Environment Values section of the Plan.
Aggregate and Quarry Association	S111.004	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support	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...”	Support overview and purpose
Straterra Inc	S135.003	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support	It is supported that mining activities are specified as supported in this area.	Retain as notified
Greenbriar Ltd.	S128.034	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support		No amendments required
Southland Federated Farmers of New Zealand	S126.140	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support in part	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.	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.
Waikaka Gold Mines Limited	S129.001	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Amend	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.	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.

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Ravensdown Limited	S28.009	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support in part	There should be explicit recognition of the need to avoid potential reverse sensitivity effects.	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.
Environment Southland	S85.153	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Not Stated	To ensure best practice.	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.
Kevin Robertson	S115.141	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support in part	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.	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.
Ronald Crispin	S60.143	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support in part	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.	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.
Rural Ratepayers Group	S143.152	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support in part	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.	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.
Alistair & Bernadette Hunt	S148.153	GRUZ - General Rural Zone	GRUZ- Overview and Purpose	Support in part	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	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.

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					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.	
John Baynes	S68.261	GRUZ - General Rural Zone	GRUZ-Overview and Purpose	Support in part	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.	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.
New Zealand Agricultural Aviation Association	S156.009	GRUZ - General Rural Zone	GRUZ-O1	Support in part	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities.	Amend: Recognise and provide for the importance of primary production and ancillary activities and rural industry to the social and economic wellbeing of the district
New Zealand Helicopter Association	S63.016	GRUZ - General Rural Zone	GRUZ-O1	Support in part	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities.	Recognise and provide for the importance of primary production, and ancillary activities and rural industry to the social and economic wellbeing of the district.
Ballance Agri-Nutrients	S87.006	GRUZ - General Rural Zone	GRUZ-O1	Support in part	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities.	Amend: Recognise and provide for the importance of primary production and ancillary activities and rural industry to the social and economic wellbeing of the district.
Rural Contractors NZ Incorporated (RCNZ)	S145.004	GRUZ - General Rural Zone	GRUZ-O1	Support	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.	Retain as notified.
Greenbriar Ltd.	S128.035	GRUZ - General Rural Zone	GRUZ-O1	Support		No Amendments Required
Southland Federated Farmers of New Zealand	S126.141	GRUZ - General Rural Zone	GRUZ-O1	Support in part	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.	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.

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Stoney Creek Station Limited	S3.048	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Ravensdown Limited	S28.010	GRUZ - General Rural Zone	GRUZ-O1	Support in part	There should be recognition of activities that are ancillary to primary production so that activities such as agricultural aviation are provided for. It is important to both 'recognise and provide for' activities.	Amend: Recognise and provide for the importance of primary production and ancillary activities and rural industry to the social and economic wellbeing of the district
Trudy Bokser	S113.048	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Nathan Bokser	S116.048	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
AW+ JA Johnston Family Trust	S118.048	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Reaby Downs Farm Ltd	S18.050	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Karen Temple	S19.050	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Sarah and Peter Barclay	S20.050	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Helen McIntosh	S24.050	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
John Baynes	S68.052	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Peters Farm LtdKaren Peters	S127.084	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
Kevin Robertson	S115.142	GRUZ - General Rural Zone	GRUZ-O1	Support in part	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.	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.
Ronald Crispin	S60.144	GRUZ - General Rural Zone	GRUZ-O1	Support in part	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.	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.

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Rural Ratepayers Group	S143.153	GRUZ - General Rural Zone	GRUZ-O1	Support in part	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.	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.
Alistair & Bernadette Hunt	S148.154	GRUZ - General Rural Zone	GRUZ-O1	Support in part	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.	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.
John Baynes	S68.262	GRUZ - General Rural Zone	GRUZ-O1	Support in part	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.	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.
Greg Bokser	S117.048	GRUZ - General Rural Zone	GRUZ-O1	Support	Stoney Creek supports the inclusion of an objective recognizing the importance of primary production to the District.	Retain GRUZ-O1 as drafted.
New Zealand Agricultural Aviation Association	S156.010	GRUZ - General Rural Zone	GRUZ-O2	Support in part	There needs to be clear recognition in the description of the character and qualities of the zone that there are effects such as noise, odour and dust that do occur as part of primary production activities. High levels of rural amenity from adjacent sites are not clear and it is encompassed in the descriptions so should be deleted.	Amend:Delete Clause 4Add an additional clause: Smells, noise, dust from primary production activities
Ballance Agri-Nutrients	S87.007	GRUZ - General Rural Zone	GRUZ-O2	Support in part	There needs to be clear recognition in the description of the character and qualities of the zone that there are effects such as noise, odour and dust that do occur as part of primary production activities. It is important that these are included in the description of the zone. High levels of rural amenity from adjacent sites are not clear and it is encompassed in the descriptions so should be deleted.	Delete clause 4. Add an additional clause: Odours, noise, dust from primary production activities
Department of Conservation	S109.114	GRUZ - General Rural Zone	GRUZ-O2	Support in part	GRUZ-O2 as drafted describes a present condition rather than stating an objective	The character and qualities of the General Rural zone continue to comprise: ...
Royal Forest and Bird Society of NZ Inc	S110.047	GRUZ - General Rural Zone	GRUZ-O2	Amend	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	Add: 5. Potential for Significant Natural Areas, and pockets of high ecological/indigenous biodiversity value.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Fulton Hogan	S122.015	GRUZ - General Rural Zone	GRUZ-O2	Support in part	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 recuest that clause 4 of GRUZ-O2 be amended to set clear expectations around what is expected from rural character and amenity.	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.
Greenbriar Ltd.	S128.036	GRUZ - General Rural Zone	GRUZ-O2	Support		No Amendments Required
Southland Federated Farmers of New Zealand	S126.142	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Specific recognition of the impacts on primary production activities should be provided for.	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.
Stoney Creek Station Limited	S3.049	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...
Waikaka Gold Mines Limited	S129.002	GRUZ - General Rural Zone	GRUZ-O2	Amend	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 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	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.
Ravensdown Limited	S28.011	GRUZ - General Rural Zone	GRUZ-O2	Support in part	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.	Amend: Delete clause 4. Add an additional clause: Smells, noise, dust from primary production activities
KiwiRail Holdings Ltd	S132.136	GRUZ - General Rural Zone	GRUZ-O2	Amend	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	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, rail corridor and roads; and

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					without needing access to the railway corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
Mercury NZ Limited	S130.042	GRUZ - General Rural Zone	GRUZ-O2	Oppose	Unclear on how working structures associated with REG activities is provided for in the rural environment.	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 environment, such as renewable electricity generation, quarries, mining.
Trudy Bokser	S113.049	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...
Nathan Bokser	S116.049	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...
AW+ JA Johnston Family Trust	S118.049	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...
Reaby Downs Farm Ltd	S18.051	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...
Karen Temple	S19.051	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...
Sarah and Peter Barclay	S20.051	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...
Helen McIntosh	S24.051	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...
John Baynes	S68.053	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...
Peters Farm LtdKaren Peters	S127.085	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...

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Kevin Robertson	S115.143	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Specific recognition of the impacts on primary production activities should be provided for.	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.
Ronald Crispin	S60.145	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Specific recognition of the impacts on primary production activities should be provided for.	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.
Rural Ratepayers Group	S143.154	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Specific recognition of the impacts on primary production activities should be provided for.	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.
Alistair & Bernadette Hunt	S148.155	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Specific recognition of the impacts on primary production activities should be provided for.	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.
John Baynes	S68.263	GRUZ - General Rural Zone	GRUZ-O2	Support in part	Specific recognition of the impacts on primary production activities should be provided for.	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.
Greg Bokser	S117.049	GRUZ - General Rural Zone	GRUZ-O2	Amend	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.	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...
New Zealand Agricultural Aviation Association	S156.011	GRUZ - General Rural Zone	GRUZ-O3	Support in part	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.	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.~~
Ballance Agri-Nutrients	S87.008	GRUZ - General Rural Zone	GRUZ-O3	Support in part	The objective should not include for managing the location of activities if this is to be via a blanket setback rule that may impact activities that support primary production in the district.	Amend Provide for non-primary production activities that support primary production or rely on a rural location are provided for, while managing the nature, and scale ~~and location~~ of such activities.
Rural Contractors NZ Incorporated (RCNZ)	S145.005	GRUZ - General Rural Zone	GRUZ-O3	Support	Rural contractor depots support primary production and rely on rural location. The objective provides for such activities and is supported.	Retain as notified.
Greenbriar Ltd.	S128.037	GRUZ - General Rural Zone	GRUZ-O3	Support		No Amendments Required
Southland Federated Farmers of New Zealand	S126.143	GRUZ - General Rural Zone	GRUZ-O3	Support	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Retain GRUZ-O3 as notified.
Stoney Creek Station Limited	S3.050	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Ravensdown Limited	S28.012	GRUZ - General Rural Zone	GRUZ-O3	Support in part	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.	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.~~
Trudy Bokser	S113.050	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Nathan Bokser	S116.050	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
AW+ JA Johnston Family Trust	S118.050	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Reaby Downs Farm Ltd	S18.052	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Karen Temple	S19.052	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.

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Sarah and Peter Barclay	S20.052	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Helen McIntosh	S24.052	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
John Baynes	S68.054	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Peters Farm LtdKaren Peters	S127.086	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Kevin Robertson	S115.144	GRUZ - General Rural Zone	GRUZ-O3	Support	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Retain GRUZ-O3 as notified.
Ronald Crispin	S60.146	GRUZ - General Rural Zone	GRUZ-O3	Support	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Retain GRUZ-O3 as notified.
Rural Ratepayers Group	S143.155	GRUZ - General Rural Zone	GRUZ-O3	Support	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Retain GRUZ-O3 as notified.
Alistair & Bernadette Hunt	S148.156	GRUZ - General Rural Zone	GRUZ-O3	Support	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Retain GRUZ-O3 as notified.
John Baynes	S68.264	GRUZ - General Rural Zone	GRUZ-O3	Support	Non-primary production activities within the GRUZ are often important to farmers' social and economic well-being.	Retain GRUZ-O3 as notified.
Greg Bokser	S117.050	GRUZ - General Rural Zone	GRUZ-O3	Support	Supportive of recognizing the importance of supporting activities for primary production.	Retain GRUZ-O3 as drafted.
Greenbriar Ltd.	S128.038	GRUZ - General Rural Zone	GRUZ-O4	Support		No Amendments Required
Southland Federated Farmers of New Zealand	S126.144	GRUZ - General Rural Zone	GRUZ-O4	Support	SFF supports the preservation of the purpose and character of the GRUZ.	Retain GRUZ-O4 as notified.
Stoney Creek Station Limited	S3.051	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Trudy Bokser	S113.051	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Nathan Bokser	S116.051	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
AW+ JA Johnston Family Trust	S118.051	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Reaby Downs Farm Ltd	S18.053	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Karen Temple	S19.053	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Sarah and Peter Barclay	S20.053	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Helen McIntosh	S24.053	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
John Baynes	S68.055	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Peters Farm LtdKaren Peters	S127.087	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Kevin Robertson	S115.145	GRUZ - General Rural Zone	GRUZ-O4	Support	SFF supports the preservation of the purpose and character of the GRUZ.	Retain GRUZ-O4 as notified.
Ronald Crispin	S60.147	GRUZ - General Rural Zone	GRUZ-O4	Support	SFF supports the preservation of the purpose and character of the GRUZ.	Retain GRUZ-O4 as notified.

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Rural Ratepayers Group	S143.156	GRUZ - General Rural Zone	GRUZ-O4	Support	SFF supports the preservation of the purpose and character of the GRUZ.	Retain GRUZ-O4 as notified.
Alistair & Bernadette Hunt	S148.157	GRUZ - General Rural Zone	GRUZ-O4	Support	SFF supports the preservation of the purpose and character of the GRUZ.	Retain GRUZ-O4 as notified.
John Baynes	S68.265	GRUZ - General Rural Zone	GRUZ-O4	Support	SFF supports the preservation of the purpose and character of the GRUZ.	Retain GRUZ-O4 as notified.
Greg Bokser	S117.051	GRUZ - General Rural Zone	GRUZ-O4	Support	Supportive of GRUZ-O4.	Retain GRUZ-O4 as drafted.
Aggregate and Quarry Association	S111.005	GRUZ - General Rural Zone	GRUZ-O5	Support	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).	We support GRUZ-O5 the way it is worded.
Straterra Inc	S135.004	GRUZ - General Rural Zone	GRUZ-O5	Support	Supports the wording of GRUZ-O5 and recognition of the need to protect highly productive mining land.	Retain as notified
Fulton Hogan	S122.016	GRUZ - General Rural Zone	GRUZ-O5	Support	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.	Retain as notified
Greenbriar Ltd.	S128.039	GRUZ - General Rural Zone	GRUZ-O5	Support	Recognises the value and long-term benefits of using HPL and protecting it for future generations	No Amendments Required
Southland Federated Farmers of New Zealand	S126.145	GRUZ - General Rural Zone	GRUZ-O5	Support in part	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).	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.
Stoney Creek Station Limited	S3.052	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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.
Rural Ratepayers Group	S143.007	GRUZ - General Rural Zone	GRUZ-O5	Amend	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	Greater setbacks for forests from property boundaries.Dust suppression by water tank when logging trucks are travelling on gravel roads and traffic is heavy.

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					neighbouring sites and trees can fall on to fences.	
Trudy Bokser	S113.052	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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.
Nathan Bokser	S116.052	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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.
AW+ JA Johnston Family Trust	S118.052	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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.
Reaby Downs Farm Ltd	S18.054	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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.
Karen Temple	S19.054	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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.
Sarah and Peter Barclay	S20.054	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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.
Helen McIntosh	S24.054	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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.
John Baynes	S68.056	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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.
Peters Farm LtdKaren Peters	S127.088	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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.
Kevin Robertson	S115.146	GRUZ - General Rural Zone	GRUZ-O5	Support in part	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	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.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					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).	
Ronald Crispin	S60.148	GRUZ - General Rural Zone	GRUZ-O5	Support in part	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).	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.
Rural Ratepayers Group	S143.157	GRUZ - General Rural Zone	GRUZ-O5	Support in part	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).	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.
Alistair & Bernadette Hunt	S148.158	GRUZ - General Rural Zone	GRUZ-O5	Support in part	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).	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.
John Baynes	S68.266	GRUZ - General Rural Zone	GRUZ-O5	Support in part	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).	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.
Greg Bokser	S117.052	GRUZ - General Rural Zone	GRUZ-O5	Amend	supportive of GRUZ-O5, but considers that it is expanded to cover all rural land and not just highly productive land.	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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						for primary production for future generations is protected.
Resolution Developments Limited	S17.003	GRUZ - General Rural Zone	GRUZ-PREC13-O1	Support in part	The applicant requests to retain the Precinct zoning over their property with some minor modifications of to the identified standards.	Generally supportive of the proposed Precinct zoning over their land parcel subject to the matters raised under GRUZ-S2 & S4.
McNabb Management Ltd	S103.006	GRUZ - General Rural Zone	GRUZ-PREC13-O1	Support in part	The amendments are consequential to accepting the decisions sought in this submission and reflect that there is more than one Rural Industry Precinct.	Amend GRUZ-PREC13-01 to read: “GRUZ-PREC13 & 14 -01: The Rural Industry Precincts enable larger scale rural industry which supports services that depend on primary production, and provide for the economic well-being of the community.” Add a new policy which reads: “GRUZ-PREC14-02: The Rural Industry Precinct at McNabb is part of an integrated development that fosters environmental restoration and enhancement, and is integrated with surrounding land uses.”
Rural Contractors NZ Incorporated (RCNZ)	S145.006	GRUZ - General Rural Zone	GRUZ-PREC13-O1	Support	RCNZ supports the establishment of a rural industry precinct which enables larger scale rural industry.	Retain objective as notified.
Fulton Hogan	S122.017	GRUZ - General Rural Zone	GRUZ-P1	Support	Fulton Hogan supports the use of the term “primary production”, as per the National Planning Standards, which provides for a variety of productive activities.	Retain as notified
Greenbriar Ltd.	S128.040	GRUZ - General Rural Zone	GRUZ-P1	Support	Enables primary production which includes mining. (submitter identifies GRUZ-O6 -primary production in submission, P1 relates to enabling primary production)	Nothing stated
Southland Federated Farmers of New Zealand	S126.146	GRUZ - General Rural Zone	GRUZ-P1	Support	It is important for the district’s social, cultural and economic well-being that primary production activities are enabled and supported.	Retain GRUZ-P1 as notified.
Stoney Creek Station Limited	S3.053	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
Trudy Bokser	S113.053	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
Nathan Bokser	S116.053	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
AW+ JA Johnston Family Trust	S118.053	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
Reaby Downs Farm Ltd	S18.055	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
Karen Temple	S19.055	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
Sarah and Peter Barclay	S20.055	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
Helen McIntosh	S24.055	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
John Baynes	S68.057	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
Peters Farm LtdKaren Peters	S127.089	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
Kevin Robertson	S115.147	GRUZ - General Rural Zone	GRUZ-P1	Support	It is important for the district’s social, cultural and economic well-being that primary production activities are enabled and supported.	Retain GRUZ-P1 as notified.
Ronald Crispin	S60.149	GRUZ - General Rural Zone	GRUZ-P1	Support	It is important for the district’s social, cultural and economic well-being that primary production activities are enabled and supported.	Retain GRUZ-P1 as notified.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Rural Ratepayers Group	S143.158	GRUZ - General Rural Zone	GRUZ-P1	Support	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Retain GRUZ-P1 as notified.
Alistair & Bernadette Hunt	S148.159	GRUZ - General Rural Zone	GRUZ-P1	Support	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Retain GRUZ-P1 as notified.
John Baynes	S68.267	GRUZ - General Rural Zone	GRUZ-P1	Support	It is important for the district's social, cultural and economic well-being that primary production activities are enabled and supported.	Retain GRUZ-P1 as notified.
Greg Bokser	S117.053	GRUZ - General Rural Zone	GRUZ-P1	Support	Supportive of GRUZ-P1.	Retain GRUZ-P1 as drafted.
New Zealand Agricultural Aviation Association	S156.012	GRUZ - General Rural Zone	GRUZ-P2	Support in part	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.	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 Contractors NZ Incorporated (RCNZ)	S145.007	GRUZ - General Rural Zone	GRUZ-P2	Support	As rural contractor depots fall within 'rural industry', RCNZ supports the recognition of importance of enabling rural industry in the rural zone.	Retain as notified.
Hokonui Rūnanga Inc	S139.068	GRUZ - General Rural Zone	GRUZ-P2	Support in part	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Amend to read:"Enable rural industry activities whilst preserving rural character, rural amenity, ~~underlying Ngai 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."
Southland Federated Farmers of New Zealand	S126.147	GRUZ - General Rural Zone	GRUZ-P2	Support	It is appropriate to include a separate policy enabling rural industry activities.	Retain GRUZ-P2 as notified.
Stoney Creek Station Limited	S3.054	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Ravensdown Limited	S28.013	GRUZ - General Rural Zone	GRUZ-P2	Support in part	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.	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.
Trudy Bokser	S113.054	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Nathan Bokser	S116.054	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
AW+ JA Johnston Family Trust	S118.054	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Reaby Downs Farm Ltd	S18.056	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Karen Temple	S19.056	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Sarah and Peter Barclay	S20.056	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Helen McIntosh	S24.056	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
John Baynes	S68.058	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Peters Farm LtdKaren Peters	S127.090	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Kevin Robertson	S115.148	GRUZ - General Rural Zone	GRUZ-P2	Support	It is appropriate to include a separate policy enabling rural industry activities.	Retain GRUZ-P2 as notified.
Ronald Crispin	S60.150	GRUZ - General Rural Zone	GRUZ-P2	Support	It is appropriate to include a separate policy enabling rural industry activities.	Retain GRUZ-P2 as notified.
Rural Ratepayers Group	S143.159	GRUZ - General Rural Zone	GRUZ-P2	Support	It is appropriate to include a separate policy enabling rural industry activities.	Retain GRUZ-P2 as notified.
Alistair & Bernadette Hunt	S148.160	GRUZ - General Rural Zone	GRUZ-P2	Support	It is appropriate to include a separate policy enabling rural industry activities.	Retain GRUZ-P2 as notified.
John Baynes	S68.268	GRUZ - General Rural Zone	GRUZ-P2	Support	It is appropriate to include a separate policy enabling rural industry activities.	Retain GRUZ-P2 as notified.
Greg Bokser	S117.054	GRUZ - General Rural Zone	GRUZ-P2	Support	Supportive of enabling rural industry in the rural zone.	Retain GRUZ-P2 as drafted.
Stoney Creek Station Limited	S3.055	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Rural Ratepayers Group	S143.008	GRUZ - General Rural Zone	GRUZ-P3	Amend	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.	Greater setbacks for forests from property boundaries.Dust suppression by water tank when logging trucks are travelling on gravel roads and traffic is heavy.
Trudy Bokser	S113.055	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Nathan Bokser	S116.055	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
AW+ JA Johnston Family Trust	S118.055	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Reaby Downs Farm Ltd	S18.057	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Karen Temple	S19.057	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Sarah and Peter Barclay	S20.057	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Helen McIntosh	S24.057	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
John Baynes	S68.059	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Peters Farm LtdKaren Peters	S127.091	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.
Greg Bokser	S117.055	GRUZ - General Rural Zone	GRUZ-P3	Support	Supportive of GRUZ-P3.	Retain GRUZ-P3 as drafted.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Royal Forest and Bird Society of NZ Inc	S110.048	GRUZ - General Rural Zone	GRUZ-P4	Amend	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.	Change: Recognise the benefits of conservation, pest management, ~~increasing~~ protection and enhancement of indigenous biodiversity, riparian planting, and fencing erosion prone areas.
Southland Federated Farmers of New Zealand	S126.148	GRUZ - General Rural Zone	GRUZ-P4	Support	It is important to recognise activities which provide benefits in the rural environment.	Retain GRUZ-P4 as notified.
Stoney Creek Station Limited	S3.056	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Trudy Bokser	S113.056	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Nathan Bokser	S116.056	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
AW+ JA Johnston Family Trust	S118.056	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Reaby Downs Farm Ltd	S18.058	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Karen Temple	S19.058	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Sarah and Peter Barclay	S20.058	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Helen McIntosh	S24.058	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
John Baynes	S68.060	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Peters Farm LtdKaren Peters	S127.092	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Kevin Robertson	S115.149	GRUZ - General Rural Zone	GRUZ-P4	Support	It is important to recognise activities which provide benefits in the rural environment.	Retain GRUZ-P4 as notified.
Ronald Crispin	S60.151	GRUZ - General Rural Zone	GRUZ-P4	Support	It is important to recognise activities which provide benefits in the rural environment.	Retain GRUZ-P4 as notified.
Rural Ratepayers Group	S143.160	GRUZ - General Rural Zone	GRUZ-P4	Support	It is important to recognise activities which provide benefits in the rural environment.	Retain GRUZ-P4 as notified.
Alistair & Bernadette Hunt	S148.161	GRUZ - General Rural Zone	GRUZ-P4	Support	It is important to recognise activities which provide benefits in the rural environment.	Retain GRUZ-P4 as notified.
John Baynes	S68.269	GRUZ - General Rural Zone	GRUZ-P4	Support	It is important to recognise activities which provide benefits in the rural environment.	Retain GRUZ-P4 as notified.
Greg Bokser	S117.056	GRUZ - General Rural Zone	GRUZ-P4	Support	Supportive of recognising the benefits of conservation, pest management, riparian planting and fencing in the Rural Environment.	Retain GRUZ-P4 as drafted.
Department of Conservation	S109.144	GRUZ - General Rural Zone	GRUZ-P4	Support	The D-G supports the policy which gives effects to Part 2 of the RMA, NPS-FM and NPS-IB	Retain as notified

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Aggregate and Quarry Association	S111.006	GRUZ - General Rural Zone	GRUZ-P5	Support	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.	Support this policy
Straterra Inc	S135.005	GRUZ - General Rural Zone	GRUZ-P5	Support	Support this policy.	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.
Fulton Hogan	S122.018	GRUZ - General Rural Zone	GRUZ-P5	Support in part	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 additional wording be added to ensure that effects are appropriately taken into account.	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.
Greenbriar Ltd.	S128.041	GRUZ - General Rural Zone	GRUZ-P5	Support in part	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 policy which is to recognize the benefits of mining generally.	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.
Southland Federated Farmers of New Zealand	S126.149	GRUZ - General Rural Zone	GRUZ-P5	Support	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Retain GRUZ-P5 as notified.
Stoney Creek Station Limited	S3.057	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Waikaka Gold Mines Limited	S129.003	GRUZ - General Rural Zone	GRUZ-P5	Amend	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	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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					of benefits only applies to small scale operations, however, larger scale operations would logically have larger scale benefits, and these should also be recognised.	
Trudy Bokser	S113.057	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Nathan Bokser	S116.057	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
AW+ JA Johnston Family Trust	S118.057	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Reaby Downs Farm Ltd	S18.059	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Karen Temple	S19.059	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Sarah and Peter Barclay	S20.059	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Helen McIntosh	S24.059	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
John Baynes	S68.061	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Peters Farm LtdKaren Peters	S127.093	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Kevin Robertson	S115.150	GRUZ - General Rural Zone	GRUZ-P5	Support	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Retain GRUZ-P5 as notified.
Ronald Crispin	S60.152	GRUZ - General Rural Zone	GRUZ-P5	Support	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Retain GRUZ-P5 as notified.
Rural Ratepayers Group	S143.161	GRUZ - General Rural Zone	GRUZ-P5	Support	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Retain GRUZ-P5 as notified.
Alistair & Bernadette Hunt	S148.162	GRUZ - General Rural Zone	GRUZ-P5	Support	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Retain GRUZ-P5 as notified.
John Baynes	S68.270	GRUZ - General Rural Zone	GRUZ-P5	Support	It is important to recognise the benefits of quarrying and mining, and their enablement in the rural environment.	Retain GRUZ-P5 as notified.
Greg Bokser	S117.057	GRUZ - General Rural Zone	GRUZ-P5	Support	Supportive of GRUZ-P5.	Retain GRUZ-P5 as drafted.
Department of Conservation	S109.115	GRUZ - General Rural Zone	GRUZ-P6	Support	The D-G supports the policy which gives effects to the RMA and NPS-FM/NPS-IB.	Retain as notified
Aggregate and Quarry Association	S111.007	GRUZ - General Rural Zone	GRUZ-P6	Support	It is a balanced statement when read alongside GRUZ-P5 recognizing the need to carefully manage environmental impacts.	Support this policy
Hokonui Rūnanga Inc	S139.069	GRUZ - General Rural Zone	GRUZ-P6	Support in part	Current wording needs clarifying.	Amend to read:"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, 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."
Straterra Inc	S135.006	GRUZ - General Rural Zone	GRUZ-P6	Support	Policy is supported as it is a balanced statement when read alongside GRUZ-P5.	Compensation should be added to the list as this is a recognised way of managing environmental effects as well as mitigating and offsetting.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Greenbriar Ltd.	S128.055	GRUZ - General Rural Zone	GRUZ-P6	Support in part	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	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 .
Southland Federated Farmers of New Zealand	S126.150	GRUZ - General Rural Zone	GRUZ-P6	Support	SFF supports this policy.	Retain GRUZ-P6 as notified.
Stoney Creek Station Limited	S3.058	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Waikaka Gold Mines Limited	S129.004	GRUZ - General Rural Zone	GRUZ-P6	Amend	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.	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
Trudy Bokser	S113.058	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Nathan Bokser	S116.058	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
AW+ JA Johnston Family Trust	S118.058	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Reaby Downs Farm Ltd	S18.060	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Karen Temple	S19.060	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Sarah and Peter Barclay	S20.060	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Helen McIntosh	S24.060	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
John Baynes	S68.062	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Peters Farm LtdKaren Peters	S127.094	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
Kevin Robertson	S115.151	GRUZ - General Rural Zone	GRUZ-P6	Support	SFF supports this policy.	Retain GRUZ-P6 as notified.
Ronald Crispin	S60.153	GRUZ - General Rural Zone	GRUZ-P6	Support	SFF supports this policy.	Retain GRUZ-P6 as notified.
Rural Ratepayers Group	S143.162	GRUZ - General Rural Zone	GRUZ-P6	Support	SFF supports this policy.	Retain GRUZ-P6 as notified.
Alistair & Bernadette Hunt	S148.163	GRUZ - General Rural Zone	GRUZ-P6	Support	SFF supports this policy.	Retain GRUZ-P6 as notified.
John Baynes	S68.271	GRUZ - General Rural Zone	GRUZ-P6	Support	SFF supports this policy.	Retain GRUZ-P6 as notified.
Greg Bokser	S117.058	GRUZ - General Rural Zone	GRUZ-P6	Support	Supportive of GRUZ-P6.	Retain GRUZ-P6 as drafted.
New Zealand Agricultural Aviation Association	S156.013	GRUZ - General Rural Zone	GRUZ-P7	Support in part	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.	Amend: Enable agricultural aviation activities and rural airstrips and helicopter landing areas to support primary production and conservation activities. ~~while managing the noise effects through controlling the location of airstrips and scope of their use~~

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New Zealand Helicopter Association	S63.017	GRUZ - General Rural Zone	GRUZ-P7	Support in part	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.	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
Department of Conservation	S109.116	GRUZ - General Rural Zone	GRUZ-P7	Support	The D-G supports the policy to enable aviation activities to support conservation activities subject to noise effect management.	Retain as notified
Southland Federated Farmers of New Zealand	S126.151	GRUZ - General Rural Zone	GRUZ-P7	Support in part	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.	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.~~
Stoney Creek Station Limited	S3.059	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
Ravensdown Limited	S28.014	GRUZ - General Rural Zone	GRUZ-P7	Support in part	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.	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~~
Trudy Bokser	S113.059	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
Nathan Bokser	S116.059	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
AW+ JA Johnston Family Trust	S118.059	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
Reaby Downs Farm Ltd	S18.061	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
Karen Temple	S19.061	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Sarah and Peter Barclay	S20.061	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
Helen McIntosh	S24.061	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
John Baynes	S68.063	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
Peters Farm LtdKaren Peters	S127.095	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
Kevin Robertson	S115.152	GRUZ - General Rural Zone	GRUZ-P7	Support in part	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.	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.~~
Ronald Crispin	S60.154	GRUZ - General Rural Zone	GRUZ-P7	Support in part	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.	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.~~
Rural Ratepayers Group	S143.163	GRUZ - General Rural Zone	GRUZ-P7	Support in part	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.	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.~~
Alistair & Bernadette Hunt	S148.164	GRUZ - General Rural Zone	GRUZ-P7	Support in part	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.	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.~~
John Baynes	S68.272	GRUZ - General Rural Zone	GRUZ-P7	Support in part	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.	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.~~

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Greg Bokser	S117.059	GRUZ - General Rural Zone	GRUZ-P7	Amend	Supportive of enabling agriculture aviation activities.	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.~~
Alliance Group Limited	S121.081	GRUZ - General Rural Zone	GRUZ-P8	Support	This proposal appropriately manages residential activities and gives appropriately gives recognition to avoid or mitigate reverse sensitivity effects.	Retain as notified
Southland Federated Farmers of New Zealand	S126.152	GRUZ - General Rural Zone	GRUZ-P8	Support in part	‘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.	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.
Stoney Creek Station Limited	S3.060	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Fire and Emergency NZ	S124.100	GRUZ - General Rural Zone	GRUZ-P8	Support	Fire and Emergency support GRUZ-P8 insofar that residential activities shall be suitably serviced, particularly in relation to firefighting water supply.	Retain as notified
KiwiRail Holdings Ltd	S132.137	GRUZ - General Rural Zone	GRUZ-P8	Amend	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.	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.
Trudy Bokser	S113.060	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Nathan Bokser	S116.060	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
AW+ JA Johnston Family Trust	S118.060	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Reaby Downs Farm Ltd	S18.062	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Karen Temple	S19.062	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Sarah and Peter Barclay	S20.062	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Helen McIntosh	S24.062	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
John Baynes	S68.064	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Peters Farm Ltd Karen Peters	S127.096	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Kevin Robertson	S115.153	GRUZ - General Rural Zone	GRUZ-P8	Support in part	‘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.	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.
Ronald Crispin	S60.155	GRUZ - General Rural Zone	GRUZ-P8	Support in part	‘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.	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 Ratepayers Group	S143.164	GRUZ - General Rural Zone	GRUZ-P8	Support in part	‘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.	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.
Alistair & Bernadette Hunt	S148.165	GRUZ - General Rural Zone	GRUZ-P8	Support in part	‘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	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.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					written and needs to be rephrased or removed, and a new policy created.	
John Baynes	S68.273	GRUZ - General Rural Zone	GRUZ-P8	Support in part	‘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.	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.
Greg Bokser	S117.060	GRUZ - General Rural Zone	GRUZ-P8	Support	Supportive of recognising that residential activity is required in the rural zone to support primary production.	Retain GRUZ-P8 as drafted.
Mercury NZ Limited	S130.064	GRUZ - General Rural Zone	GRUZ-P8	Oppose	Sensitive activities developed in proximity to renewable energy resources, such as wind resource could constrain future use and development.	Enable residential activity where it... 6. constrain the ability to utilise renewable energy resources.
Waka Kotahi NZ Transport Agency	S112.143	GRUZ - General Rural Zone	GRUZ-P9	Support in part	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 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.	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 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.
Greenbriar Ltd.	S128.056	GRUZ - General Rural Zone	GRUZ-P9	Neutral	There is a question about what ‘non-rural’ activities includes. Submitter is interested in clarification	Clarify what ‘non-rural’ activities includes
Southland Federated Farmers of New Zealand	S126.153	GRUZ - General Rural Zone	GRUZ-P9	Support	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.	Retain GRUZ-P9 as notified.
Stoney Creek Station Limited	S3.112	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.

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KiwiRail Holdings Ltd	S132.138	GRUZ - General Rural Zone	GRUZ-P9	Amend	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.	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.
Trudy Bokser	S113.112	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Nathan Bokser	S116.112	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
AW+ JA Johnston Family Trust	S118.112	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Reaby Downs Farm Ltd	S18.114	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Karen Temple	S19.114	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Sarah and Peter Barclay	S20.114	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Helen McIntosh	S24.114	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
John Baynes	S68.116	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Peters Farm LtdKaren Peters	S127.148	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Kevin Robertson	S115.154	GRUZ - General Rural Zone	GRUZ-P9	Support	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.	Retain GRUZ-P9 as notified.
Ronald Crispin	S60.156	GRUZ - General Rural Zone	GRUZ-P9	Support	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.	Retain GRUZ-P9 as notified.
Rural Ratepayers Group	S143.165	GRUZ - General Rural Zone	GRUZ-P9	Support	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.	Retain GRUZ-P9 as notified.
Alistair & Bernadette Hunt	S148.166	GRUZ - General Rural Zone	GRUZ-P9	Support	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.	Retain GRUZ-P9 as notified.
John Baynes	S68.274	GRUZ - General Rural Zone	GRUZ-P9	Support	It is important to provide for non-rural activities in the rural sector where these activities are	Retain GRUZ-P9 as notified.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					related to, support or are compatible with rural activities.	
Greg Bokser	S117.112	GRUZ - General Rural Zone	GRUZ-P9	Support	Stoney Creek supports a policy providing for activities with a genuine link with rural land and primary production.	Retain GRUZ-P9 as drafted.
Aggregate and Quarry Association	S111.008	GRUZ - General Rural Zone	GRUZ-P10	Support	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 is a recognition of the need to protect appropriate land for quarrying.	Support the policy on the basis quarrying is an appropriate use of highly productive land.
Fulton Hogan	S122.019	GRUZ - General Rural Zone	GRUZ-P10	Oppose	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.	Amend GRUZ-P10 to fully reflect the exceptions provided by clause 3.9 of the National Policy Statement for Highly Productive Land.
Greenbriar Ltd.	S128.057	GRUZ - General Rural Zone	GRUZ-P10	Support	Protect HPL from irreversible loss	No amendments required
Southland Federated Farmers of New Zealand	S126.154	GRUZ - General Rural Zone	GRUZ-P10	Support	Protection of highly productive land is supported.	Retain GRUZ-P10 as notified.
Stoney Creek Station Limited	S3.061	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Waikaka Gold Mines Limited	S129.005	GRUZ - General Rural Zone	GRUZ-P10	Amend	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).	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.
KiwiRail Holdings Ltd	S132.139	GRUZ - General Rural Zone	GRUZ-P10	Amend	KiwiRail generally supports this policy to protect highly productive land while avoiding and mitigating reverse sensitivity effect. but seek amendment to the policy to clarify that this policy also relates to potential effects on rail.	Amend GRUZ-P10 as follows: Protect highly productive land from irreversible loss from inappropriate subdivision, use and development, including 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.
Trudy Bokser	S113.061	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Nathan Bokser	S116.061	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
AW+ JA Johnston Family Trust	S118.061	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Reaby Downs Farm Ltd	S18.063	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.

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Karen Temple	S19.063	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Sarah and Peter Barclay	S20.063	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Helen McIntosh	S24.063	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
John Baynes	S68.065	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Peters Farm LtdKaren Peters	S127.097	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Kevin Robertson	S115.155	GRUZ - General Rural Zone	GRUZ-P10	Support	Protection of highly productive land is supported.	Retain GRUZ-P10 as notified.
Ronald Crispin	S60.157	GRUZ - General Rural Zone	GRUZ-P10	Support	Protection of highly productive land is supported.	Retain GRUZ-P10 as notified.
Rural Ratepayers Group	S143.166	GRUZ - General Rural Zone	GRUZ-P10	Support	Protection of highly productive land is supported.	Retain GRUZ-P10 as notified.
Alistair & Bernadette Hunt	S148.167	GRUZ - General Rural Zone	GRUZ-P10	Support	Protection of highly productive land is supported.	Retain GRUZ-P10 as notified.
John Baynes	S68.275	GRUZ - General Rural Zone	GRUZ-P10	Support	Protection of highly productive land is supported.	Retain GRUZ-P10 as notified.
Greg Bokser	S117.061	GRUZ - General Rural Zone	GRUZ-P10	Amend	Supportive of the implement the NPSHPL, however GRUZ-P10 as worded is not consistent with the objective and policies of the NPSHPL.	Amend GRUZ-P10 to align with the wording of the NPSHPL.
Transpower New Zealand Limited	S101.082	GRUZ - General Rural Zone	GRUZ-P11	Support	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.	Retain Policy GRUZ-P11 as notified.
Rural Contractors NZ Incorporated (RCNZ)	S145.008	GRUZ - General Rural Zone	GRUZ-P11	Support	The policy provides for activities that have an operational or functional need to locate in the general Rural Zone (such as rural contractor depots).	Retain as notified.
Waka Kotahi NZ Transport Agency	S112.144	GRUZ - General Rural Zone	GRUZ-P11	Support	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.	Retain as notified
Greenbriar Ltd.	S128.058	GRUZ - General Rural Zone	GRUZ-P11	Neutral	Activities with incompatible character - a question of what is ‘incompatible’?	Neutral - subject to clarification - what is ‘incompatible’?
Southland Federated Farmers of New Zealand	S126.155	GRUZ - General Rural Zone	GRUZ-P11	Support	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Retain GRUZ-P11 as notified.
Stoney Creek Station Limited	S3.062	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Fire and Emergency NZ	S124.102	GRUZ - General Rural Zone	GRUZ-P11	Support	Fire and Emergency support GRUZ P11 as it provides for activities such as emergency	Retain as notified

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					service facilities when there is an operational or functional need for them to be located in the General Rural Zone.	
Trudy Bokser	S113.062	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Nathan Bokser	S116.062	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
AW+ JA Johnston Family Trust	S118.062	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Reaby Downs Farm Ltd	S18.064	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Karen Temple	S19.064	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Sarah and Peter Barclay	S20.064	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Helen McIntosh	S24.064	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
John Baynes	S68.066	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Peters Farm LtdKaren Peters	S127.098	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Kevin Robertson	S115.156	GRUZ - General Rural Zone	GRUZ-P11	Support	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Retain GRUZ-P11 as notified.
Ronald Crispin	S60.158	GRUZ - General Rural Zone	GRUZ-P11	Support	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Retain GRUZ-P11 as notified.
Rural Ratepayers Group	S143.167	GRUZ - General Rural Zone	GRUZ-P11	Support	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Retain GRUZ-P11 as notified.
Alistair & Bernadette Hunt	S148.168	GRUZ - General Rural Zone	GRUZ-P11	Support	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Retain GRUZ-P11 as notified.
John Baynes	S68.276	GRUZ - General Rural Zone	GRUZ-P11	Support	SFF supports this policy as it ensures activities incompatible with the GRUZ are avoided, unless a clear need exists.	Retain GRUZ-P11 as notified.
Greg Bokser	S117.062	GRUZ - General Rural Zone	GRUZ-P11	Support	Supportive of GRUZ-P11.	Retain GRUZ-P11.
Department of Conservation	S109.117	GRUZ - General Rural Zone	GRUZ-P12	Support	The D-G supports the policy to maintain the underlying Ngāi Tahu relationships with the natural environment by requiring appropriate setbacks to waterways.	Retain as notified
Mercury NZ Limited	S130.044	GRUZ - General Rural Zone	GRUZ-P12	Oppose	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.	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.
Transpower New Zealand Limited	S101.083	GRUZ - General Rural Zone	GRUZ-P13	Support in part	The Policy recognises that the General Rural Zone is often an appropriate location for	Amend Policy GRUZ-P13 as follows: “GRUZ-P13 Recognise that ~~Regionally Significant~~ critical Infrastructure might be best located in the General Rural Zone

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					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 overlays, or protected areas, is not necessary because the specific protections for those areas are set out elsewhere in the Proposed District Plan.	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. “
Department of Conservation	S109.118	GRUZ - General Rural Zone	GRUZ-P13	Support	The D-G supports the policy to identify the best location for regionally significant infrastructure except where there is ONL, ONF, SNA or Site of significance to Māori. This gives effect to the Southland RPS (INF.2).	Retain as notified
Hokonui Rūnanga Inc	S139.070	GRUZ - General Rural Zone	GRUZ-P13	Oppose	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 development, not all subdivision, use or development.	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, 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."
Mercury NZ Limited	S130.045	GRUZ - General Rural Zone	GRUZ-P13	Oppose	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.	GRUZ-P13 Recognise that Regionally Significant Infrastructure has a functional need to be managed, including ~~might be best 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.
McNabb Management Ltd	S103.007	GRUZ - General Rural Zone	GRUZ-PREC13-P1	Support in part	The amendments are consequential to accepting the decisions sought in this submission.	Amend GRUZ-PREC13-P1 by adding the word ‘Mataura’ before the word Rural in the first line so it reads: “Enable the establishment of larger scale rural industry activities within the Mataura Rural Industry Precinct ...”
Waka Kotahi NZ Transport Agency	S112.145	GRUZ - General Rural Zone	GRUZ-PREC13-P1	Support	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 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.	Retain as notified

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Department of Conservation	S109.119	GRUZ - General Rural Zone	GRUZ-R1	Oppose	The D-G considers that there should be restrictions for sites that propose primary production in areas where there are SNAs, outstanding natural landscapes and outstanding natural features. This is in line with the RMA, NPS-IB and NPS-FM.	Amend GRUZ-R1 to apply to all areas excluding Historic Heritage sites, Significant Natural Areas, Outstanding Natural Landscapes and Outstanding Natural Features.
Aggregate and Quarry Association	S111.009	GRUZ - General Rural Zone	GRUZ-R1	Support	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	Support GRUZ-R1
McLeod-Wantwood Trust/Wantwood Station	S104.027	GRUZ - General Rural Zone	GRUZ-R1	Oppose	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.	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 GRUZS8. 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.
Straterra Inc	S135.007	GRUZ - General Rural Zone	GRUZ-R1	Support	Supported - note that mining has its own rule.	Retain as notified
Stoney Creek Station Limited	S3.064	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	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
KiwiRail Holdings Ltd	S132.140	GRUZ - General Rural Zone	GRUZ-R1	Amend	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	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).

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					corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
Farm Manager - Wantwood Station	S105.027	GRUZ - General Rural Zone	GRUZ-R1	Oppose	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.	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.
Peters Farm Ltd Karen Peters	S127.027	GRUZ - General Rural Zone	GRUZ-R1	Oppose	The rule was wanting some controls around buildings and structures but unsure what the activities are that they refer to.	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 GRUZS8. 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.
Trudy Bokser	S113.064	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	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
Nathan Bokser	S116.064	GRUZ - General Rural Zone	GRUZ-R1	Amend	Supportive of a permitted activity rule for primary production activities but questions the	Amend GRUZ-R1 as follows:

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					need to apply the new standards to 'activities' and existing buildings/structures.	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
AW+ JA Johnston Family Trust	S118.064	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	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
Reaby Downs Farm Ltd	S18.066	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	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,

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						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
Karen Temple	S19.066	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	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
Sarah and Peter Barclay	S20.066	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	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.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						(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
Helen McIntosh	S24.066	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	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
John Baynes	S68.068	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	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
Peters Farm Ltd Karen Peters	S127.100	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	Amend GRUZ-R1 as follows: Primary Production (including Intensive Indoor Primary Production) Activity Status: Permitted Where:

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						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
Greg Bokser	S117.064	GRUZ - General Rural Zone	GRUZ-R1	Amend	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.	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
Straterra Inc	S135.008	GRUZ - General Rural Zone	GRUZ-R2	Amend	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.	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.
Greenbriar Ltd.	S128.059	GRUZ - General Rural Zone	GRUZ-R2	Support		No amendments required
Ministry of Education	S125.057	GRUZ - General Rural Zone	GRUZ-R2	Support	The submitter supports GRUZ-R2, acknowledging that sensitive activities are protected from any mining effects.	Retain as proposed.
Waikaka Gold Mines Limited	S129.006	GRUZ - General Rural Zone	GRUZ-R2	Amend	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	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;

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					Highly Productive Land Section 3.9(g). 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.	Amend the activity status of GRUZ-R2 to Restricted Discretionary and add in the 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
KiwiRail Holdings Ltd	S132.141	GRUZ - General Rural Zone	GRUZ-R2	Amend	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.	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).
Department of Conservation	S109.120	GRUZ - General Rural Zone	GRUZ-R3	Oppose	The D-G considers that where compliance is not achieved that it should be considered as a discretionary activity. This is to ensure that consideration of adverse effects on ecological values including indigenous vegetation and habitats of indigenous fauna in line with the RMA, NPS-IB and NPS-FM.	Remove the activity status where compliance is not achieved from ~~Restricted Discretionary~~ to Discretionary (and all other associated amendments).
Aggregate and Quarry Association	S111.010	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	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.	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.
Fulton Hogan	S122.020	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Fulton Hogan supports the use of the term “quarrying activities” in this rule, as it	Amend GRUZ-R3 to provide setbacks that are appropriate for the type of quarrying activity being undertaken: GRUZ-R3 Quarrying Activities Activity status:

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					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 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.	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 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 ~~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 (...)
Ministry of Education	S125.058	GRUZ - General Rural Zone	GRUZ-R3	Support	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.	Retain as proposed.
Southland Federated Farmers of New Zealand	S126.156	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	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	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 (...)
Stoney Creek Station Limited	S3.065	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	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

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						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.
Fire and Emergency NZ	S124.103	GRUZ - General Rural Zone	GRUZ-R3	Support in part	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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.
KiwiRail Holdings Ltd	S132.142	GRUZ - General Rural Zone	GRUZ-R3	Amend	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	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).

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					avoiding health and safety hazards for residents.	
Trudy Bokser	S113.065	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	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: 1. Location and scale of the activity ... 12. The need for the activity to support primary production.
Nathan Bokser	S116.065	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	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

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						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.
AW+ JA Johnston Family Trust	S118.065	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	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: 1. Location and scale of the activity

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						... 12. The need for the activity to support primary production.
Reaby Downs Farm Ltd	S18.067	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	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: 1. Location and scale of the activity ... 12. The need for the activity to support primary production.
Karen Temple	S19.067	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs. ... 3. The activity is not located on Highly Productive Land,

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						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.
Sarah and Peter Barclay	S20.067	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	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:

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						Restricted Discretionary Matters of discretion: 1. Location and scale of the activity ... 12. The need for the activity to support primary production.
Helen McIntosh	S24.067	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	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: 1. Location and scale of the activity ... 12. The need for the activity to support primary production.
John Baynes	S68.069	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs.

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						... 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.
Peters Farm Ltd Karen Peters	S127.101	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	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

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						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.
Kevin Robertson	S115.157	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	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	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 (...)
Ronald Crispin	S60.159	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	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	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 (...)
Rural Ratepayers Group	S143.168	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	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	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 (...)
Alistair & Bernadette Hunt	S148.169	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	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	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 (...)
John Baynes	S68.277	GRUZ - General Rural Zone	GRUZ-R3	Oppose in part	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	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 (...)
Greg Bokser	S117.065	GRUZ - General Rural Zone	GRUZ-R3	Oppose	Farm quarries are considered to be a supporting activity under the NPS HPL and therefore should not be restricted on Highly Productive Land.	Amend GRUZ-R3 as follows: Quarrying Activities Activity status: Permitted All areas excluding ONLs.

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						... 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.
Rural Contractors NZ Incorporated (RCNZ)	S145.010	GRUZ - General Rural Zone	GRUZ-R4	Support in part	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.	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 13000m2.~~ Retain the restricted discretionary activity status where compliance is not achieved with GRUZ-R4(1) to GRUZ-R4(6).
Fire and Emergency NZ	S124.104	GRUZ - General Rural Zone	GRUZ-R4	Support in part	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,	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					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.	
KiwiRail Holdings Ltd	S132.143	GRUZ - General Rural Zone	GRUZ-R4	Amend	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.	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).
Environment Southland	S85.154	GRUZ - General Rural Zone	GRUZ-R4	Oppose in part	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	Include a performance standard regarding minimum floor levels
Southland Federated Farmers of New Zealand	S126.157	GRUZ - General Rural Zone	GRUZ-R5	Support	SFF supports this rule as it provides for woodlots as a permitted activity.	Retain GRUZ-R5 as notified.
Stoney Creek Station Limited	S3.066	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
Clark Fortune McDonald & Associates	S99.032	GRUZ - General Rural Zone	GRUZ-R5	Not Stated	The objectives and policies seek the protection of high soil values yet the establishment of new exotic forestry on these soils remains a permitted activity.	In order to retain those high value soils for food production, new exotic forestry on highly productive land should be a discretionary activity
Trudy Bokser	S113.066	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
Nathan Bokser	S116.066	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
AW+ JA Johnston Family Trust	S118.066	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
Reaby Downs Farm Ltd	S18.068	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
Karen Temple	S19.068	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
Sarah and Peter Barclay	S20.068	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Helen McIntosh	S24.068	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
John Baynes	S68.070	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
Peters Farm LtdKaren Peters	S127.102	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
Environment Southland	S85.155	GRUZ - General Rural Zone	GRUZ-R5	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Kevin Robertson	S115.158	GRUZ - General Rural Zone	GRUZ-R5	Support	SFF supports this rule as it provides for woodlots as a permitted activity.	Retain GRUZ-R5 as notified.
Ronald Crispin	S60.160	GRUZ - General Rural Zone	GRUZ-R5	Support	SFF supports this rule as it provides for woodlots as a permitted activity.	Retain GRUZ-R5 as notified.
Rural Ratepayers Group	S143.169	GRUZ - General Rural Zone	GRUZ-R5	Support	SFF supports this rule as it provides for woodlots as a permitted activity.	Retain GRUZ-R5 as notified.
Alistair & Bernadette Hunt	S148.170	GRUZ - General Rural Zone	GRUZ-R5	Support	SFF supports this rule as it provides for woodlots as a permitted activity.	Retain GRUZ-R5 as notified.
John Baynes	S68.278	GRUZ - General Rural Zone	GRUZ-R5	Support	SFF supports this rule as it provides for woodlots as a permitted activity.	Retain GRUZ-R5 as notified.
Greg Bokser	S117.066	GRUZ - General Rural Zone	GRUZ-R5	Support	Supportive of permitted activity status for the establishment of woodlots.	Retain GRUZ-R5 as drafted.
New Zealand Agricultural Aviation Association	S156.014	GRUZ - General Rural Zone	GRUZ-R6	Support	NZAAA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Retain the rule
New Zealand Helicopter Association	S63.018	GRUZ - General Rural Zone	GRUZ-R6	Support	NZHA supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Retain the Rule
Ballance Agri-Nutrients	S87.009	GRUZ - General Rural Zone	GRUZ-R6	Support	Ballance supports conservation activities as a permitted activity. This includes weed and pest control undertaken by aircraft.	Retain the rule
Department of Conservation	S109.121	GRUZ - General Rural Zone	GRUZ-R6	Support	The D-G supports the permitted activity status for conservation activities.	Retain as notified
Stoney Creek Station Limited	S3.067	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Ravensdown Limited	S28.015	GRUZ - General Rural Zone	GRUZ-R6	Support	The submitter and NZAAA GRUZ-RG. This includes weed and pest control undertaken by aircraft.	Retain GRUZ-R6.
Clark Fortune McDonald & Associates	S99.033	GRUZ - General Rural Zone	GRUZ-R6	Not Stated	Many conservation activities require buildings and development. However, it is not made clear that any buildings and/or development would be subject to standards GRUZ-S1-S6 and any non-compliance with those standards would be a restricted discretionary activity.	Clarification should be required in GRUZ-R6 as to whether “conservation activities” includes any associated buildings and development and these are to be assessed under GRUZ-R6.
Trudy Bokser	S113.067	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Nathan Bokser	S116.067	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
AW+ JA Johnston Family Trust	S118.067	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Reaby Downs Farm Ltd	S18.069	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Karen Temple	S19.069	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Sarah and Peter Barclay	S20.069	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Helen McIntosh	S24.069	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
John Baynes	S68.071	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Peters Farm LtdKaren Peters	S127.103	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Environment Southland	S85.156	GRUZ - General Rural Zone	GRUZ-R6	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Greg Bokser	S117.067	GRUZ - General Rural Zone	GRUZ-R6	Support	Supportive of a permitted activity status for conservation activities.	Retain GRUZ-R6 as drafted.
Alistair & Bernadette Hunt	S148.201	GRUZ - General Rural Zone	GRUZ-R6	Support	SFF supports this rule as it provides for conservation activities as permitted.	Retain GRUZ-R6 as notified.
Stoney Creek Station Limited	S3.068	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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:

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
Fire and Emergency NZ	S124.105	GRUZ - General Rural Zone	GRUZ-R7	Support in part	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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.
Mercury NZ Limited	S130.046	GRUZ - General Rural Zone	GRUZ-R7	Oppose	The management of reverse sensitivity effects on REG activities and future utilisation of renewable energy resources lacks clarity.	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 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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
Trudy Bokser	S113.068	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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)~~(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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
Nathan Bokser	S116.068	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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)~~(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:

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
AW+ JA Johnston Family Trust	S118.068	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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)~~(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:

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
Reaby Downs Farm Ltd	S18.070	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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~~)(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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
Karen Temple	S19.070	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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)~~(2)~~: Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard. GRUZ-R7(3): ~~Non-Complying~~ Discretionary

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
Sarah and Peter Barclay	S20.070	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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)~~(2): Restricted Discretionary Matters of Discretion: 1. The matters of discretion of any infringed standard.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
Helen McIntosh	S24.070	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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)~~(2): Restricted Discretionary Matters of Discretion:

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
John Baynes	S68.072	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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)~~(2): Restricted Discretionary

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
Peters Farm Ltd Karen Peters	S127.104	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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)~~(4)~~(2): Restricted Discretionary

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
Environment Southland	S85.157	GRUZ - General Rural Zone	GRUZ-R7	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Greg Bokser	S117.068	GRUZ - General Rural Zone	GRUZ-R7	Amend	Supportive of permitted status for residential activities with minor amendments.	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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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 suitable alternative locations for a residential unit on site.
Rural Contractors NZ Incorporated (RCNZ)	S145.011	GRUZ - General Rural Zone	GRUZ-R8	Support in part	If GRUZ-R8 applies to a rural contractor depot, there's currently a duplication of permitted activity rules because GRUZ-R4 also applies (as a "rural industry"). GRUZ-R8 is too restrictive for rural contractor depots.	Industrial Activities (Including Light Industrial Activities but Excluding Rural Contractor Depots) 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 500m² ; 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.
Fire and Emergency NZ	S124.106	GRUZ - General Rural Zone	GRUZ-R8	Support in part	Fire and Emergency support in part GRUZ-R3, R4, R7R14, subject to the inclusion of	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					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.	
KiwiRail Holdings Ltd	S132.144	GRUZ - General Rural Zone	GRUZ-R8	Amend	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.	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).
Environment Southland	S85.158	GRUZ - General Rural Zone	GRUZ-R8	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Southland Federated Farmers of New Zealand	S126.158	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	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.	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;~~
Stoney Creek Station Limited	S3.069	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
Fire and Emergency NZ	S124.107	GRUZ - General Rural Zone	GRUZ-R9	Support in part	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,	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					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.	
KiwiRail Holdings Ltd	S132.145	GRUZ - General Rural Zone	GRUZ-R9	Amend	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.	Amend GRUZ-R9 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
Trudy Bokser	S113.069	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
Nathan Bokser	S116.069	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
AW+ JA Johnston Family Trust	S118.069	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
Reaby Downs Farm Ltd	S18.071	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
Karen Temple	S19.071	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
Sarah and Peter Barclay	S20.071	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
Helen McIntosh	S24.071	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
John Baynes	S68.073	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
Peters Farm LtdKaren Peters	S127.105	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.
Kevin Robertson	S115.159	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	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.	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;

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Ronald Crispin	S60.161	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	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.	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;~~
Rural Ratepayers Group	S143.170	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	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.	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;~~
Alistair & Bernadette Hunt	S148.171	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	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.	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;~~
John Baynes	S68.279	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	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.	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;~~
Environment Southland	S85.159	GRUZ - General Rural Zone	GRUZ-R9	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Greg Bokser	S117.069	GRUZ - General Rural Zone	GRUZ-R9	Support	Supportive of a permitted activity rule for rural commercial activities.	Retain GRUZ-R9 as drafted.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Ministry of Education	S125.060	GRUZ - General Rural Zone	GRUZ-R10	Support in part	The submitter supports GRUZ-10 in part to manage the establishment and operation of educational facilities.	None specified.
Ministry of Education	S125.061	GRUZ - General Rural Zone	GRUZ-R10	Support in part	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 education facilities that may be best placed to serve educational needs in the GRZ.	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 19002. A maximum of 12 people (staff and students) on site at any one time2. Any new building, structure and activity complies with zone standards GRUZ-S1 – GRUZ-S6 Activity status where compliance not 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.
Southland Federated Farmers of New Zealand	S126.159	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	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.	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;~~
Fire and Emergency NZ	S124.108	GRUZ - General Rural Zone	GRUZ-R10	Support in part	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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.
KiwiRail Holdings Ltd	S132.146	GRUZ - General Rural Zone	GRUZ-R10	Amend	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	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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					corridor, minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	
Kevin Robertson	S115.160	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	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.	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;~~
Ronald Crispin	S60.162	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	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.	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;~~
Rural Ratepayers Group	S143.171	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	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.	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;~~
Alistair & Bernadette Hunt	S148.172	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	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.	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;~~
John Baynes	S68.280	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	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.	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;~~
Environment Southland	S85.160	GRUZ - General Rural Zone	GRUZ-R10	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Stoney Creek Station Limited	S3.070	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.109	GRUZ - General Rural Zone	GRUZ-R11	Support	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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards..... and GRUZ-S10.
Southland Federated Farmers of New Zealand	S126.184	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	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.	Amend GRUZ-R11: 2. The maximum occupancy does not exceed 5 8 persons.
Trudy Bokser	S113.070	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Nathan Bokser	S116.070	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
AW+ JA Johnston Family Trust	S118.070	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Reaby Downs Farm Ltd	S18.072	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Karen Temple	S19.072	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Sarah and Peter Barclay	S20.072	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Helen McIntosh	S24.072	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
John Baynes	S68.074	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Peters Farm LtdKaren Peters	S127.106	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Kevin Robertson	S115.185	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	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	Amend GRUZ-R11: 2. The maximum occupancy does not exceed 5 8 persons.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					multiple couples. Farmstays may offer a homestay as part of their business and this rule must accommodate for this. If a four bedroom hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	
Ronald Crispin	S60.187	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	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 hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Amend GRUZ-R11: 2. The maximum occupancy does not exceed ~~5~~ 8 persons.
Rural Ratepayers Group	S143.196	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	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 hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Amend GRUZ-R11: 2. The maximum occupancy does not exceed ~~5~~ 8 persons.
Alistair & Bernadette Hunt	S148.197	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	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 hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Amend GRUZ-R11: 2. The maximum occupancy does not exceed ~~5~~ 8 persons.
John Baynes	S68.305	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	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 hours is utilised as a homestay there could be three bedrooms available, sleeping six people. Allowing for eight people would adequately capture a farmstay.	Amend GRUZ-R11: 2. The maximum occupancy does not exceed ~~5~~ 8 persons.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Environment Southland	S85.161	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Greg Bokser	S117.070	GRUZ - General Rural Zone	GRUZ-R11	Support	Supportive of a permitted activity status for homestay activities.	Retain GRUZ-R11 as drafted.
Alistair & Bernadette Hunt	S148.202	GRUZ - General Rural Zone	GRUZ-R11	Oppose in part	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.	Amend GRUZ-R11: 2. The maximum occupancy does not exceed ~~5~~ 8 persons.
Southland Federated Farmers of New Zealand	S126.160	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	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.	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.~~
Kevin Robertson	S115.161	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	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.	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.~~
Ronald Crispin	S60.163	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	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	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.~~

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					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.	
Rural Ratepayers Group	S143.172	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	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.	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.~~
Alistair & Bernadette Hunt	S148.173	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	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.	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.~~
John Baynes	S68.281	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	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.	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.~~
Environment Southland	S85.162	GRUZ - General Rural Zone	GRUZ-R12	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Stoney Creek Station Limited	S3.071	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Fire and Emergency NZ	S124.110	GRUZ - General Rural Zone	GRUZ-R13	Support in part	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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards.... and GRUZ-S10.
KiwiRail Holdings Ltd	S132.147	GRUZ - General Rural Zone	GRUZ-R13	Amend	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.	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
Trudy Bokser	S113.071	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Nathan Bokser	S116.071	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
AW+ JA Johnston Family Trust	S118.071	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Reaby Downs Farm Ltd	S18.073	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Karen Temple	S19.073	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Sarah and Peter Barclay	S20.073	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Helen McIntosh	S24.073	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
John Baynes	S68.075	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Peters Farm LtdKaren Peters	S127.107	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Environment Southland	S85.163	GRUZ - General Rural Zone	GRUZ-R13	Oppose in part	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	Include a performance standard regarding minimum floor levels

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					structures and earthworks which could impede or redirect secondary flow paths.	
Greg Bokser	S117.071	GRUZ - General Rural Zone	GRUZ-R13	Support	Supportive of a permitted activity status for rural commercial recreation activities.	Retain GRUZ-R13 as drafted.
Fire and Emergency NZ	S124.111	GRUZ - General Rural Zone	GRUZ-R14	Support in part	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.	Amend as follows: Any new or extended building, structure and activity complies with General Rural Zone standards... and GRUZ-S10.
KiwiRail Holdings Ltd	S132.148	GRUZ - General Rural Zone	GRUZ-R14	Amend	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.	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
Environment Southland	S85.164	GRUZ - General Rural Zone	GRUZ-R14	Oppose in part	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.	Include a performance standard regarding minimum floor levels
New Zealand Agricultural Aviation Association	S156.015	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission for NOISE0R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	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. 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.
New Zealand Helicopter Association	S63.019	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Amend GRUZ-R16 (1) The takeoff and landings are to ~~or 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.

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Ballance Agri-Nutrients	S87.010	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (refer reasons in submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Amend GRUZ-R16: 1. The takeoff and landings are to ~~or from~~ a rural airstrip or helicopter landing area ~~which complies with GRUZ standard GRZ-S9~~ 2. Retain GRUZ-R16 2. (subject to the amendments sought in submission point S1.6 NOISE-R8) Amend default activity status to restricted discretionary. Add matters of discretion: 1. Any mitigation of noise proposed in accordance with best practicable options 2. Hours of operation .
Stoney Creek Station Limited	S3.072	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Ravensdown Limited	S28.016	GRUZ - General Rural Zone	GRUZ-R16	Support in part	Any setbacks, as proposed GRUZ-S9, do not enable the provision of services to support primary production (reasons in submission point NOISE-R8) therefore the reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.	Amend GRUZ-R16: 1. The takeoff and landings are to ~~or from~~ a rural airstrip or helicopter landing area ~~which complies with GRUZ standard GRZ-S9~~ 2. Retain GRUZ-R16 2. (subject to the amendments sought in submission point S1.6 NOISE-R8) Amend default activity status to restricted discretionary. Add matters of discretion: 1. Any mitigation of noise proposed in accordance with best practicable options 2. Hours of operation.
Trudy Bokser	S113.072	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Nathan Bokser	S116.072	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
AW+ JA Johnston Family Trust	S118.072	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Reaby Downs Farm Ltd	S18.074	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Karen Temple	S19.074	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Sarah and Peter Barclay	S20.074	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Helen McIntosh	S24.074	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
John Baynes	S68.076	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Peters Farm LtdKaren Peters	S127.108	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Greg Bokser	S117.072	GRUZ - General Rural Zone	GRUZ-R16	Support	Supportive of a permitted activity status for agricultural aviation activities.	Retain GRUZ-R16 as drafted.
Stoney Creek Station Limited	S3.073	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
Mercury NZ Limited	S130.047	GRUZ - General Rural Zone	GRUZ-R17	Oppose	None specified.	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.
Trudy Bokser	S113.073	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
Nathan Bokser	S116.073	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
AW+ JA Johnston Family Trust	S118.073	GRUZ - General Rural Zone	GRUZ-R17	Amend	The rule table does not provide an activity status for Visitor Accommodation. It appears as	Provide a correct activity status reference for GRUZ-R17.

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					though it is incorrectly referenced as GRUZ-R18, which is a discretionary activity.	
Reaby Downs Farm Ltd	S18.075	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
Karen Temple	S19.075	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
Sarah and Peter Barclay	S20.075	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
Helen McIntosh	S24.075	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
John Baynes	S68.077	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
Peters Farm Ltd Karen Peters	S127.109	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
Greg Bokser	S117.073	GRUZ - General Rural Zone	GRUZ-R17	Amend	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.	Provide a correct activity status reference for GRUZ-R17.
Ministry of Education	S125.062	GRUZ - General Rural Zone	GRUZ-R18	Support	The submitter supports GRUZ-18 and acknowledges the risks associated with associated with sensitive activities being within this area.	Retain as proposed.
Mercury NZ Limited	S130.048	GRUZ - General Rural Zone	GRUZ-R18	Oppose	None specified.	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.
Fire and Emergency NZ	S124.112	GRUZ - General Rural Zone	GRUZ-R19	Oppose	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 Emergency consider that emergency service facilities should be provided for as a permitted activity, which will be subject to the	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.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					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.	
Stoney Creek Station Limited	S3.074	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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
Mercury NZ Limited	S130.049	GRUZ - General Rural Zone	GRUZ-R20	Oppose	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.	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.
Trudy Bokser	S113.074	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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
Nathan Bokser	S116.074	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						Activity Status where compliance is not achieved: ~~N/A~~ Discretionary
AW+ JA Johnston Family Trust	S118.074	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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
Reaby Downs Farm Ltd	S18.076	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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
Karen Temple	S19.076	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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
Sarah and Peter Barclay	S20.076	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						Activity Status where compliance is not achieved: ~~N/A~~ Discretionary
Helen McIntosh	S24.076	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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
John Baynes	S68.078	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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
Peters Farm Ltd Karen Peters	S127.110	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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
Greg Bokser	S117.074	GRUZ - General Rural Zone	GRUZ-R20	Oppose	Non-complying status for activities that are not otherwise provided for is extremely stringent.	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.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						Activity Status where compliance is not achieved: ~~N/A~~ Discretionary
Alistair & Bernadette Hunt	S148.006	GRUZ - General Rural Zone	GRUZ-S1	Support	Concerned at the increasing prevalence of small lifestyle blocks within farmland.	Supports the increased 8ha limit for rural subdivision.
McLeod-Wantwood Trust/Wantwood Station	S104.025	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	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
Southland Federated Farmers of New Zealand	S126.161	GRUZ - General Rural Zone	GRUZ-S1	Support in part	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).	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.~~
Stoney Creek Station Limited	S3.075	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	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
Clark Fortune McDonald & Associates	S99.034	GRUZ - General Rural Zone	GRUZ-S1	Not Stated	Allowing multiple minor units on a general rural site, under the current proposal, would be impractical without significant land area. If considering more than one minor unit, it should be subject to discretionary or restricted discretionary activity to maintain proper control.	Amend GRUZ-S1 to limit one minor residential unit per residential unit. Alternatively, add a provision that requires a discretionary or restricted discretionary activity for any site that has more than one minor unit.
Mercury NZ Limited	S130.050	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Acknowledgment of potential use of renewable energy resources is required, as it is not covered by reverse sensitivity.	Matters of discretion: 1. The necessity of the additional residential 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.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						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.
Farm Manager - Wantwood Station	S105.025	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	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
Peters Farm Ltd Karen Peters	S127.025	GRUZ - General Rural Zone	GRUZ-S1	Oppose	Rural landowners are unable to develop their land for residential use, unless it is in 40 hectare lots.	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
Trudy Bokser	S113.075	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	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
Nathan Bokser	S116.075	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	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
AW+ JA Johnston Family Trust	S118.075	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	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
Reaby Downs Farm Ltd	S18.077	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	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
Karen Temple	S19.077	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	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
Sarah and Peter Barclay	S20.077	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	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

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						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
Helen McIntosh	S24.077	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and2. 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
John Baynes	S68.079	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and2. 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
Peters Farm LtdKaren Peters	S127.111	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and2. 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
Kevin Robertson	S115.162	GRUZ - General Rural Zone	GRUZ-S1	Support in part	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).	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.~~
Ronald Crispin	S60.164	GRUZ - General Rural Zone	GRUZ-S1	Support in part	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	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.~~

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					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).	
Rural Ratepayers Group	S143.173	GRUZ - General Rural Zone	GRUZ-S1	Support in part	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).	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.~~
Alistair & Bernadette Hunt	S148.174	GRUZ - General Rural Zone	GRUZ-S1	Support in part	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).	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.~~
John Baynes	S68.282	GRUZ - General Rural Zone	GRUZ-S1	Support in part	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	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.~~

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					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).	
Environment Southland	S85.165	GRUZ - General Rural Zone	GRUZ-S1	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Greg Bokser	S117.075	GRUZ - General Rural Zone	GRUZ-S1	Oppose	The standard as worded is unclear as to whether a minor residential unit is allowed in addition to a residential unit.	Amend GRUZ-S1 as follows: Density 1. There shall be no more than one residential unit (not including minor residential units) per 40 hectares; and2. 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
Resolution Developments Limited	S17.001	GRUZ - General Rural Zone	GRUZ-S2	Oppose	GRUZS2-2: Definition of rural industry incorporates services such as PGG Wrightson, FarmaInds etc. Analysis provided in attachement 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 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.	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.
Fire and Emergency NZ	S124.113	GRUZ - General Rural Zone	GRUZ-S2	Support in part	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 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	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.

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					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.	
Stoney Creek Station Limited	S3.076	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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
Trudy Bokser	S113.076	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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
Nathan Bokser	S116.076	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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
AW+ JA Johnston Family Trust	S118.076	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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
Reaby Downs Farm Ltd	S18.078	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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

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Karen Temple	S19.078	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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
Sarah and Peter Barclay	S20.078	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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
Helen McIntosh	S24.078	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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
John Baynes	S68.080	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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
Peters Farm LtdKaren Peters	S127.112	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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
Environment Southland	S85.166	GRUZ - General Rural Zone	GRUZ-S3	Oppose in part	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	Include " not within an identified natural hazard area " criteria into this rule.

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					secondary flow paths which are also a natural hazard.	
Greg Bokser	S117.076	GRUZ - General Rural Zone	GRUZ-S3	Oppose	The matters of discretion do not recognise that supporting activities (as defined by the NPSHPL) may need to be located on Highly Productive Land.	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
Resolution Developments Limited	S17.002	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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 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 potential for occurrence of reverse sensitivity.	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
Southland Federated Farmers of New Zealand	S126.162	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size are likely used for	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

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					primary production and as such a 200m setback is unreasonable.	(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.
Stoney Creek Station Limited	S3.077	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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.
Clark Fortune McDonald & Associates	S99.035	GRUZ - General Rural Zone	GRUZ-S4	Not Stated	The 30m setback from side or rear boundary for residential buildings required by GRUZ-S4 has not been adequately justified, is excessive and impractical for many existing sites, especially compared to the current 6m setback.	the ODP setback of 6m should be retained by proposed PDP provision.
KiwiRail Holdings Ltd	S132.149	GRUZ - General Rural Zone	GRUZ-S4	Amend	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.	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 environment 9. The reason for the reduced setback.

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Trudy Bokser	S113.077	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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.
Nathan Bokser	S116.077	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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

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						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.
AW+ JA Johnston Family Trust	S118.077	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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.
Reaby Downs Farm Ltd	S18.079	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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:

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						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.
Karen Temple	S19.079	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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

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						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.
Sarah and Peter Barclay	S20.079	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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.
Helen McIntosh	S24.079	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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

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						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.
John Baynes	S68.081	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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

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						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.
Peters Farm Ltd Karen Peters	S127.113	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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.
Kevin Robertson	S115.163	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	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.	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 ~~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.
Ronald Crispin	S60.165	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	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.	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 ~~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.
Rural Ratepayers Group	S143.174	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	SFF requests an amendment to reduce the setback for buildings greater than 500 square metres. Buildings of this size are likely used for	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

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					primary production and as such a 200m setback is unreasonable.	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.
Alistair & Bernadette Hunt	S148.175	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	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.	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 ~~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.
John Baynes	S68.283	GRUZ - General Rural Zone	GRUZ-S4	Oppose in part	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.	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 ~~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.
Greg Bokser	S117.077	GRUZ - General Rural Zone	GRUZ-S4	Oppose	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.	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.
Southland Federated Farmers of New Zealand	S126.163	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	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 (...)

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Stoney Creek Station Limited	S3.078	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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
Fire and Emergency NZ	S124.114	GRUZ - General Rural Zone	GRUZ-S5	Support in part	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	Amend as follows: Except that Emergency service facilities are exempt from this rule
Trudy Bokser	S113.078	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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:

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						(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
Nathan Bokser	S116.078	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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: ...

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						8. The functional or operational need for the building to be located within the road setback
AW+ JA Johnston Family Trust	S118.078	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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
Reaby Downs Farm Ltd	S18.080	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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;

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						... 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
Karen Temple	S19.080	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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

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Sarah and Peter Barclay	S20.080	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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
Helen McIntosh	S24.080	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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

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						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
John Baynes	S68.082	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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
Peters Farm Ltd Karen Peters	S127.114	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	Amend GRUZ-S5 as follows: Setback to Road Boundaries All Areas

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						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
Kevin Robertson	S115.164	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	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 (...)
Ronald Crispin	S60.166	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	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 (...)
Rural Ratepayers Group	S143.175	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	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 (...)
Alistair & Bernadette Hunt	S148.176	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	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 (...)
John Baynes	S68.284	GRUZ - General Rural Zone	GRUZ-S5	Oppose in part	SFF supports this standard but requests an update from the boundary of an intergenerational connector road.	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 (...)

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Greg Bokser	S117.078	GRUZ - General Rural Zone	GRUZ-S5	Amend	Generally supportive of setbacks to road boundaries, but seeks a reduced setback from Interregional Connector roads.	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
Ministry of Education	S125.059	GRUZ - General Rural Zone	GRUZ-S6	Support	The submitter supports GRUZ-S6 as it seeks to protect sensitive activities from any effects associated with gravel roads.	Retain as proosed.
Clark Fortune McDonald & Associates	S99.036	GRUZ - General Rural Zone	GRUZ-S6	Not Stated	The 100m setback from a state highway required by GRUZ-S5 has not been adequately justified, is excessive and impractical for many existing sites, especially compared to the current 50m setback.	Without adequate justification, the ODP setback of 50m should be retained by proposed PDP provision.
Department of Conservation	S109.122	GRUZ - General Rural Zone	GRUZ-S7	Support in part	The D-G supports the setbacks provided from stream and rivers. It is also recommended that a setback is provided for wetlands to align with the provisions of the RMA and NPS-FM. It is recommended that a diagram is included in the plan, for clarity, to demonstrate where the setback from the watercourse is measured from such as from the annual highest level or annual fullest flow. Amendments are also made to the assessment matters to align better with the provisions of the RMA, NPS-IB and NPS-FM.	Retain GRUZ-S7 with the following amendments (or words to similar effect): Include an appropriate setback from any wetland. Amend the assessment matters listed in matters of discretion to include (or words to similar effect): (...) 3. The nature of existing riparian vegetation and the effects- 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

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McLeod-Wantwood Trust/Wantwood Station	S104.026	GRUZ - General Rural Zone	GRUZ-S7	Oppose	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.	Amend as follows: Setbacks from stream and river All 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
Southland Federated Farmers of New Zealand	S126.164	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	As per earlier comments, farm fences must be excluded from setbacks.	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:
Stoney Creek Station Limited	S3.079	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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.
Farm Manager - Wantwood Station	S105.026	GRUZ - General Rural Zone	GRUZ-S7	Oppose	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.	Amend as follows:Setbacks from stream and river All 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
Peters Farm LtdKaren Peters	S127.026	GRUZ - General Rural Zone	GRUZ-S7	Oppose	Why are setback requirements larger than what is required from central government laws for	Amend as follows: Setbacks from stream and river All activities (excluding fencing)

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					farm fences? Fences are classed as a structure in this plan. The setback should be the standard 5m setback from the waterbody.	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
Trudy Bokser	S113.079	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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.
Nathan Bokser	S116.079	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						Matters of discretion: ... 8. Whether the activity will result in environmental benefits through the exclusion of stock.
AW+ JA Johnston Family Trust	S118.079	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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.
Reaby Downs Farm Ltd	S18.081	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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: ...

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						8. Whether the activity will result in environmental benefits through the exclusion of stock.
Karen Temple	S19.081	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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.
Sarah and Peter Barclay	S20.081	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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.

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Helen McIntosh	S24.081	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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.
John Baynes	S68.083	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Peters Farm Ltd Karen Peters	S127.115	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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.
Kevin Robertson	S115.165	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	As per earlier comments, farm fences must be excluded from setbacks.	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:
Ronald Crispin	S60.167	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	As per earlier comments, farm fences must be excluded from setbacks.	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:
Rural Ratepayers Group	S143.176	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	As per earlier comments, farm fences must be excluded from setbacks.	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:
Alistair & Bernadette Hunt	S148.177	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	As per earlier comments, farm fences must be excluded from setbacks.	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:
John Baynes	S68.285	GRUZ - General Rural Zone	GRUZ-S7	Oppose in part	As per earlier comments, farm fences must be excluded from setbacks.	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:
Greg Bokser	S117.079	GRUZ - General Rural Zone	GRUZ-S7	Oppose	An exclusion is sought for fences where required to exclude stock from waterbodies or to protect areas of riparian planting.	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)

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						... 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.
Southland Federated Farmers of New Zealand	S126.165	GRUZ - General Rural Zone	GRUZ-S8	Oppose	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.	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.
Fire and Emergency NZ	S124.115	GRUZ - General Rural Zone	GRUZ-S8	Support in part	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.	Amend as follows: GRUZ-S8 Height: Except that Communication towers and poles used for emergency service facilities are exempt from this rule.
Kevin Robertson	S115.166	GRUZ - General Rural Zone	GRUZ-S8	Oppose	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.	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.
Ronald Crispin	S60.168	GRUZ - General Rural Zone	GRUZ-S8	Oppose	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.	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
Rural Ratepayers Group	S143.177	GRUZ - General Rural Zone	GRUZ-S8	Oppose	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.	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.
Alistair & Bernadette Hunt	S148.178	GRUZ - General Rural Zone	GRUZ-S8	Oppose	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.	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.
John Baynes	S68.286	GRUZ - General Rural Zone	GRUZ-S8	Oppose	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.	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.
New Zealand Agricultural Aviation Association	S156.016	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	Delete GRUZ- S9
New Zealand Helicopter Association	S63.020	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	Delete GRUZ-S9
Ballance Agri-Nutrients	S87.011	GRUZ - General Rural Zone	GRUZ-S9	Oppose	This blanket setback rule does not consider the practicality of siting rural airstrips, creating access tracks to the airstrips, or the increased potential health and safety risks that may result from this. Setbacks as proposed do not enable the provision of services to support primary production.	Delete GRUZ-S9
Stoney Creek Station Limited	S3.080	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~
Ravensdown Limited	S28.017	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	Delete GRUZ-S9
Trudy Bokser	S113.080	GRUZ - General Rural Zone	GRUZ-S9	Oppose	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable	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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					as this does not account for any vertical separation.	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.~~
Nathan Bokser	S116.080	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~
AW+ JA Johnston Family Trust	S118.080	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~
Reaby Downs Farm Ltd	S18.082	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~
Karen Temple	S19.082	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~
Sarah and Peter Barclay	S20.082	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~
Helen McIntosh	S24.082	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~
John Baynes	S68.084	GRUZ - General Rural Zone	GRUZ-S9	Oppose	The requirement for helicopter flight paths to be separated horizontally by at least 250m from any noise sensitive activity is unworkable	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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					as this does not account for any vertical separation.	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.~~
Peters Farm Ltd Karen Peters	S127.116	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~
Greg Bokser	S117.080	GRUZ - General Rural Zone	GRUZ-S9	Oppose	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.	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.~~
McNabb Management Ltd	S103.008	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	The amendments are consequential to accepting the decisions sought in this submission.	Add a new Policy GRUZ-PREC14-P2 which reads: “Enable the establishment of rural industrial activities within the McNabb Rural Industry Precinct provided: 1. there is no direct access off SH 1; 2. appropriate infrastructure is provided for drinking water, and wastewater treatment and disposal; 3. stormwater is detained on-site to avoid exacerbating flood risk; 4. development of the area proceeds in accordance with a concept plan which: - promotes energy and water use efficiency and reduced greenhouse gas emissions;- enhances biodiversity and mahinga kai on site; - retains options for productive use of the land where possible; is sympathetic with the character of the site and surroundings including Te Ika Rama Marae; - minimises potential reverse-sensitivity effects with adjoining land uses; and - enables future subdivision and in-fill development in that area which is deferred Light Industrial Zoning.
McNabb Management Ltd	S103.009	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	The same rules which apply to PREC13 Rural Industry Precinct at Matura should also apply to the Rural Industry Precinct at McNabb. However greenfield developments of this nature ought to be subject to a concept plan, which enables the consent authority to ensure any development implements the plan policies.	Add a new rule: “GRUZ- PREC14 – Land uses in McNabb Rural Industrial Precinct Activity status: Controlled” Amend subsequent rule numbers accordingly.
McNabb Management Ltd	S103.010	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	The same standards which apply to PREC13 Rural Industry Precinct at Matura should also apply to the Rural Industry Precinct at McNabb. However greenfield developments of this nature ought to be subject to concept plan, which enables the consent authority to ensure any development implements the plan policies.	Add a new standard which reads: “GRUZ-PREC14-S1: Rural Industry Precinct McNabb: 1. The activity complies with all rules for permitted activities which apply to the GRUZ-PREC13 Rural Industry Precinct. 2. A concept development plan is submitted with the application showing the proposed layout of the Rural Industrial Precinct. 3. The concept development plan shows an underlying proposal for infill development of the area zoned deferred Light Industrial Zone. Matters of control: The appropriateness of the provisions for access, infrastructure, building platforms, and the underlying infill development plan. Activity status where compliance is not achieved: Discretionary activity.”
Royal Forest and Bird Society of NZ Inc	S110.049	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	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	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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					be added into GRUZ-R1 (1), GRUZ-R2 (5), GRUZ-R3 (5), GRUZ-R4 (1) & (9), GRUZ-R7 (2) & (6), GRUZR8 (7), GRUZ-R9 (4), GRUZ-R10 (4), GRUZ-R13 (3) and GRUZ-R14 (3).	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.
Rural Contractors NZ Incorporated (RCNZ)	S145.009	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	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.	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 infringing standard.
Stoney Creek Station Limited	S3.046	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
Clark Fortune McDonald & Associates	S99.031	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Not Stated	There is no acknowledgement of people living in the rural zone as a valid activity / use of land and these provisions implicate that it is an undesirable activity to be mitigated.	Include a provision within the objectives and policies of the General Rural Zone that acknowledges that people do live in the rural zone.
Fire and Emergency NZ	S124.116	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Not Stated	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.	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

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
						independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice’
KiwiRail Holdings Ltd	S132.150	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	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 standard be applied over all zones for setback from rail corridor	New standard GRUZ-S10 as follows: Setback from rail corridor All 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 of the rail network. 2. Compatibility with the surrounding environment. 3. The reason for the reduced setback.
Mercury NZ Limited	S130.043	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Not Stated	It is required to give effect to NPS-REG. REG activities have a functional need to locate where energy resources are located.	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
New Zealand Heavy Haulage Association	S77.005	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Oppose in part	“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.	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 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.ORThe inclusion of the words “new or relocated buildings” to the activity rules for residential activities/units.
Trudy Bokser	S113.046	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
Nathan Bokser	S116.046	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
AW+ JA Johnston Family Trust	S118.046	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
Reaby Downs Farm Ltd	S18.048	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.

Submitter	Submission Point	Plan section	Plan provision	Position	Reasons	Decision Requested
					objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	
Karen Temple	S19.048	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
Sarah and Peter Barclay	S20.048	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
Helen McIntosh	S24.048	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
John Baynes	S68.050	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
Peters Farm LtdKaren Peters	S127.082	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.
Environment Southland	S85.167	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Support	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.	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.
Greg Bokser	S117.046	GRUZ - General Rural Zone	GRUZ- Additional provisions sought	Amend	Stoney Creek seeks specific zoning for activities within the Hokonui Hills area to recognise the presence of farming activities and protections for the values of the area with specific objectives policies and rules. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area.