Appendix A - Decisions on Submissions
Topic 4: Urban Form and Development

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Panel Decision	Amend Plan
S140.001 Robina Johnston	UFD-General	Considers managed retreat is needed for the Gore community, that growth needs to be projected for 30 years and the west of Gore is most appropriate for growth. See submission		
S146.009 Southland District Council	UFD-General	The submitter notes that this section may be improved by adding provisions focused on the following. (a) nature-based solutions are preferred over hard-engineering solutions, and (b) comprehensive area-wide measures are preferred over site-specific solutions.		
S128.008 Greenbriar Ltd.	UFD-Overview	Add additional text as follows: A number of Special Purpose Zones have also been identified to recognise the contribution these areas play in supporting the District's economic development and employment needs and/or their locational constraints. The Special Purpose Zones include Camp Columba, Charlton Aerodrome, Field Days, New Vale and the Mult-sports and Showgrounds areas. The balance of the district is predominantly zoned Rural which will enable the ongoing use and development for primary production, particularly agriculture which is the dominant land use within Gore. The interface between rural and non-rural land needs to be managed to ensure reverse sensitivity effects do not arise. This will see productivity of rural land, including highly productive soils maintained.		Yes
FS20.029 Hokonui Runanga Inc		*Allow S128.008 Greenbriar Ltd in part*		
S112.010 Waka Kotahi NZ Transport Agency	UFD-O1	Amend the wording as follows or words to this affect: UFD-01 (...) 6. manages the safe, effective and efficient use and provision of ~~utilises~~ new and existing infrastructure ~~and/ or can be efficiently serviced with new infrastructure.~~ 10. provides a resilient critical infrastructure network to meet the needs of the Gore District. 11. provides opportunities for active transport modes (walkways and cycleways).		Yes
FS28.007 Kainga Ora		*Disallow S112.010 Waka Kotahi NZ Transport Agency in part*		
FS30.088 Transpower New Zealand Ltd		*Allow S112.010 Waka Kotahi NZ Transport Agency*		
S128.009 Greenbriar Ltd.	UFD-O1	Add new Objective 3A: recognises that some resources and associated activities are locationally constrained;		
S130.009 Mercury NZ Ltd	UFD-O1	5 a. takes into account the short, medium, and long-term impacts of climate change and natural hazards, and the associated uncertainty and risk; 5b. provides for the transition away from fossil fuels, through increased use and development of renewable resources.		Yes
FS30.052 Transpower New Zealand Ltd *FS24.005 Contact Energy Ltd*		*Allow S130.009 Mercury NZ Ltd*		
S132.014 KiwiRail Holdings Ltd	UFD-O1	Amend as follows: (6) manages the safe, effective and efficient use and provision of new and ~~utilises~~ existing infrastructure ~~and/or can be efficiently serviced with new infrastructure~~.		Yes
FS21.014 Yrless Ltd		*Disallow S132.014 KiwiRail Holdings Ltd in part*		

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FS28.008 Kainga Ora				
S139.041 Hokonui Rūnanga Inc	UFD-O1	Amend clauses 2 and 3 to read: "2. minimises adverse impacts on natural, historic heritage, and cultural values <u>including but not Ltd to whakapapa, mauri, mahinga kai, wāhi tapu, the retention of mātauranga associated with knowing the landscape, and the ability to exercise kaitiakitanga: and</u> 3. recognises <u>and provides for</u> the relationship of ~~Māori with their culture, traditions, lands, waterbodies, sites, areas and landscapes and other taonga of significance;~~ <u>mana whenua with whenua (land), wai (water), and mahinga kai</u>."		Yes
S143.067 Rural Ratepayers Group S148.068 Alistair & Bernadette Hunt S115.056 Kevin Robertson S126.055 Southland Federated Farmers of New Zealand S60.058 Ronald Crispin S68.176 John Baynes	UFD-O1	Amend UFD-O1 to include: <u>10. considers the potential loss of highly productive soils.</u>		Yes
S154.056 Spark New Zealand Trading Ltd S32.056 One New Zealand Group Ltd S33.056 FortySouth S35.056 Chorus New Zealand Ltd S37.056 Connexa Ltd S40.016 Silver Fern Farms S121.018 Alliance Group Ltd S125.006 Ministry of Education S145.002 Rural Contractors NZ Inc	UFD-O1	Retain UFD-O1 as notified.		
FS21.013, FS21.035, FS21.0010, FS21.011, FS21.009 *FS21.012 Yrless Ltd*		*Allow S154.056 Spark New Zealand Trading Ltd, S32.056 One New Zealand Group Ltd, S33.056 FortySouth, S35.056 Chorus New Zealand Ltd, S37.056 Connexa Ltd*		
S125.007 Ministry of Education	UFD-O4	Amend as follows: The District has a hierarchy of vibrant and viable centres that are locations for shopping, leisure, cultural, entertainment and social interaction experiences and provide for the community's employment, <u>educational</u> and economic needs.		
S125.008 Ministry of Education	UFD-O5	Amend as follows: The hierarchy of centres in the District is maintained in accordance with the following:		

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Panel Decision	Amend Plan
		1. the Gore Town Centre is the principal centre that provides for a wide range of commercial activities, community, educational, recreational and residential activities that serve the District and the wider Southland region; 2. the Mataura Local Centre provides for a range of commercial activities, educational and community activities that serve the needs of the surrounding residential catchment and the local rural and business community; 3. the Settlement Zones are made up of rural service centres that provide for a cluster of residential activities, commercial activities, light industrial activities, educational and community activities that serve the needs of each settlement's community, surrounding rural area and appropriate tourism opportunities; 4. Neighbourhood Centre Zones provide for small-scale commercial, educational and community activities that serve the needs of the immediate residential neighbourhood; and		
S112.011 Waka Kotahi NZ Transport Agency	UFD-O7	Amend the wording of Objective UFD-O7 as follows 3. have safe, connected and efficient transport networks; 5. incorporate active transport where appropriate.		Yes
S132.015 KiwiRail Holdings Ltd	UFD-O7	Amend as follows: UFD-07 Urban environments are liveable, connected, accessible, safe and well-designed spaces for the community to live, work and play in, which: 3. Have safe, connected and efficient transport networks; and		Yes
S35.057 Chorus S125.009 Ministry of Education S32.057 One NZ Group Ltd S33.057 Forty South S37.057 Connexa Ltd S154.057 Spark	UFD-O7	Retain UFD-O7 as notified.		
FS21.015, FS21.016, FS21.017, FS21.018, FS21.019 Yrless		*Supports S35.057 Chorus, S32.057 One NZ Group Ltd, S33.057 Forty South, S37.057 Connexa Ltd, S154.057 Spark*		
S121.019 Alliance Group Ltd S40.017 Silver Fern Farms	UFD-O8	Retain as notified		
S112.012 Waka Kotahi NZ Transport Agency	UFD-O9	Amend the wording of Objective UFD - O9 as follows: 1. along key transport routes to ensure the safe, efficient and effective transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads. 3. upgrade works are undertaken to key transportation routes to support the safe, efficient and effective transportation of people and goods.		Yes
FS27.001 Alliance Group Ltd *FS29.035 Silver Fern Farms Ltd*		*Allow S112.012 Waka Kotahi NZ Transport Agency*		
S121.020 Alliance Group Ltd S40.018 Silver Fern Farms	UFD-O9	Retain as notified		

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Panel Decision	Amend Plan
S132.016 KiwiRail Holdings Ltd	UFD-O9	Amend as follows: UFD-09 There is sufficient land for industrial activities in the short, medium, and long-term in appropriate locations, including: 1. Along key transport routes to ensure safe, efficient and effective transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads;		Yes
S115.057 Kevin Robertson S126.056 Southland Federated Farmers of New Zealand S143.068 Rural Ratepayers Group S148.069 Alistair & Bernadette Hunt S60.059 Ronald Crispin S68.177 John Baynes	UFD-O10	Amend UFD-O10: Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised and protected.		
S145.003 Rural Contractors NZ Incorporated S128.010 Greenbriar Ltd.	UFD-O10	Retain as notified.		
S126.057 Southland Federated Farmers of New Zealand S115.058 Kevin Robertson S143.069 Rural Ratepayers Group S148.070 Alistair & Bernadette Hunt S60.060 Ronald Crispin S68.178 John Baynes	UFD-O11	Amend UFD-O11: ~~Productive, versatile~~ Highly productive land and natural, physical and cultural resources located within rural areas that are of significance to the District are protected and maintained.		Yes
S128.011 Greenbriar Ltd.	UFD-O11	No amendments required		
S101.013 Transpower New Zealand Ltd	UFD-Additional Objective sought	Amend the UFD Chapter to include the following additional Objective: "UFD - X The operation, maintenance, upgrade and development of critical infrastructure is enabled and critical infrastructure is protected from the impacts of incompatible activities.		
FS28.009 Kainga Ora		*Disallow S101.013 Transpower New Zealand Ltd*		
FS21.020 Yrless Ltd		*Allow in part S101.013 Transpower New Zealand Ltd*		
S109.021 Department of Conservation	UFD-Additional provisions sought	Insert a Strategic Direction for the Natural Environment which seeks to:- Recognize the integrated approach to managing land and water resources. - Recognizes the inter relationship between the health and wellbeing of communities and the natural environment. - Sets out how the natural environment is to be managed within the district including: setting an overall approach for the district such as: ▪ the protection and ongoing identification of SNAs including preventing further loss of threatened and at-risk species; ▪ the maintenance and enhancement of indigenous biodiversity (including outside of SNAs) for future generations ▪ Managing adverse effects on highly mobile fauna areas in order to maintain viable populations		

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Panel Decision	Amend Plan
		of specified highly mobile fauna across their natural range; ▪ to promote the restoration of indigenous biodiversity; and ▪ to promote resilience to the effects of climate change.		
FS20.003 Hokonui Runanga Inc		Allow in part S109.021 Hokonui Runanga Inc		
S128.012 Greenbriar Ltd.	UFD-Additional Objective sought	UFD-O12 - activities reliant on locationally constrained resources or with functional and operational needs that dictate their location are provided for.		
S85.069 Environment Southland	UFD-Additional provisions sought	Evaluation of stormwater capacity during flooding, particularly with regard to areas targeted for future development. Identify the importance of adequately mapping and protecting secondary flow paths in planning documents.		
FS28.0010 Kainga Ora		*Allow in part S85.069 Environment Southland*		
S139.040 Hokonui Rūnanga Inc	Whole of Plan	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 references to 'Ngāi Tahu values' with more detailed description of particular effects to be avoided, remedied or mitigated.		