IN THE MATTER AND IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Hearing of Submissions and Further Submissions on the Proposed Gore District Plan

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Gore District Plan - Decisions on Submissions

Topic 15: Rural Definitions and Maps

Hearings Panel Members

Keith Hovell

Glenys Dickson

Cliff Bolger

Maria Bartlett

Date of Hearing
23 - 24 July 2024

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1 Introduction

1.1 Scope of this Decision

1.1.1 This document details the evaluation and decisions of the Hearings Panel on the submissions and evidence considered in relation to submissions lodged to definitions and mapping applying to the General Rural and Rural Lifestyle Zones.

1.1.2 This Decision is one of an integrated series of Decisions considering submissions to the Rural Zones, as follows:

- Decision 12 McNab
- Decision 15 Rural Zones Definitions and Maps
- Decision 16 General Rural Zone
- Decision 17 Rural Lifestyle Zone
- Decision 18 Settlement Zone
- Decision 26 New Vale

1.1.3 The Hearings Commissioners comprising the Panel for these hearings were Commissioners Keith Hovell, Maria Bartlett, Cliff Bolger and Glenys Dickson.

1.1.4 This Decision focuses on the key issues in contention. Where there is no contention, such as submitter support for certain provisions, or minor matters where proposed changes are recommended in response to submissions, the Panel has adopted the recommendations and the underlying evaluation contained in the s5 42A Report prepared by Joanne Skuse.

1.2 Abbreviations

1.2.1 In this decision the following abbreviations are used:

Full Text	Abbreviation
Clark Fortune McDonald and Associates	CFMA
Environment Southland	ES
Heritage New Zealand Pouhere Taonga	Heritage NZ
KiwiRail Holdings Ltd	KiwiRail
Proposed Gore District Plan	Proposed Plan or PDP
Report prepared under section 42A of the RMA	s42A Report
Resource Management Act 1991	RMA
RMA section	s
Southland Federated Farmers NZ	Federated Farmers
Waka Kotahi NZ Transport Agency	NZTA

1.3 Statutory Considerations

1.3.1 The Panel's Decision1 Preliminary Matters and Statutory Requirements Relevant to Decisions sets out the legal framework and requirements for preparing a District Plan, as well as case law referred to in legal submissions and evidence provided to the Panel. This framework is not repeated in this Decision. Rather, this Decision should be read in conjunction with Decision1.

1.3.2 In s42A reports to the Panel, the authors are required to consider any alternative provisions put forward in the context of s32, and when changes are recommended, a further assessment under s32AA is provided if the change is a material departure from what was notified. That same obligation to make a further assessment under s32AA also applies to the Panel if it decides to make changes to the Plan in response to submissions which materially depart from the notified version.

1.3.3 Through Minute 5, the Panel requested submitters seeking changes to District Plan provisions to have regard to the s32 provisions and provide material to the Panel that would facilitate any additional s32AA assessment required if it was of a mind to accept the changes they sought.

1.3.4 Where the Panel has made amendments to the Proposed Plan that are consistent with the recommendations contained within the s42A Reports and associated evidence the Panel has adopted the s32AA analysis contained within those reports and evidence, unless expressly stated otherwise. Those reports are part of the public record and are available on the Council's website.

1.3.5 Where the Panel has made amendments to the Proposed Plan that are not contained within the s42A Report, or which were not subject to a s32AA assessment provided by submitters, the Panel has undertaken the required s32AA analysis and has incorporated it into the body of the decision, with the required assessment forming part of the evaluation. The Panel is satisfied that the required substantive assessment has been undertaken where required.

1.4 Procedural Matters

1.4.1 There were no pre-hearing meetings or meetings undertaken in accordance with clause 8AA of Schedule 1, on the submissions relating to the General Residential Zone.

1.4.2 Commissioner Hovell, as an adjoining landowner and occupier, considered he had a conflict of interest regarding submissions S99.001 and S99.046 by Clark, Fortune, McDonald and Associates, and he took no part in the consideration of these submissions. No other member of the Panel identified any conflicts of interest.

1.4.3 No procedural matters were raised at the hearing.

1.4.4 No matters of trade competition were raised.

2 The Hearings

2.1 General Rural Zones Hearing

2.1.1 The hearing in relation to the Rural Zones was held on 23 - 24 July 2024 at the Gore District Council administration building, in Gore.

2.1.2 Prior to the hearing, the Panel received a s42A Report and associated documents authored by the following:

Author	Description
Joanne Skuse	s42A Report
Tonkin and Taylor	Flooding Assessment
Mark Gregory	Transport Expert Evidence
The Property Group	Planning for Growth
The Property Group	Economic and Population Growth Analysis
Mike Moore	Proposed Hokonui Hills Rural Lifestyle Zone Landscape Protection Provisions

2.1.3 At the commencement of the hearing, the Panel received supplementary evidence from Joanne Skuse responding to matters raised in the evidence and additional information received by the Panel. The Panel sought clarification from Joanne Skuse regarding matters contained in her s42A Report and supplementary evidence at various times during the hearing, in between presentations from submitters and further submitters.

2.1.4 Submitters who appeared at the hearing were as follows:

No.	Submitter	Attendees	Nature of Evidence
S101 FS30	Transpower NZ Ltd	Ainsley McLeod John Sutherland	Video Link Video Link
S74	Hamish Weir	Self	In person
S112	NZTA Waka Kotahi	Helen Dempster	Video Link
S42	Kowhai Trust	Hamish Weir Angela Watson Johnnie Watson	In person In person In Person
S99	Clark Fortune McDonald	Nick Geddes Ben Wilson	In person In person
S85	Environment Southland	Marcus Roy Gaven Guilder	Video Link Video Link
S77	New Zealand Heavy Haulage	Jonathan Bhana-Thomson	Video Link
S126	Southland Federated Farmers NZ	Rachel Thomas	Video Link
S3	Stoney Creek Station	Brett Highsted Nathan Bosker	In Person In Person
S128	Greenbriar Ltd	Bridget Irving John Howes Andrew Shultz Megan Justice	Video Link Video Link Video Link Video Link

2.1.5 Submitters who submitted further information for the Panel to consider were:

- Ravensdown Ltd (S26)
- Silver Fern Farms (S40)
- Rural Contractors of NZ (S145)
- KiwiRail Holdings Ltd (S132)

2.1.6 All written material received by the Panel is available on the Council's web site.

2.2 Other Relevant Hearings

2.2.1 Plan provisions applying within areas subject to inundation were considered in the context of the HS11 Natural Hazards. Arising from submissions by Environment Southland this included consideration of zoning changes within areas of actual and potential inundation. In that regard, evidence from the following witnesses is relevant to matters considered in this decision:

- Brett Osborne, author of the s42A Report
- Tim Morris, Tonkin and Taylor for the Gore District Council
- Marcus Roy, Jo Patterson and Matthew Gardner for Environment Southland

3 Interpretation

3.1 Definitions Supported With No Opposing Submissions

Submitter (S)	Decision Requested
S126.014 Southland Federated Farmers of NZ S3.084 Stoney Creek Station Ltd S113.084 Trudy Bokser S116.084 Nathan Bokser S118.084 AW+ JA Johnston Family Trust S127.120 Peters Farm Ltd Karen Peters S18.086 Reaby Downs Farm Ltd S19.086 Karen Temple S20.086 Sarah and Peter Barclay S24.086 Helen McIntosh S68.088 John Baynes S115.015 Kevin Robertson	Retain 'cultivation' definition as drafted.

S143.026 Rural Ratepayers Group S148.027 Alistair & Bernadette Hunt S60.017 Ronald Crispin S68.135 John Baynes S117.084 Greg Bokser	
S126.027 Southland Federated Farmers of NZ S115.028 Kevin Robertson S143.039 Rural Ratepayers Group S148.040 Alistair & Bernadette Hunt S60.030 Ronald Crispin S68.148 John Baynes	Retain Intensive indoor primary production definition as notified
S3.096 Stoney Creek Station Ltd S113.096 Trudy Bokser S116.096 Nathan Bokser S118.096 AW+ JA Johnston Family Trust S127.132 Peters Farm Ltd Karen Peters S18.098 Reaby Downs Farm Ltd S19.098 Karen Temple S20.098 Sarah and Peter Barclay S24.098 Helen McIntosh S68.100 John Baynes S117.096 Greg Bokser	Retain 'LUC 1, 2 or 3' definition as drafted.
S128.003 Greenbriar Ltd.	Support Mining definition - Crown Minerals Act definition adopted
S111.002 Aggregate and Quarry Association S128.004 Greenbriar Ltd S135.001 Straterra Inc S126.038 Southland Federated Farmers of NZ S3.099 Stoney Creek Station Ltd S113.099 Trudy Bokser S116.099 Nathan Bokser S118.099 AW+ JA Johnston Family Trust S127.135 Peters Farm Ltd Karen Peters S18.101 Reaby Downs Farm Ltd S19.101 Karen Temple S20.101 Sarah and Peter Barclay S24.101 Helen McIntosh S68.103 John Baynes S115.039 Kevin Robertson S143.050 Rural Ratepayers Group S148.051 Alistair & Bernadette Hunt S60.041 Ronald Crispin S68.159 John Baynes S117.099 Greg Bokser	Retain 'primary production' definition as drafted.
S3.101 Stoney Creek Station Ltd S113.101 Trudy Bokser S116.101 Nathan Bokser S118.101 AW+ JA Johnston Family Trust S127.137 Peters Farm Ltd Karen Peters S18.103 Reaby Downs Farm Ltd S19.103 Karen Temple S20.103 Sarah and Peter Barclay S24.103 Helen McIntosh S68.105 John Baynes S117.101 Greg Bokser	Retain 'rural commercial recreation activity' definition as drafted.
S3.102 Stoney Creek Station Ltd S113.102 Trudy Bokser S116.102 Nathan Bokser S118.102 AW+ JA Johnston Family Trust S127.138 Peters Farm Ltd Karen Peters S18.104 Reaby Downs Farm Ltd S19.104 Karen Temple S20.104 Sarah and Peter Barclay S24.104 Helen McIntosh S68.106 John Baynes S117.102 Greg Bokser	Retain 'rural environment' definition as drafted.

S3.104 Stoney Creek Station Ltd S113.104 Trudy Bokser S116.104 Nathan Bokser S118.104 AW+ JA Johnston Family Trust S127.140 Peters Farm Ltd Karen Peters S18.106 Reaby Downs Farm Ltd S19.106 Karen Temple S20.106 Sarah and Peter Barclay S24.106 Helen McIntosh S68.108 John Baynes S117.104 Greg Bokser	Retain 'rural produce retail activity' as drafted.

3.1.1 The submitters support the various definitions listed above and there are no submissions opposing or seeking changes to these. The Panel acknowledges and accepts these submissions.

3.2 Agricultural, horticultural and pastoral activities

Submitter (S) Further Submitter (FS)	Decision Requested
S18.084 Reaby Downs Farm Ltd S104.018 McLeod-Wantwood Trust/ Wantwood Station S105.018 Farm Manager - Wantwood Station S127.018 Peters Farm Ltd Karen Peters S113.082 Trudy Bokser S116.082 Nathan Bokser S118.082 AW+ JA Johnston Family Trust S127.118 Peters Farm Ltd Karen Peters S19.084 Karen Temple S20.084 Sarah and Peter Barclay S24.084 Helen McIntosh S68.086 John Baynes S117.082 Greg Bokser S3.082 Stoney Creek Station Ltd	Amend the definition for agricultural, horticultural and pastoral activities to read: Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying (except farm quarries) or direct sales.
FS17.094 Federated Farmers	Allow S3.082
S126.006 Southland Federated Farmers of NZ S115.007 Kevin Robertson S143.018 Rural Ratepayers Group S148.019 Alistair & Bernadette Hunt S60.009 Ronald Crispin S68.127 John Baynes	Amend title and make any consequential amendments: ~~Agricultural, horticultural and pastoral activities~~ Rural production activities

3.2.1 The Panel accepts the advice of Joanne Skuse at paragraphs 85 - 86 of her s42A Report that the definition of Primary Production provides for a full range of activities considered appropriate in rural areas but within some precincts “farming” type activities are suitable but not the full range of activities provided for within the Primary Production definition. She added those activities considered unsuitable in the precincts but included in the wider definition include quarries and mining and that agricultural, horticultural and pastoral activities is part of the wider definition and the intent of a separate definition is to provide for that differentiation and allow only “agricultural, horticultural and pastoral activities” within the precincts.

3.2.2 None of the submitters provided any additional information to the Panel with regard to these definitions. Accordingly, the Panel concludes that none of the changes sought by either group of submitters above are appropriate. As a consequence, submissions S18.084 Reaby Downs Farm Ltd and others, and S126.006 Southland Federated Farmers of NZ and others, are rejected.

3.3 Farm Quarry

Submitter (S)	Decision Requested
S3.087 Stoney Creek Station Ltd S113.087 Trudy Bokser S116.087 Nathan Bokser	Retain 'farm quarry' definition as notified.

S118.087 AW+ JA Johnston Family Trust S127.123 Peters Farm Ltd Karen Peters S18.089 Reaby Downs Farm Ltd S19.089 Karen Temple S20.089 Sarah and Peter Barclay S24.089 Helen McIntosh S68.091 John Baynes S117.087 Greg Bokser	
S115.018 Kevin Robertson S143.029 Rural Ratepayers Group S148.030 Alistair & Bernadette Hunt S60.020 Ronald Crispin S68.138 John Baynes S126.017 Southland Federated Farmers of NZ	Amend 'farm quarry' definition and make any necessary consequential amendments: Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use ~~within the same site where it is extracted.~~ It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry

3.3.1 The Panel notes and acknowledges the support of S3.087 Stoney Creek Station Ltd and others for the definition of farm quarry. As the definition is being amended these submissions are accepted in part.

3.3.2 The Panel accepts the advice of Joanne Skuse to amend the definition in response to the submissions of S115.018 Kevin Robertson and others, recognising that farms generally contain a number of “sites” and “titles”. This was supported by Federated Farmers.

3.3.3 Submissions S115.018 Kevin Robertson and others are accepted in part by amending the definition of Farm Quarry as follows:

Farm Quarry Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use within the same farming operation ~~site~~ where it is extracted. It includes the area of aggregate resource and surrounding land associated with the operation of a farm quarry and which is used for farm quarrying activities. It does not include earthworks or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the farm quarry

3.4 Feedlot

Submitter (S)	Decision Requested
S126.019 Southland Federated Farmers of NZ S115.020 Kevin Robertson S143.031 Rural Ratepayers Group S148.032 Alistair & Bernadette Hunt S60.022 Ronald Crispin S68.140 John Baynes	Remove definition: ~~Means a stockholding area where cattle -- a) are kept for at least 80 days in any 6-month period and (b) are fed exclusively by hand or machine.~~

3.4.1 The Panel accepts the recommendation of Joane Skuse at paragraph 105 of her s42A Report where she advised the term “feedlot” is not subject to provisions in the PDP and should be deleted.

3.4.2 Submissions S126.019 Southland Federated Farmers of NZ and others are accepted by deleting the definition of “Feedlot”.

3.5 Fences

Submitter (S)	Decision Requested
S105.014 Farm Manager - Wantwood Station S104.014 McLeod-Wantwood Trust/Wantwood Station S127.014 Peters Farm Ltd Karen Peters	Amend the wording to make it clear whether post and wire fences are included.

S3.089 Stoney Creek Station Ltd S113.089 Trudy Bokser S116.089 Nathan Bokser S118.089 AW+ JA Johnston Family Trust S127.125 Peters Farm Ltd Karen Peters S18.091 Reaby Downs Farm Ltd S19.091 Karen Temple S20.091 Sarah and Peter Barclay S24.091 Helen McIntosh S68.093 John Baynes	Amend the definition for fences to read: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a ~~post and wirefence or a~~ temporary fence such as an electric fence or construction hoarding.
S115.021 Kevin Robertson S143.032 Rural Ratepayers Group S148.033 Alistair & Bernadette Hunt S60.023 Ronald Crispin S68.141 John Baynes S117.089 Greg Bokser S126.020 Southland Federated Farmers of NZ	Amend definition for fences and make any consequential amendments: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a farm fence.

3.5.1 The Panel agrees with the assessment of Joane Skuse at paragraphs 97 – 104 of her s42A Report where she accepted that the wording of the definition is problematic because the exclusions listed in the definition are referred to in varying ways in rules and other provisions in the PDP. As such, she recommended the definition is updated to remove all listed exemptions with any exceptions for certain types of fences provided for within specific rules or standards.

3.5.2 Submissions S3.089 Stoney Creek Station Ltd and others; S105.014 Farm Manager - Wantwood Station and others; and S115.021 Kevin Robertson and others are accepted in part by amending the definition of fences as follows:

Fences Means any structure, intended to be a permanent division, screen or barrier.~~, but shall not include a post and wire fence or a temporary fence such as an electric fence or construction hoarding.~~

3.6 Fresh water

Submitter (S)	Decision Requested
S126.022 Southland Federated Farmers of NZ S115.023 Kevin Robertson S143.034 Rural Ratepayers Group S148.035 Alistair & Bernadette Hunt S60.025 Ronald Crispin S68.143 John Baynes	Amend definition: ~~Fresh water~~ Freshwater or fresh water

3.6.1 The Panel accepts the recommendation of Joane Skuse at paragraph 122 of her s42A Report where she agreed with the submitters that the definition of 'fresh water' should replicate the RMA definition exactly.

3.6.2 Submissions S126.022 Southland Federated Farmers of NZ and others is accepted by amending the definition of Fresh water as follows:

Freshwater or Fresh Water Has the same meaning as per the Resource Management Act – means all water except coastal water and geothermal water.

3.7 Highly Productive Land

Submitter (S) Further Submitter (FS)	Decision Requested
S111.003 Aggregate and Quarry Assn S135.002 Straterra Inc	The definition of highly productive land, is not taken from the National Planning Standards, as it excludes land containing quarrying materials,
S113.091 Trudy Bokser S116.091 Nathan Bokser S118.091 AW+ JA Johnston Family Trust S127.127 Peters Farm Ltd Karen Peters S18.093 Reaby Downs Farm Ltd	Amend the definition for Highly Productive Land to read: Has the same meaning as the National Policy Statement for Highly Productive Land: Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly

S19.093 Karen Temple S20.093 Sarah and Peter Barclay S24.093Helen McIntosh S68.095 John Baynes S117.091 Greg Bokser S3.091 Stoney Creek Station Ltd	Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)
FS17.097 Federated Farmers	Supports S3.091 Stoney Creek Station Ltd
S115.025 Kevin Robertson S143.036 Rural Ratepayers Group S148.037 Alistair & Bernadette Hunt S60.027 Ronald Crispin S68.145 John Baynes S126.024 Southland Federated Farmers of NZ	Retain Highly productive land definition as notified

3.7.1 The support for the definition by S115.025 Kevin Robertson and others is acknowledged by the Panel. As the definition is being amended these submissions are accepted in part.

3.7.2 The Panel accepts the explanation of Joanne Skuse at paragraph 128 of her s42A Report that the definition as drafted is in accordance with the requirements of the National Planning Standards given that the definition from the National Policy Statement for Highly Productive Land may be used, provided that it is appropriately referenced. Accordingly, submissions S111.003 Aggregate and Quarry Assn and S135.002 Straterra Inc are rejected.

3.7.3 Joanne Skuse at paragraph 127 of her s42A Report agreed that the additions sought by S113.091 Trudy Bokser and others add clarity to the definitions, and this adopted by the Panel.

3.7.4 Submissions S113.091 Trudy Bokser and others are accepted by amending the definition of Highly Productive Land to read:

Highly Productive Land: Has the same meaning as the National Policy Statement for Highly Productive Land: Means land that has been mapped in accordance with clause 3.4 of the National Policy Statement for Highly Productive Land and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) of the National Policy Statement for Highly Productive Land for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)

3.8 Plantation Forestry

Submitter (S)	Decision Requested
S110.007 Royal Forest and Bird Society of NZ Inc	Change: ~~Plantation Forestry~~ Commercial Forestry
S126.037 Southland Federated Farmers of NZ S115.038 Kevin Robertson S143.049 Rural Ratepayers Group S148.050 Alistair & Bernadette Hunt S60.040 Ronald Crispin S68.158 John Baynes	Retain as notified
S138.012 Port Blakely Ltd	Amend the definition of plantation forestry, to have the same meaning as per the NES-CF.

3.8.1 The Panel notes the submissions in support, but as the definition is being amended submissions S126.037 Southland Federated Farmers of NZ and others are accepted in part.

3.8.2 Joanne Skuse at paragraphs 140 - 143 of her s42A Report noted that following notification of the PDP the National Environmental Standards for Plantation Forestry (NESPF) was replaced by the National Environmental Standards for Commercial

Forestry (NES-CF) and this necessitated a change to the definition of "plantation forestry" and the addition of a new definition for "exotic continuous-cover forest". She recommended accordingly, and the Panel agrees.

3.8.3 Submissions S110.007 Royal Forest and Bird Society of NZ Inc and S138.012 Port Blakely Ltd are accepted by:

(a) Amending the definition of "plantation forestry" as follows:

plantation forestry Has the same meaning as per the National Environmental Standards for ~~Plantation~~ Commercial Forestry

(b) Introducing a new definition as follows:

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

3.9 Quarry and Quarry Activities

Submitter (S)	Decision Requested
S126.039 Southland Federated Farmers of NZ S115.040 Kevin Robertson S143.051 Rural Ratepayers Group S148.052 Alistair & Bernadette Hunt S60.042 Ronald Crispin S68.160 John Baynes	Amend definition of Quarry to include below and make any consequential amendments: This definition does not include 'farm quarries'.
S126.182 Southland Federated Farmers of NZ S115.183 Kevin Robertson S143.194 Rural Ratepayers Group S148.195 Alistair & Bernadette Hunt S60.185 Ronald Crispin S68.303 John Baynes S148.199 Alistair & Bernadette Hunt	Amend definition of Quarry Activities to include below and make any consequential amendments: This definition does not include 'farm quarries'.

3.9.1 These submissions are rejected because, as noted by Joanne Skuse at paragraph 146 of her s42A Report, the definitions of Quarry and Quarry Activities are listed in the National Planning Standards and the Council is required to adopt those definitions without amendment.

3.10 Rural Industry

Submitter (S)	Decision Requested
S40.012 Silver Fern Farms	Amend to distinguish the reference to "rural environment" sufficiently to comply with the definition prescribed in the National Planning Standards.
S3.103 Stoney Creek Station Ltd S128.06 Greenbriar Ltd S126.044 Southland Federated Farmers of NZ S113.103 Trudy Bokser, S116.103 Nathan Bokser	Retain 'rural industry' definition as drafted.

S118.103 AW+ JA Johnston Family Trust S115.045 Robertson S60.047 Ronald Crispin S143.056 Rural Ratepayers Group S148.057 Alistair & Bernadette Hunt S68.165 John Baynes S18.105 Reaby Downs Farm Ltd S19.105 Karen Temple S20.105 Sarah and Peter Barclay S24.105 Helen McIntosh S68.107 John Baynes S127.139 Peters Farm Ltd Karen Peters S117.103 Greg Bokser	
FS29.018, FS29.019, FS29.020, FS29.021, FS29.022, FS29.023, FS29.024, FS29.025, FS29.026, FS29.027, FS29.028, FS29.029, FS29.013, FS29.015, FS29.016, FS29.017 Silver Fern Farms Ltd	Disallow S126.044, S113.103, S116.103, S118.103 S115.045, S60.047, S143.056, S148.057, S68.165, S18.105, S19.105, S20.105, S24.105, S68.107, S127.139, S117.103 in part

3.10.1 The support for the definition by S3.103 Stoney Creek Station Ltd and others is acknowledged and accepted by the Panel.

3.10.2 The Panel adopts the assessment of Joanne Skuse at paragraphs 159 - 161 of her s42A Report that concluded the definition is not inconsistent with the National Planning Standards definitions list and that no changes are required to the definition. The Panel notes Silver Fern Farms accepted the recommendation to reject this submission point. Accordingly, submission S40.012 Silver Fern Farms is rejected.

3.11 Stream

Submitter (S)	Decision Requested
S122.001 Fulton Hogan	Stream Means a continually or intermittently flowing natural or modified body of fresh water and includes headwaters and smaller tributaries to rivers or other streams. Streams are included in the definition of "River" under the Resource Management Act 1991.

3.11.1 The Panel accepts the recommendation of Joane Skuse at paragraph 171 of her s42A Report where she agrees with the submitters that the changes sought to the definition should be accepted.

3.11.2 Submission S122.001 Fulton Hogan is accepted by amending the definition of Stream as follows:

Stream: Means a continually or intermittently flowing natural or modified body of fresh water and includes headwaters and smaller tributaries to rivers or other streams. Streams are included in the definition of "River" under the Resource Management Act 1991.

3.12 Woodlot

Submitter (S)	Decision Requested
S126.053 Southland Federated Farmers of NZ S115.054 Kevin Robertson S143.065 Rural Ratepayers Group S148.066 Alistair & Bernadette Hunt S60.056 Ronald Crispin S68.174 John Baynes	Amend definition and make any necessary consequential amendments: Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry, shelter belts and trees planted for conservation purposes.

3.12.1 Joanne Skuse at paragraph 180 of her s42A Report recommended the changes sought to the definition by the submitters should be accepted, together with a further change to be consistent with the National Environmental Standard for Commercial Forestry (NPS-CF). Federated Farmers supported that recommendation.

3.12.2 In Minute 16 the Panel requested that Council advisers to consider further issues associated with afforestation. In her response to the Minute dated 18 September 2024, Joanne Skuse recommended further changes to the definition. Issues arising from the submission and Reports received are considered fully in Decision 16. At paragraph 5.5.6 of that Decision the Panel amended the definition of woodlot as follows:

> **Woodlot** Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes that is less than one hectare in area.~~, but excluding *plantation forestry.*~~

3.12.3 The panel considers that by including the 1 ha size limit the exclusions are not necessary and in terms of the submissions lodged the additions sought are also unnecessary. Accordingly, submissions S126.053 Southland Federated Farmers of NZ and others are rejected.

3.13 New Definitions Sought

Submitter (S)	Decision Requested
S115.022 Kevin Robertson S148.034 Alistair & Bernadette Hunt S143.033 Rural Ratepayers Group S60.024 Ronald Crispin S68.142 John Baynes S133.001 David Pullar S126.021 Southland Federated Farmers of NZ	Include new definition "**farm fences**" and make any consequential amendments: Means any fence erected for the purposes of any primary production activity.
S148.001 Alistair & Bernadette Hunt	Separate definition for 'farm fences' where farm fences are excluded from the rules requiring setback from waterways.

3.13.1 Joanne Skuse at paragraph 104 of her s42A Report stated that including a definition for 'farm fences' is not necessary as primary production activities are wide ranging and so the definition could extend unintentionally to a multitude of fence types. Rachel Thomas at paragraph 8 of her statement of evidence presented at the hearing accepted the approach but considered it important to ensure that exemptions are provided where appropriate for the types of fences permitted in each chapter.

3.13.2 Federated Farmers did request that the word "screen" be deleted from the definition as it could be confused with "fish screen" which is used by Environment Southland in the consents it issues. The Panel does not accept the need for this alteration as the context in which it is used, and the common understanding of what is a fence in the opinion of the Panel removes any ambiguity.

3.13.3 Federated Farmers also requested deletion of the word "barrier" as that would apply to an electric fence. In that regard, the Panel accepts the advice of Joanne Skuse in her statement of evidence that the key word in the definition is "permanent" and that would exclude electric fences

3.13.4 The Panel also agrees with Joanne Skuse at paragraph 104 of her s42A Report where she considered that referring to "primary production activities" as sought by the Kevin Robertson and others would apply to a wide range of activities, far greater than traditional pastoral farming, The Panel agrees this could result in confusion within the rules.

3.13.5 For the reasons set out above, submissions S115.022 Kevin Robertson and others, and S148.001 Alistair & Bernadette Hunt are rejected.

Submitter (S) Further Submitter (FS)	Decision Requested
S113.107 Trudy Bokser S116.107 Nathan Bokser	Insert a new definition for farm infrastructure: Means those structures (excluding buildings)

S118.107 AW+ JA Johnston Family Trust S127.143 Peters Farm Ltd Karen Peters S19.109 Karen Temple S18.109 Reaby Downs Farm Ltd S20.109 Sarah and Peter Barclay S24.109 Helen McIntosh S68.111 John Baynes S117.107 Greg Bokser S3.107 Stoney Creek Station Ltd	reasonably necessary to enable primary production activities relating to irrigation, the provision of stock water, the storage and distribution of animal feed, stock yards and ramps, but excludes fences, farm tracks, feedlots and silage pits.
FS17.103 Federated Farmers	Allow S3.107 Stoney Creek Station Ltd

3.13.6 In Decision 16 the Panel has introduced the term "farm infrastructure" in Standard GRUZ-S4. Consequential to that a definition is required in the District Plan. In the evidence from advisers to the Panel and from submitters, and at the hearing, there was debate as to the wording of the definition with various options being promoted. Having regard to the changes made to the rule and standard, the Panel considers that wording recommended by Joanne Skuse in her supplementary evidence provided the most practical approach.

3.13.7 Submissions S113.107 Trudy Bokser and others are accepted in part by including a new definition as follows:

Farm Infrastructure Means those structures reasonably necessary to enable primary production activities relating to irrigation, and the provision of stock water, but excludes fences, farm tracks, dams and reservoirs.

Submitter (S) Further Submitter (FS)	Decision Requested
S115.029 Kevin Robertson S143.040 Rural Ratepayers Group S148.041 Alistair & Bernadette Hunt S60.031 Ronald Crispin S68.149 John Baynes S126.028 Southland Federated Farmers of NZ	Include a new definition for Intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.

3.13.8 The Panel notes "intensive winter grazing" is referred to in Rule RLZ-R5 Primary Production but there is no definition. The Panel agrees with the submitters that the definition in the Southland Land and Water Plan should also be adopted in the Gore District Plan.

3.13.9 Submissions S115.029 Kevin Robertson and others are accepted by including the following definition:

intensive winter grazing: Grazing of stock between May and September (inclusive) on forage crops (including brassica, beet and root vegetable crops), excluding pasture and cereal crops.

Submitter (S) Further Submitter (FS)	Decision Requested
S145.001 Rural Contractors NZ Inc	Include the following definition for 'Rural Contractor Depot': The land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business that directly supports, services or is dependent on primary production.
FS17.105 Federated Farmers	Allow S145.001 Rural Contractors NZ Inc

3.13.10 The Panel notes the definition for 'rural industry' encompasses 'rural contractor depots' and agrees with Joanne Skuse at paragraph 167 of her s42A Report where she expressed the view that through the "rural industry" activity adequate allowance is made in the Plan for 'rural contractor depots'. The Panel notes the submitter did not provide any material to the Panel on this issue. Accordingly, submission S145.001 Rural Contractors NZ Inc is rejected.

Submitter (S) Further Submitter (FS)	Decision Requested
S113.108 Trudy Bokser S116.108 Nathan Bokser S118.108 AW+ JA Johnston Family Trust S127.144 Peters Farm Ltd Karen Peters S18.110 Reaby Downs Farm Ltd S19.110 Karen Temple S20.110 Sarah and Peter Barclay S24.110 Helen McIntosh S68.112 John Baynes S117.108 Greg Bokser S3.108 Stoney Creek Station Ltd	Insert a new definition for Supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).
FS17.107 Federated Farmers	Allow S3.108 Stoney Creek Station Ltd

3.13.11 The Panel notes "supporting activity" is referred to in Rule GRUZ.R3 and Standard GRUZ-S3 but there is no associated definition. The Panel agrees with the submitters and Joanne Skuse at paragraph 176 of her s42A Report that a definition is required to provide certainty, and that sought in the submissions which is from the National Policy Statement for Highly Productive Land is appropriate.

3.13.12 Submissions S113.108 Trudy Bokser and others are accepted by including the following definition:

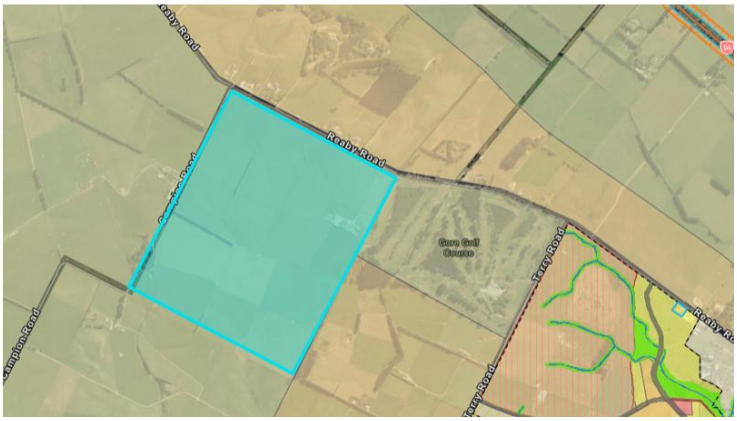
Supporting activity: Has the same meaning as per the National Policy Statement for Highly Productive Land and means: in relation to highly productive land, those activities reasonably necessary to support land-based primary production on that land (such as on-site processing and packing, equipment storage, and animal housing).

4. Rural Zoning

4.1 205 Reaby Road

Submitter (S) Further Submitter (FS)	Decision Requested
S42.001, S42.002 Kowhai Trust	The proposed 38-lot subdivision on site conflicts with the proposed General Rural zoning at 205 Reaby Road. The submitter requests the zoning be changed to Rural Lifestyle Zone.
FS14.056 NZ Transport Agency Waka Kotahi	Withdrawn

4.1.1 Hamish Weir appeared on behalf of Kowhai Trust at the hearing, where he provided details of subdivision consent SC23083 that provides for 38 rural lifestyle lots on the property at 205 Reaby Road comprising 80.93 ha. The site is shown on the plan below. The subdivision was approved prior to the notification of the PDP, and with each lot having an area of 2 ha complies with the minimum site size of the Operative Plan. Hamish Weir advised that work is currently being undertaken on the land to give effect to the consent.



4.1.2 Joanne Skuse at paragraphs 80 – 81 of her Supplementary evidence expressed the view that by giving effect to the consent the site will no longer align with the objectives and policies of the General Rural zone and following review of the evidence submitted by Hamish Weir and the accompanying s32AA report, she supported the rezoning of the land to Rural Lifestyle. The Hearings Panel adopts that position also.

4.1.3 Accordingly, submission S42.001 and S42.002 Kowhai Trust seeking to rezone the land at 205 Reaby Road, Rural Lifestyle, as shown on the plan above, is accepted.

4.2 33 Heron Road

Submitter (S)	Decision Requested
S36.002 Clayton Rowland	Zoning changed to Rural Lifestyle at 33 Herron Road.

4.2.1 This site is currently zoned General Rural near Waikaka township as shown on the plan below and has an area of 2 ha. Joanne Skuse at paragraph 329 of her s42A Report recommended this submission be rejected, noting if the land was zoned Rural Lifestyle it could yield one additional dwelling. It was her view that this could create reverse sensitivity effects and would create a zoning anomaly as it is removed from the Township.

4.2.2 The Hearings Panel, following a visit to the site, agrees with the assessment of Joanne Skuse. It considers it inappropriate to provide Rural Lifestyle zoning to such a small property. In effect accepting this submission would amount to granting a resource consent for two 1 ha lots. It is the Panel's view that if the landowner wished to undertake a subdivision of the land then that should be subject to the resource consent procedure so the effects and compatibility with the objectives and policies of the Plan can be assessed. The submitter did not attend the hearing nor provide the Panel with any additional information in support of the submission. As a consequence, submission S36.002 Clayton Rowland is rejected.

4.3 Mandeville Rural Lifestyle Zoning

Submitter (S)	Decision Requested
S127.034, S127.011 Peters Farm Ltd Karen Peters	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation.
S104.011, S104.034 McLeod-Wantwood Trust / Wantwood Station S105.011, S105.034 Farm Manager - Wantwood Station	Amend the planning maps to select suitable land for rural lifestyle zoning, excluding areas subject to inundation. A portion of the submitters farm has been rezoned as Rural Lifestyle given its locality to

	the Mandeville township. This area is susceptible to inundation

4.3.1 During the hearings process the Panel was able to establish from Coral McLeod of Wantwood Station that the land subject to this submission is outlined and coloured blue on the plan below. Joanne Skuse at paragraph 322 of her s42A Report referred to an assessment undertaken by Tonkin and Taylor regarding this land that advised there is potential to mitigate the flood risk in this area with floor levels or raising the ground level. Joanne Skuse was of the view that given the potential flood risk on the land, if the submitter does not support the Rural Lifestyle zoning on their property then it can be rezoned General Rural. She also referred to the Gore District Plan Review Economic and Population Growth Analysis. This document did not identify the Settlements such as Mandeville as a growth area. The Panel adopts the recommendation.

4.3.2 Submissions S127.034**,** S127.011 Peters Farm Ltd Karen Peters, S104.011, S104.034 McLeod-Wantwood Trust / Wantwood Station and S105.011, S105.034 Farm Manager - Wantwood Station are accepted by rezoning the land shown on the plan above General Rural".

4.4 Wentworth Street, East Gore

Submitter (S)	Decision Requested
S39.001, S39.002 Bernadette Howard	Support for the Rezoning of 171A Wentworth Street to Rural Lifestyle

4.4.1 Bernadette Howard supports the Rural Lifestyle zoning of her property. No other submissions have been lodged regarding this land. The submission is therefore acknowledged and accepted.

Submitter (S)	Decision Requested
S99.001 Clark Fortune McDonald & Associates	A review and rationalisation of zone boundaries around the PDP Lifestyle and Large Lot Residential zones is undertaken to align zone boundaries with cadastral boundaries.
S99.003 Clark Fortune McDonald & Associates	Align the extent of the Whiterig Rural Lifestyle Zone with the existing cadastral arrangement.

4.4.2 Joanne Skuse at paragraph 316 of her s42A Report highlighted there can be multiple reasons for properties having a split zoning, for example, due to a presence of inundation or highly productive land on part of the property. She noted that in the Whiterig area Environment Southland flood inundation mapping provides a logical boundary and the recommendation in a report from Tonkin and Taylor highlights areas

that should not be upzoned for rural lifestyle use. She therefore recommended rejecting these submissions.

4.4.3 Ben Wilson from Clark Fortune McDonald & Associates in his statement of evidence presented at the hearing stated the differing land use controls between zones creates difficulties in their application to one site / property title and creates an inefficient consenting process if considering one activity within two zones. He did however agree with the assessment made in the s42A report stating the intention and relief sought by submission points S99.001 and S99.003 are satisfied. Accordingly, submissions S99.001 and S99.003 Clark Fortune McDonald & Associates are rejected.

4.5 Reaby Road to SH 94

Submitter (S) Further Submitter (FS)	Decision Requested
S99.046 Clark Fortune McDonald & Associates	The land between Reaby Rd, Kingdon Rd and SH94 northwest of Gore: it is more efficient to extend the PDP Rural Lifestyle zone from Reaby Road north to SH94, and west to Kingdon Rd.
FS14.055 NZ Transport Agency Waka Kotahi	Disallow S99.046 Clark Fortune McDonald & Associates. There is not enough information about the implications of the proposed re-zoning on the State highway 94.

4.5.1 The Panel notes the land subject to this submission is shown shaded blue on the plan below:

4.5.2 Joanne Skuse at paragraphs 377 and 378 of her s42A Report commented on this submission as follows:

> I do not consider there is enough information to support the re-zoning of this land. The current rural lifestyle boundary aligns with the High-Class Soils mapping and avoids Land Use Capability Class 2.
>
> Furthermore, extending the zoning to the State Highway may have implications in relation to reverse sensitivity relating to this critical infrastructure and potential safety implications in relation to access.

4.5.3 Ben Wilson in his statement of evidence at paragraphs 28 and 29 expressed the view that when assessments were being carried out identifying land suitable to rural-lifestyle purposes this land should have been identified given its proximity to Gore and current land use. He recommended the Panel defer making a decision on the zoning of this land until some form of detailed occupational analysis is undertaken to support the advice in the s42A report.

4.5.4 The Panel is of the view that the appropriate level of assessment has been undertaken prior to the Plan being notified to identify areas suitable for rural lifestyle purposes, including the preparation and consultation on the Gore Spatial Plan "Ready for Tomorrow". The Panel also considers that at this stage of the process the onus is on submitters to provide information and evidence to justify a rezoning. That has not been done and therefore there is no basis on which the Panel can reasonably consider the rezoning of this land. The Panel is also mindful of the issue raised by NZTA expressing concern at potential adverse impacts on State Highway 94. As a consequence, submission S99.046 Clark Fortune McDonald & Associates is rejected.

4.6 Main Road Mataura

Submitter (S) Further Submitter (FS)	Decision Requested
S96.001 Anna Kaui	A reassessment of the zoning along Main Street, Mataura (North), to be zoned as Rural Lifestyle Zone. The split zoning creates confusion.
FS22.061 Clark Fortune McDonald & Associates	Withdrawn

4.6.1 The map below shows the land fronting the state highway as Large Lot Residential (beige) and rural lifestyle (brown).

4.6.2 The Panel notes the Large Lot Residential zoning reflects the current land use, with dwellings located near the highway and open land behind. For a number of properties the zone boundary does not follow the legal boundary. The Panel undertook a site visit noting the zone boundary follows the edge of a terrace, with the residential development fronting the highway on a higher level than the adjoining land.

4.6.3 Joanne Skuse at paragraphs 355 - 357 of her s42A Report stated it is incorrect that both zone standards apply for development on any part of the property, rather the location determines which rules apply. Given the topography of the land, the Panel considers no confusion will arise in determining what zoning and rules apply to the land.

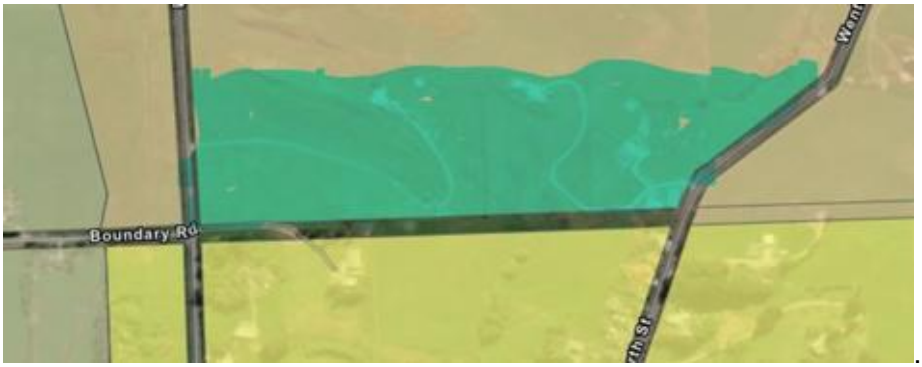
4.6.4 The Panel agrees with Joanne Skuse that the characteristics of the land fronting the highway do not fit with the concept of rural lifestyle zoning and should remain with the current zoning. The Panel also notes that as a consequence of the decision at paragraph 4.10.4 the land zoned Rural Lifestyle in the notified Plan has been rezoned General Rural as a consequence of a significant risk of flooding.

4.6.5 Taking the matters above into account, submission S96.001 Anna Kaui is rejected.

4.7 Wentworth Street, East Gore

Submitter (S)	Decision Requested
S92.001 Nadine Fletcher	To alter the division between LLRZ and RLZ. 120 Wentworth Street is located in the proposed RLZ adjacent to a LLRZ. The natural division between these zones should be the ridgeline on the northern boundary, rather than the southern boundary.
FS5.192 Hamish Weir	Allow S92.001 Nadine Fletcher

4.7.1 The Panel notes the following plan was provided by the submitter showing in green the area sought to be rezoned. The zoning of the land subject to the submission was notified in the PDP as Rural Lifestyle while that on the southern side of unformed Boundary Road is zoned General Residential.



4.7.2 Joanne Skuse at paragraph 365 of her s42A Report stated:

> Overall, I consider the land subject to the submission is part of a transition to the surrounding rural area. I consider the larger site to the west is less suitable for denser residential development given the topography and therefore recommend it is retained the Rural Lifestyle zoning. I do consider the submitters site and the two properties to the east which are smaller and subject to existing denser development can be rezoned Large Lot Residential. The site is free from flooding risk and does not adjoin a state highway. Further given the proposed land area, the uplift in development will not be significant and so I do not consider further expert advice is necessary in this regard.

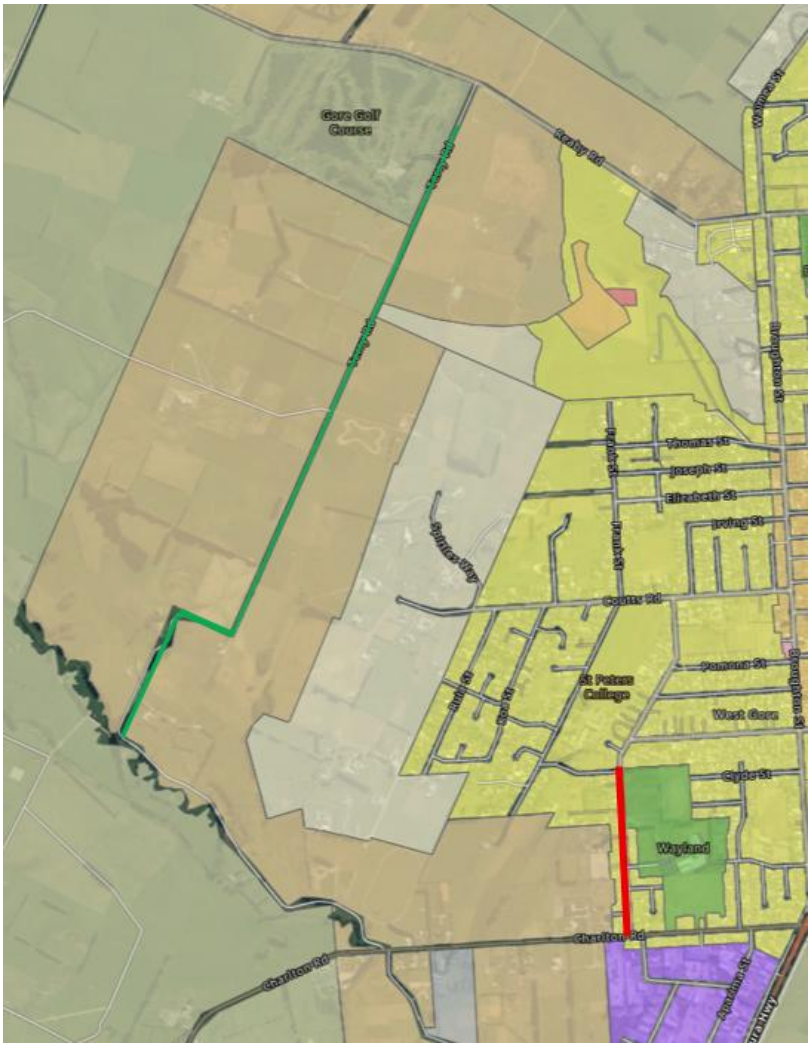
4.7.3 It was the recommendation of Joanne Skuse that the submitters property and that adjoining Wentworth Street be zoned Large Lot Residential. The Panel undertook a site visit and reached the view that all of the land fronting Boundary Road was of a character and suitable for development for Large Lot Residential purposes, and the s32AA assessment included in the s42A Report equally applied to the full extent of the land identified in the submission.

4.7.4 Submission S92.001 Nadine Fletcher is allowed by rezoning the land shaded blue on the following plan, Large Lot Residential.

4.8 Robertson Street to Terry Road

Submitter (S)	Decision Requested
S51.001 Nick Crisp	Rezone from Robertson Street to Terry Road to residential or large residential section from RLZ.

4.8.1 The Panel noted the Rural Lifestyle land subject to this submission lies between Terry Road (shown in green) and Robertson Street (shown in red) on the Plan below.



4.8.2 Joanne Skuse at paragraph 384 of her s42A Report stated:

> I acknowledge that the area has experienced ad hoc development in recent years. It is also peripheral to the Gore urban edge. The lot sizes on the whole are still relatively large and I consider the proposed Rural Lifestyle zone reflects the existing development pattern and land uses. There may be merit in re-zoning sites that are adjoining the urban edge and are already smaller than 1 hectare however I do not have enough information to support the rezoning of the entirety of the land from Robertson Street to Terry Road.

4.8.3 The Panel undertook a site visit and agreed this land has the characteristics of a rural lifestyle area. It is aware of the potential for flooding of that portion of the land within the low lying land on Terry Road and Charlton Road back to Kakapo Street. The Panel also agrees that while some portions of the land may be suitable for Large Lot Residential development in the absence of a detailed assessment from the submitter that considered flooding and servicing issues the matter cannot be progressed. As the submitter did not attend the hearing or provide additional information to enable a full assessment to be undertaken by the Panel, submission S51.001 Nick Crisp is rejected.

4.9 Racecourse Road

Submitter (S)	Decision Requested
S84.001 John Sheddan	The nature and use of properties on Racecourse Road is residential in nature and not in keeping with the Rural Lifestyle Zone.

4.9.1 Joanne Skuse at paragraph 344 of her s42A Report stated:

> The area surrounding Racecourse Road was zoned Rural under the ODP. I consider the proposed RLZ better reflects the existing development pattern and land uses. To re-zone the area to residential (both General Residential and/or Large Lot Residential) would result in a significant increase in density. I have concerns with the potential effects on the Gore-Mataura Highway and the potential reverse sensitivity effects of locating dense urban development next to an industrial zone. Furthermore, the submitter has not provided any technical information or s32AA assessment to support their proposal. I therefore recommend the submission is rejected.

4.9.2 The Panel undertook a site visit to the locality and agrees with Joanne Skuse that the character of this area is strongly of a rural lifestyle character. It is also aware of long standing issues in this area with on-site effluent treatment and with inundation. In the absence of a detailed assessment by the submitter that considered flooding and servicing issues the matter cannot be progressed. As the submitter did not attend the hearing or provide additional information to enable a full assessment to be undertaken by the Panel, submission S84.001 John Sheddan is rejected.

4.10 Natural Hazards

Submitter (S)	Decision Requested
S85.051 S85.052 Environment Southland	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps.

4.10.1 Marcus Roy on behalf of Environment Southland in an oral presentation to the Panel stressed the need to send the right development signals to land owners and developers within areas subject to potential or actual inundation in an enduring way that goes beyond the life of the PDP. He stated that Environment Southland has concerns with the lack of understanding that areas located behind stop banks still have a residual risk from flooding, arising from events beyond their design capacity and in event of failure. He referred to other flood events elsewhere in NZ and the growing difficulty land owners are now having in securing ongoing property insurance.

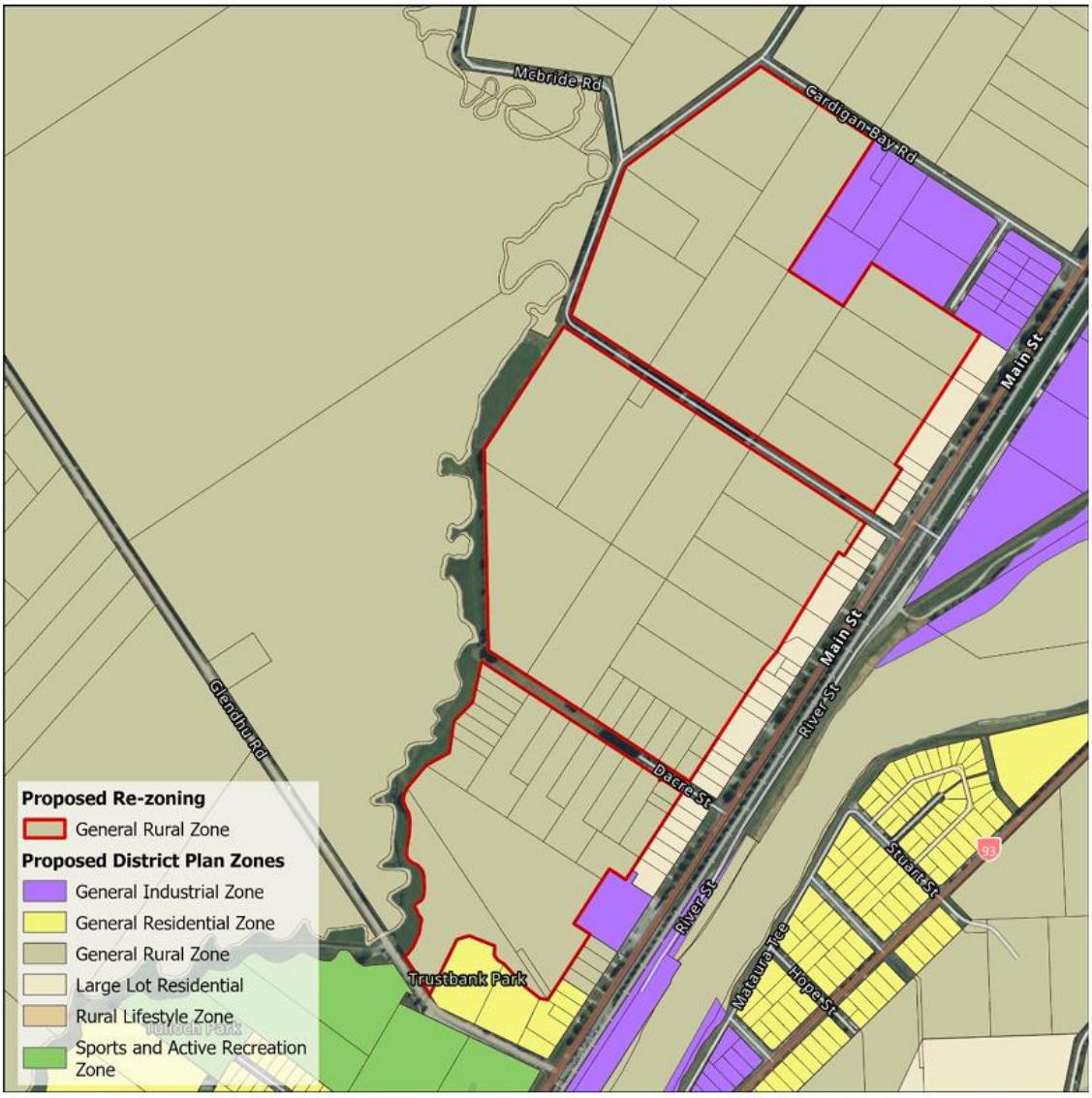
4.10.2 The approach of the Panel in having regard to this submission, noting the same submission point has been lodged to all zones, is to utilise the reports and information presented at this hearing and also at the hearing to consider submissions to the Natural Hazards chapter to determine whether the risk from inundation is significant to the extent that no “upzoning” as referred to by Marcus Roy should take place using best available information.

4.10.3 The Panel therefore in considering this submission has sought to compare the zoning in the Operative District Plan to that in the PDP. In the context of the rural chapters of the Plan upzoning as referred to by Marcus Roy applies those areas zoned Rural Lifestyle in the Proposed Plan. Tonkin and Taylor as part of the s42A Report for the Rural hearings, and again at the Natural Hazards hearing using more up-to-date and more refined modelling data provided by Environment Southland, assessed the risk within the areas zoned Rural Lifestyle. Arising from the assessment Tonkin and Taylor made recommendations to amend the zoning over areas of land (in addition to those

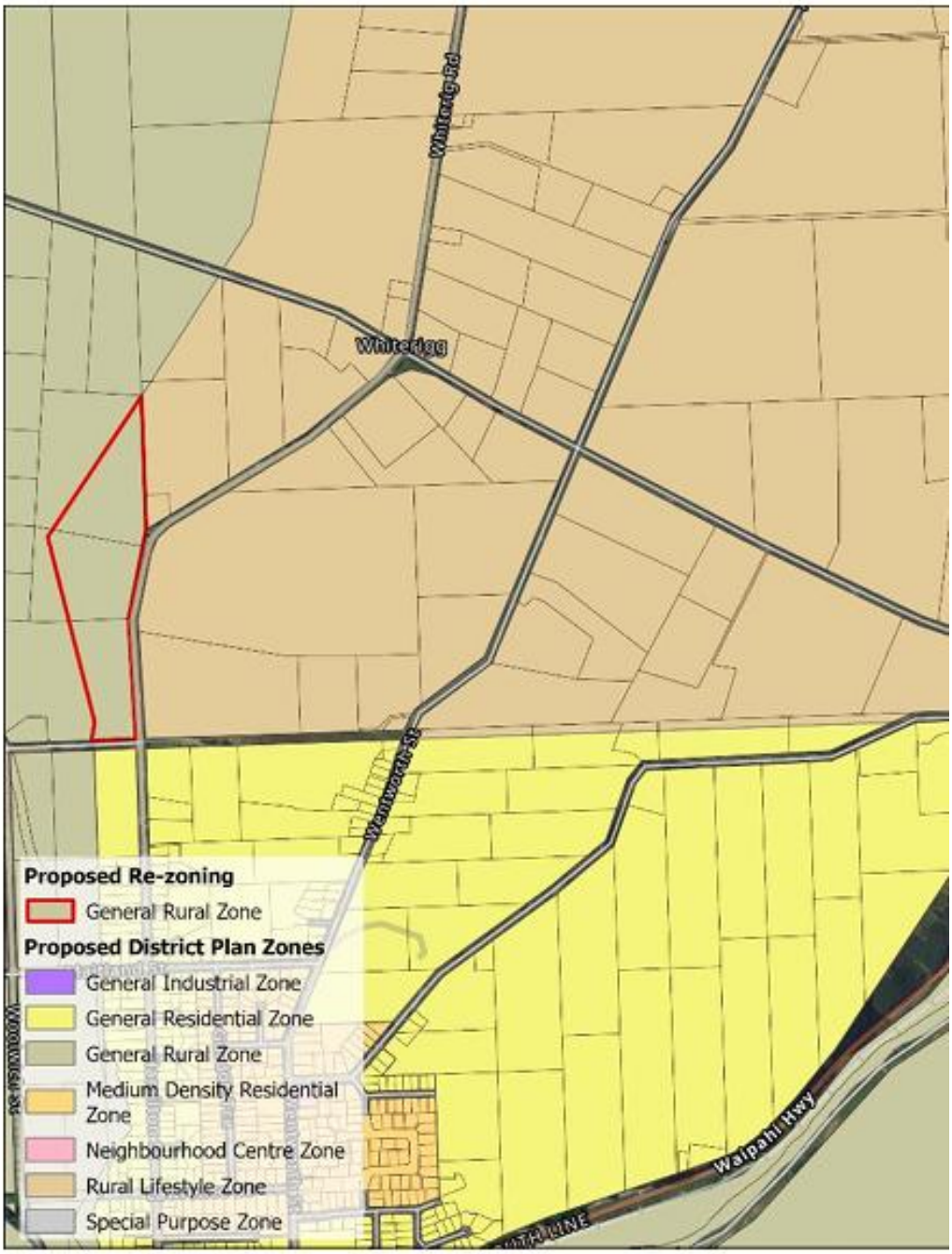
referred to already in this report) at Mataura north, East Gore and Waikaka. The Panel endorses those reports, the assessments undertaken and the associated s32AA analysis of Joanne Skuse in her s42A Report.

4.10.4 Arising from submission S85.051 and S85.052 Environment Southland the zoning of the areas of land shown on the following plans is amended from Rural Lifestyle to General Rural:

Mataura



East Gore


Whitelgg Rd
Whitelgg
Wentworth St
Waipahi Hwy
Proposed Re-zoning
General Rural Zone
Proposed District Plan Zones
General Industrial Zone
General Residential Zone
General Rural Zone
Medium Density Residential Zone
Neighbourhood Centre Zone
Rural Lifestyle Zone
Special Purpose Zone

Waikaka

5. Additional Matters

5.1 Section 32AA

5.1.1 The s42A Reports prepared for the Rural Zones and Natural Hazards hearings included assessment of s32AA matters. The Panel too has had regard to the relevant s32AA provisions to fill any gaps. The Panel has not identified any need for a further s32AA assessment as a result of maters contained in this decision.