Appendix A - Decisions on Submissions
Topic 16: General Rural Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S99.031 Clark Fortune McDonald & Assoc		Withdrawn		
FS5.167 Hamish Weir		*Allow S99.031 Clark Fortune McDonald & Ass*		
S17.004 Resolution Developments Ltd	GRUZ – General Rural Industry Precinct 13	Support in part the proposal to create Rural Industry Precinct 13, the proposed Objectives Policies Spatial Mapping Location of the Precinct and all relevant Rules/Standards except where subject to specific submission points.	Accept in part	
S103.004 McNab Management Ltd	GRUZ-Overview and Purpose	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 "Where appropriate rural industrial activities may be located within the Rural Industry Precincts." Delete the 6th paragraph. ~~(Non-rural activities ….)~~	Accept in part	
S109.113 Department of Conservation	GRUZ-Overview and Purpose	Retain as notified with the following amendments (or words to similar effect): .... Provisions relating to ONLs SNAs and the natural environment are in the Natural Environment Values section of the Plan.	Reject	
S111.004 Aggregate and Quarry Assn S128.034 Greenbriar Ltd. S135.003 Straterra Inc	GRUZ-Overview and Purpose	Support overview and purpose	Accept in part	
S129.001 Waikaka Gold Mines Ltd	GRUZ-Overview and Purpose	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.	Accept	Yes
S126.140 Southland Federated Farmers of NZ S115.141 Kevin Robertson S143.152 Rural Ratepayers Group S148.153 Alistair & Bernadette Hunt S60.143 Ronald Crispin S68.261 John Baynes	GRUZ-Overview and Purpose	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.	Accept	Yes
S28.009 Ravensdown Ltd S156.008 NZ Agricultural Aviation Assn	GRUZ-Overview and Purpose	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.	Accept in part	Yes
FS4.23 NZ Agricultural Aviation Assn		*Allow S28.009 Ravensdown Ltd*		
FS17.070 Federated Farmers		*Allow S156.008 NZ Agricultural Aviation Assn*		
S85.153 Environment Southland	GRUZ-Overview and Purpose	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.	Reject	
FS5.160 Hamish Weir		*Disallow S85.153 Environment Southland*		
S128.035 Greenbriar Ltd. S145.004 Rural Contractors NZ Incorporated (RCNZ) S3.048 Stoney Creek Station Ltd S113.048 Trudy Bokser S116.048 Nathan Bokser	GRUZ-O1	Retain GRUZ-O1 as drafted	Accept in part	

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Topic 16: General Rural Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S118.048 AW+ JA Sheddamston Family Trust S127.084 Peters Farm Ltd Karen Peters S18.050 Reaby Downs Farm Ltd S19.050 Karen Temple S20.050 Sarah and Peter Barclay S24.050 Helen McIntosh S68.052 John Baynes S117.048 Greg Bokser				
S156.009 NZ Agricultural Aviation Assn S63.016 NZ Helicopter Assn S87.006 Ballance Agri-Nutrients S28.010 Ravensdown Ltd	GRUZ-O1	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	Accept in part	
FS4.24 NZ Agricultural Aviation Assn *FS18.22 NZ Helicopter Assn*		*Allow S63.016 NZ Helicopter Assn*		
FS4.25 NZ Agricultural Aviation Assn		*Allow S87.006 Ballance Agri-Nutrients*		
FS4.27 NZ Agricultural Aviation Assn *FS25.131 Stoney Creek Station Ltd*		*Allow S28.010 Ravensdown Ltd*		
S115.142 Kevin Robertson S143.153 Rural Ratepayers Group S148.154 Alistair & Bernadette Hunt S60.144 Ronald Crispin S68.262 John Baynes S126.141 Southland Federated Farmers of NZ	GRUZ-O1	Amend GRUZ-O1: Enable recognise and provide for the importance of primary production ancillary activities and rural industry to the social ~~and e~~conomic and cultural well-being of the District.	Accept in part	Yes
FS4.26 NZ Agricultural Aviation Assn *FS25.130 Stoney Creek Station Ltd*		*Allow S126.141 Southland Federated Farmers of NZ*		
S156.010 NZ Agricultural Aviation Assn S87.007 Ballance Agri-Nutrients S28.011 Ravensdown Ltd	GRUZ-O2	Delete Clause 4 and add an additional clause: Smells noise dust from primary production activities	Accept in part	Yes
FS4.28, FS4.30 NZ Agricultural Aviation Assn		*Allow S87.007 Ballance Agri-Nutrients, S28.011 Ravensdown Ltd*		
S109.114 Department of Conservation	GRUZ-O2	Reword so reads as an objective: The character and qualities of the General Rural zone continue to comprise: ...	Accept	Yes
S122.015 Fulton Hogan	GRUZ-O2	Amend clause 4 as follows: 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.	Accept in part	
S128.036 Greenbriar Ltd.	GRUZ-O2	No Amendments Required	Accept in part	
S129.002 Waikaka Gold Mines Ltd	GRUZ-O2	Amend GRUZ-O2 (4) 4. high levels of rural amenity associated with outstanding natural landscapes and significant natural areas.	Accept in part	Yes
S132.136 KiwiRail Holdings Ltd	GRUZ-O2	Amend GRUZ-O2 as follows: 2. A very low degree of built form well setback from other properties railcorridor and roads; and	Accept	Yes

Appendix A - Decisions on Submissions
Topic 16: General Rural Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S113.049 Trudy Bokser S116.049 Nathan Bokser S118.049 AW+ JA Johnston Family Trust S127.085 Peters Farm Ltd Karen Peters S18.051 Reaby Downs Farm Ltd S19.051 Karen Temple S20.051 Sarah and Peter Barclay S24.051 Helen McIntosh S68.053 John Baynes S117.049 Greg Bokser S3.049 Stoney Creek Station Ltd	GRUZ-O2	Amend GRUZ-O2 as follows 2. a ~~very~~ low degree of built form well setback from other properties and roads; and	Accept in part	Yes
FS17.072 Federated Farmers		*Allow S3.049 Stoney Creek Station Ltd*		
S115.143 Kevin Robertson S143.154 Rural Ratepayers Group S148.155 Alistair & Bernadette Hunt S60.145 Ronald Crispin S68.263 John Baynes S126.142 Southland Federated Farmers of NZ	GRUZ-O2	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.**	Accept in part	Yes
FS4.29 NZ Agricultural Aviation Assn		*Allow S126.142 Southland Federated Farmers of NZ*		
S110.047 Royal Forest and Bird Society of NZ Inc	GRUZ-O2	Add: 5. Potential for Significant Natural Areas and pockets of high ecological/indigenous biodiversity value.	Accept in part	Yes
FS17.073 Federated Farmers *FS25.132 Stoney Creek Station Ltd*		*Disallow S110.047 Royal Forest and Bird Society of NZ Inc*		
S130.042 Mercury NZ Ltd	GRUZ-O2	Add: 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.	Reject	
FS24.053 Contact Energy Ltd		*Allow FS24.053 Contact Energy Ltd*		
S156.011 NZ Agricultural Aviation Assn	GRUZ-O3	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.~~	Reject	
S87.008 Ballance Agri-Nutrients	GRUZ-O3	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.	Reject	
S126.143 Southland Federated Farmers of NZ S3.050 Stoney Creek Station Ltd S113.050 Trudy Bokser S116.050 Nathan Bokser S118.050 AW+ JA Johnston Family Trust S127.086 Peters Farm Ltd Karen Peters S18.052 Reaby Downs Farm Ltd S19.052 Karen Temple	GRUZ-O3	Retain GRUZ-O3 as notified.	Accept	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S20.052 Sarah and Peter Barclay S24.052 Helen McIntosh S68.054 John Baynes S115.144 Kevin Robertson S143.155 Rural Ratepayers Group S148.156 Alistair & Bernadette Hunt S60.146 Ronald Crispin S68.264 John Baynes S117.050 Greg Bokser S145.005 Rural Contractors NZ Inc S128.037 Greenbriar Ltd.				
S28.012 Ravensdown Ltd	GRUZ-O3	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.~~	Reject	
FS4.31 NZ Agricultural Aviation Assn		*Allow S28.012 Ravensdown Ltd*		
S128.038 Greenbriar Ltd. S126.144 Southland Federated Farmers of NZ S3.051 Stoney Creek Station Ltd S113.051 Trudy Bokser S116.051 Nathan Bokser S118.051 AW+ JA Johnston Family Trust S127.087 Peters Farm Ltd Karen Peters S18.053 Reaby Downs Farm Ltd S19.053 Karen Temple S20.053 Sarah and Peter Barclay S24.053 Helen McIntosh S68.055 John Baynes S115.145 Kevin Robertson S143.156 Rural Ratepayers Group S148.157 Alistair & Bernadette Hunt S60.147 Ronald Crispin S68.265 John Baynes S117.051 Greg Bokser	GRUZ-O4	Retain GRUZ-O4 as notified.	Accept	
S111.005 Aggregate and Quarry Assn S122.016 Fulton Hogan S128.039 Greenbriar Ltd. S135.004 Straterra Inc	GRUZ-O5	Retain as notified	Accept	
S126.145 Southland Federated Farmers of NZ S143.007 Rural Ratepayers Group S115.146 Kevin Robertson S143.157 Rural Ratepayers Group S148.158 Alistair & Bernadette Hunt	GRUZ-O5	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.	Reject	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S60.148 Ronald Crispin S68.266 John Baynes				
S113.052 Trudy Bokser S116.052 Nathan Bokser S118.052 AW+ JA Johnston Family Trust S127.088 Peters Farm Ltd Karen Peters S18.054 Reaby Downs Farm Ltd S19.054 Karen Temple S20.054 Sarah and Peter Barclay S24.054 Helen McIntosh S68.056 John Baynes S117.052 Greg Bokser S3.052 Stoney Creek Station Ltd	GRUZ-O5	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.	Accept	Yes
FS17.074 Federated Farmers		*Allow S3.052 Stoney Creek Station Ltd*		
S145.006 Rural Contractors NZ Incorporated (RCNZ)	GRUZ-PREC13-O1	Retain objective as notified.	Accept	
S17.003 Resolution Developments Ltd	GRUZ-PREC13-O1	Generally supportive of the proposed Precinct zoning over their land parcel subject to the matters raised under GRUZ-S2 & S4.	Accept	
S130.043 Mercury NZ Ltd	GRUZ-Additional objective sought	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	Reject	
FS24.059 Contact Energy Ltd		*Allow S130.043 Mercury NZ Ltd*		
S122.017 Fulton Hogan S128.040 Greenbriar Ltd. S126.146 Southland Federated Farmers of NZ S3.053 Stoney Creek Station Ltd S113.053 Trudy Bokser S116.053 Nathan Bokser S118.053 AW+ JA Johnston Family Trust S127.089 Peters Farm Ltd Karen Peters S18.055 Reaby Downs Farm Ltd S19.055 Karen Temple S20.055 Sarah and Peter Barclay S24.055 Helen McIntosh S68.057 John Baynes S115.147 Kevin Robertson S143.158 Rural Ratepayers Group S148.159 Alistair & Bernadette Hunt S60.149 Ronald Crispin S68.267 John Baynes S117.053 Greg Bokser	GRUZ-P1	Retain GRUZ-P1 as notified.	Accept	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S145.007 Rural Contractors NZ Incorporated (RCNZ) S126.147 Southland Federated Farmers of NZ S3.054 Stoney Creek Station Ltd S113.054 Trudy Bokser S116.054 Nathan Bokser S118.054 AW+ JA Johnston Family Trust S127.090 Peters Farm Ltd Karen Peters S18.056 Reaby Downs Farm Ltd S19.056 Karen Temple S20.056 Sarah and Peter Barclay S24.056 Helen McIntosh S68.058 John Baynes S115.148 Kevin Robertson S143.159 Rural Ratepayers Group S148.160 Alistair & Bernadette Hunt S60.150 Ronald Crispin S68.268 John Baynes S117.054 Greg Bokser	GRUZ-P2	Retain GRUZ-P2 as notified.	Accept	
S156.012 NZ Agricultural Aviation Assn S139.068 Hokonui Rūnanga Inc S28.013 Ravensdown Ltd	GRUZ-P2	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.	Accept in part	Yes
FS4.32 NZ Agricultural Aviation Assn		*Allow S28.013 Ravensdown Ltd*		
S3.055 Stoney Creek Station Ltd S143.008 Rural Ratepayers Group S113.055 Trudy Bokser S116.055 Nathan Bokser S118.055 AW+ JA Johnston Family Trust S127.091 Peters Farm Ltd Karen Peters S18.057 Reaby Downs Farm Ltd S19.057 Karen Temple S20.057 Sarah and Peter Barclay S24.057 Helen McIntosh S68.059 John Baynes S117.055 Greg Bokser	GRUZ-P3	Retain GRUZ-P3 as drafted.	Accept in part	
S126.148 Southland Federated Farmers of NZ S3.056 Stoney Creek Station Ltd S113.056 Trudy Bokser S116.056 Nathan Bokser S118.056 AW+ JA Johnston Family Trust S127.092 Peters Farm Ltd Karen Peters	GRUZ-P4	Retain GRUZ-P4 as notified	Accept in part	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S18.058 Reaby Downs Farm Ltd S19.058 Karen Temple S20.058 Sarah and Peter Barclay S24.058 Helen McIntosh S68.060 John Baynes S115.149 Kevin Robertson S143.160 Rural Ratepayers Group S148.161 Alistair & Bernadette Hunt S60.151 Ronald Crispin S68.269 John Baynes S117.056 Greg Bokser S109.144 Department of Conservation				
S110.048 Royal Forest and Bird Society of NZ Inc	GRUZ-P4	Change: Recognise the benefits of conservation pest management ~~increasing~~ protection and enhancement of indigenous biodiversity riparian planting and fencing erosion prone areas.	Accept in part	Yes
FS25.133 Stoney Creek Station Ltd		*Disallow S110.048 Royal Forest and Bird Society of NZ Inc*		
S111.006 Aggregate and Quarry Assn S126.149 Southland Federated Farmers of NZ S3.057 Stoney Creek Station Ltd S113.057 Trudy Bokser S116.057 Nathan Bokser S118.057 AW+ JA Johnston Family Trust S127.093 Peters Farm Ltd Karen Peters S18.059 Reaby Downs Farm Ltd S19.059 Karen Temple S20.059 Sarah and Peter Barclay S24.059 Helen McIntosh S68.061 John Baynes S115.150 Kevin Robertson S143.161 Rural Ratepayers Group S148.162 Alistair & Bernadette Hunt S60.152 Ronald Crispin S68.270 John Baynes S117.057 Greg Bokser	GRUZ-P5	Retain GRUZ-P5 as notified.	Accept	
S128.041 Greenbriar Ltd.	GRUZ-P5	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.	Reject	
S135.005 Straterra Inc	GRUZ-P5	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.	Accept	
S129.003 Waikaka Gold Mines Ltd	GRUZ-P5	Edit 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 and providing for larger quarries and mines with appropriate effects management as set out in GRUZ-P6	Reject	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S122.018 Fulton Hogan	GRUZ-P5	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.	Reject	Yes
FS11.049 Heritage NZ Pouhere Taonga		*Disallow S122.018 Fulton Hogan*		
S109.115 Department of Conservation S126.150 Southland Federated Farmers of NZ S3.058 Stoney Creek Station Ltd S113.058 Trudy Bokser S116.058 Nathan Bokser S118.058 AW+ JA Johnston Family Trust S127.094 Peters Farm Ltd Karen Peters S18.060 Reaby Downs Farm Ltd S19.060 Karen Temple S20.060 Sarah and Peter Barclay S24.060 Helen McIntosh S68.062 John Baynes S115.151 Kevin Robertson S143.162 Rural Ratepayers Group S148.163 Alistair & Bernadette Hunt S60.153 Ronald Crispin S68.271 John Baynes S117.058 Greg Bokser S111.007 Aggregate and Quarry Assn	GRUZ-P6	Retain as notified	Accept in part	
S128.055 Greenbriar Ltd.	GRUZ-P6	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.	Accept in part	Yes
S135.006 Straterra Inc	GRUZ-P6	Compensation should be added to the list as this is a recognised way of managing environmental effects as well as mitigating and offsetting.	Accept in part	Yes
S139.069 Hokonui Rūnanga Inc	GRUZ-P6	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."	Accept in part	Yes
S129.004 Waikaka Gold Mines Ltd	GRUZ-P6	Edit GRUZ-P6: 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	Accept in part	Yes
S156.013 NZ Agricultural Aviation Assn	GRUZ-P7	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~~	Decision 34	Yes
S109.116 Department of Conservation	GRUZ-P7	Retain as notified	Decision 34	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S3.059 Stoney Creek Station Ltd S113.059 Trudy Bokser S116.059 Nathan Bokser S118.059 AW+ JA Johnston Family Trust S127.095 Peters Farm Ltd Karen Peters S18.061 Reaby Downs Farm Ltd S19.061 Karen Temple S20.061 Sarah and Peter Barclay S24.061 Helen McIntosh S68.063 John Baynes	GRUZ-P7	Amend GRUZ-P7: 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.~~	Decision 34	Yes
S115.152 Kevin Robertson S60.154 Ronald Crispin S68.272 John Baynes S117.059 Greg Bokser S126.151 Southland Federated Farmers of NZ S143.163 Rural Ratepayers Group	GRUZ-P7	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.~~	Decision 34	Yes
FS4.34 NZ Agricultural Aviation Assn		*Allow S126.151 Southland Federated Farmers of NZ*	Decision 34	
S63.017 NZ Helicopter Assn S28.014 Ravensdown Ltd S148.164 Alistair & Bernadette Hunt	GRUZ-P7	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~~	Decision 34	
FS4.33 NZ Agricultural Aviation Assn *FS18.21 NZ Helicopter Assn*		*Allow S63.017 NZ Helicopter Assn*	Decision 34	
FS4.35, FS4.36, FS4.37, FS4.38 NZ Agricultural Aviation Assn		*Allow S28.014 Ravensdown Ltd, S143.163 Rural Ratepayers Group, S148.164 Alistair & Bernadette Hunt*	Decision 34	
S121.081 Alliance Group Ltd S124.100 Fire and Emergency NZ S3.060 Stoney Creek Station Ltd S113.060 Trudy Bokser S116.060 Nathan Bokser S118.060 AW+ JA Johnston Family Trust S127.096 Peters Farm Ltd Karen Peters S18.062 Reaby Downs Farm Ltd S19.062 Karen Temple S20.062 Sarah and Peter Barclay S24.062 Helen McIntosh S68.064 John Baynes S117.060 Greg Bokser	GRUZ-P8	Retain as notified	Accept in part	
S126.152 Southland Federated Farmers of NZ S115.153 Kevin Robertson S143.164 Rural Ratepayers Group	GRUZ-P8	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~~	Accept	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S148.165 Alistair & Bernadette Hunt S60.155 Ronald Crispin S68.273 John Baynes		~~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.		
S132.137 KiwiRail Holdings Ltd	GRUZ-P8	Amend GRUZ-P8: 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.	Reject	
S130.064 Mercury NZ Ltd	GRUZ-P8	Enable residential activity where it...6. constrain the ability to utilise renewable energy resources.	Reject	
FS24.054 Contact Energy Ltd		*Allow S130.064 Mercury NZ Ltd*		
S126.153 Southland Federated Farmers of NZ S3.112 Stoney Creek Station Ltd S126.153 Southland Federated Farmers of NZ S3.112 Stoney Creek Station Ltd S113.112 Trudy Bokser S116.112 Nathan Bokser S118.112 AW+ JA Johnston Family Trust S127.148 Peters Farm Ltd Karen Peters S18.114 Reaby Downs Farm Ltd S19.114 Karen Temple S20.114 Sarah and Peter Barclay S24.114 Helen McIntosh S68.116 John Baynes S115.154 Kevin Robertson S143.165 Rural Ratepayers Group S148.166 Alistair & Bernadette Hunt S60.156 Ronald Crispin S68.274 John Baynes S117.112 Greg Bokser	GRUZ-P9	Retain GRUZ-P9 as notified.	Accept	
S112.143 Waka Kotahi NZ Transport Agency	GRUZ-P9	Amend GRUZ - P9: 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.	Reject	
S128.056 Greenbriar Ltd.	GRUZ-P9	Clarify what 'non-rural' activities includes	Reject	
S132.138 KiwiRail Holdings Ltd	GRUZ-P9	Amend GRUZ-P9 as follows: 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	Reject	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		ancillary residential activity and appropriately avoided or mitigated reverse sensitivity effects to protect the function and operation of the rail corridor.		
S115.155 Kevin Robertson S143.166 Rural Ratepayers Group S148.167 Alistair & Bernadette Hunt S60.157 Ronald Crispin S68.275 John Baynes S111.008 Aggregate and Quarry Assn S128.057 Greenbriar Ltd. S126.154 Southland Federated Farmers of NZ	GRUZ-P10	Retain GRUZ-P10 as notified.	Accept	
S129.005 Waikaka Gold Mines Ltd	GRUZ-P10	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.	Reject	
S132.139 KiwiRail Holdings Ltd	GRUZ-P10	Amend GRUZ-P10 as follows: 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.	Reject	
S122.019 Fulton Hogan	GRUZ-P10	Amend GRUZ-P10 to fully reflect the exceptions provided by clause 3.9 of the National Policy Statement for Highly Productive Land.	Reject	
S113.061 Trudy Bokser S116.061 Nathan Bokser S118.061 AW+ JA Johnston Family Trust S127.097 Peters Farm Ltd Karen Peters S18.063 Reaby Downs Farm Ltd S19.063 Karen Temple S20.063 Sarah and Peter Barclay S24.063 Helen McIntosh S68.065 John Baynes S117.061 Greg Bokser S3.061 Stoney Creek Station Ltd	GRUZ-P10	Amend GRUZ-P10 to align with the wording of the NPSHPL.	Reject	
FS17.075 Federated Farmers		*Allow S3.061 Stoney Creek Station Ltd*		
S101.082 Transpower NZ Ltd S112.144 Waka Kotahi NZ Transport Agency S145.008 Rural Contractors NZ Incorporated (RCNZ) S126.155 Southland Federated Farmers of NZ S3.062 Stoney Creek Station Ltd S124.102 Fire and Emergency NZ S113.062 Trudy Bokser S116.062 Nathan Bokser	GRUZ-P11	Retain Policy GRUZ-P11 as notified.	Accept	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S118.062 AW+ JA Johnston Family Trust S127.098 Peters Farm Ltd Karen Peters S18.064 Reaby Downs Farm Ltd S19.064 Karen Temple S20.064 Sarah and Peter Barclay S24.064 Helen McIntosh S68.066 John Baynes S115.156 Kevin Robertson S143.167 Rural Ratepayers Group S148.168 Alistair & Bernadette Hunt S60.158 Ronald Crispin S68.276 John Baynes S117.062 Greg Bokser				
S128.058 Greenbriar Ltd.	GRUZ-P11	Neutral - subject to clarification - what is 'incompatible'?	Reject	
S109.117 Department of Conservation	GRUZ-P12	Retain as notified	Accept	
S130.044 Mercury NZ Ltd	GRUZ-P12	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.~~	Reject	
FS24.055 Contact Energy Ltd		*Allow S130.044 Mercury NZ Ltd*		
S109.118 Department of Conservation	GRUZ-P13	Retain as notified	Accept in part	
S139.070 Hokonui Rūnanga Inc	GRUZ-P13	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; or iii. 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."	Accept in part	Yes
S101.083 Transpower NZ Ltd	GRUZ-P13	Amend Policy GRUZ-P13 as follows: "GRUZ-P13 Recognise that ~~Regionally Significant~~ critical Infrastructure might be best located in the General Rural Zone by enabling the operation maintenance and upgrading of critical infrastructure and providing for new critical infrastructure~~ except where there is an Outstanding Natural Landscape Outstanding Natural Feature Significant Natural Area Natural Hazard risk or Site of Significance to Māori. "~~	Accept in part	Yes
FS24.056 Contact Energy Ltd		*Allow S101.083 Transpower NZ Ltd*		
S130.045 Mercury NZ Ltd	GRUZ-P13	GRUZ-P13 Recognise that Regionally Significant Infrastructure has a functional need to be ~~might be best l~~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.	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
FS24.057 Contact Energy Ltd		*Allow S130.045 Mercury NZ Ltd*		
S112.145 Waka Kotahi NZ Transport Agency	GRUZ-PREC13-P1	Retain as notified	Accept	
S85.167 Environment Southland	GRUZ-Additional policy sought	Establish a new policy which takes a precautionary approach to development in areas prone to natural hazard risk.	Decision 44	
FS5.169 Hamish Weir *FS22.066 Clark Fortune McDonald & Assoc*		*Disallow S85.167 Environment Southland*	Decision 44	
S101.084 Transpower NZ Ltd	GRUZ – Note	Add to Note: Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this chapter do not apply to infrastructure activities.	Decision 39	
S111.009 Aggregate and Quarry Association S135.007 Straterra Inc	GRUZ-R1	Support GRUZ-R1	Accept in part	
S132.140 KiwiRail Holdings Ltd	GRUZ-R1	Amend GRUZ-R1 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2 GRUZ-S3 GRUZ-S4 GRUZ-S5 GRUZ-S6 GRUZ-S7 and GRUZ -S8 and GRUZ -S9 (the new proposed standard). KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that 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.	Decision 2	
S104.027 McLeod-Wantwood Trust/Wantwood Station S105.027 Farm Manager - Wantwood Station S127.027 Peters Farm Ltd Karen Peters S113.064 Trudy Bokser S116.064 Nathan Bokser S118.064 AW+ JA Johnston Family Trust S127.100 Peters Farm Ltd Karen Peters S18.066 Reaby Downs Farm Ltd S19.066 Karen Temple S20.066 Sarah and Peter Barclay S24.066 Helen McIntosh S68.068 John Baynes S117.064 Greg Bokser S3.064 Stoney Creek Station Ltd	GRUZ-R1	Activity Status: Permitted Where: 1. Any new or extended building (excluding farm fences and any farm buildings or structures) ~~structure and activity~~ complies with …	Accept in part	Yes
FS17.076 Federated Farmers		*Allow in part S3.064 Stoney Creek Station Ltd*		
S109.119 Department of Conservation	GRUZ-R1	Amend GRUZ-R1 to apply to all areas excluding Historic Heritage sites Significant Natural Areas Outstanding Natural Landscapes and Outstanding Natural Features.	Reject	
FS17.077 Federated Farmers		*Disallow S109.119 Department of Conservation*		
S128.059 Greenbriar Ltd. S125.057 Ministry of Education	GRUZ-R2	Retain as proposed	Accept in part	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S135.008 Straterra Inc	GRUZ-R2	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.	Reject	
S129.006 Waikaka Gold Mines Ltd	GRUZ-R2	Edit clause 2 of GRUZ-R2 as follows: 2. The activity is not located on a land parcel greater than 20 hectares that is Highly Productive Land; and Add a new sub-clause (d) to GRUZ-R2(3): (d) 10m from any waterbody except an aquifer; Amend the activity status of GRUZ-R2 to Restricted Discretionary and add in the following 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	Reject	
S132.141 KiwiRail Holdings Ltd	GRUZ-R2	Amend GRUZ-R2 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2 GRUZ-S3 GRUZ-S4 GRUZ-S5 GRUZ-S6 GRUZ-S7 ~~and~~ GRUZ -S8 and GRUZ -S9 (the new proposed standard). KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor for new buildings and structures on sites adjoining the railway corridor. The setback is to ensure that people can use and maintain their land and buildings safely without needing access to the railway corridor minimizing the risks of physical interference with railway operations and avoiding health and safety hazards for residents.	Decision 2	
S125.058 Ministry of Education	GRUZ-R3	Retain as proposed.	Accept in part	
S111.010 Aggregate and Quarry Association	GRUZ-R3	We oppose making this distinction between quarrying and other primary production. 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.	Reject	
S122.020 Fulton Hogan	GRUZ-R3	Amend GRUZ-R3 to provide setbacks that are appropriate for the type of quarrying activity being undertaken: 2. The quarrying activity has a total area of extraction open at any one time that does not exceed 2500 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	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		activity; or ~~or a zone boundary except with the General Industrial Zone (b) 100m from any side or rear boundary (c) 50m from any road~~ 3. The quarrying activity is a continuation of a lawfully established activity; and 4. The activity is not located on Highly Productive Land; and (...)		
S126.156 Southland Federated Farmers of NZ S115.157 Kevin Robertson S143.168 Rural Ratepayers Group S148.169 Alistair & Bernadette Hunt S60.159 Ronald Crispin S68.277 John Baynes	GRUZ-R3	Under 3.9(1)(a) of the NPS-HPL use or development of highly productive land is provided for unless for 'Supporting activities' 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 (...)	Accept in part	Yes
S124.103 Fire and Emergency NZ	GRUZ-R3	Fire and Emergency support in part GRUZ-R3 R4 R7R14 subject to the inclusion of firefighting water supply in GRUZ-S10. Amend as follows: Any new or extended building structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Decision 2	
S132.142 KiwiRail Holdings Ltd	GRUZ-R3	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor. 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).	Decision 2	
S113.065 Trudy Bokser S116.065 Nathan Bokser S118.065 AW+ JA Johnston Family Trust S127.101 Peters Farm Ltd Karen Peters S18.067 Reaby Downs Farm Ltd S19.067 Karen Temple S20.067 Sarah and Peter Barclay S24.067 Helen McIntosh S68.069 John Baynes S117.065 Greg Bokser S3.065 Stoney Creek Station Ltd	GRUZ-R3	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: 12. The need for the activity to support primary production.	Accept in part	Yes
FS17.078 Federated Farmers		*Allow S3.065 Stoney Creek Station Ltd*		
S109.120 Department of Conservation	GRUZ-R3	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).	Accept in part	Yes
FS17.079 Federated Farmers		*Disallow S109.120 Department of Conservation*		
S124.104 Fire and Emergency NZ	GRUZ-R4	Amend as follows: Any new or extended building structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Decision 2	
S132.143 KiwiRail Holdings Ltd	GRUZ-R4	KiwiRail seeks an amendment to the rule to insert a "no build" setback within 5m of the railway corridor Amend GRUZ-R4 as follows: Where: Any new or extended building or structure complies with standards GRUZ-S2	Decision 2	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		GRUZ-S3 GRUZ-S4 GRUZ-S5 GRUZ-S6 GRUZ-S7 ~~and~~ GRUZ - S8 **and GRUZ -S9** (the new proposed standard).		
S85.154 Environment Southland	GRUZ-R4	New buildings or activities should only be established where they will be designed and built to minimise impacts associated with natural hazards flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths Include a performance standard regarding minimum floor levels	Decision 2	
S145.010 Rural Contractors NZ Incorporated	GRUZ-R4	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. 4. ~~The activity~~ Any building or structure is setback at least 10m from any road boundary. 6. Any building must not exceed ~~The activity is over an area no greater than 1~~**3**000m2.	Accept in part	Yes
FS17.080 Federated Farmers		*Allow S145.010 Rural Contractors NZ Incorporated*		
S126.157 Southland Federated Farmers of NZ S3.066 Stoney Creek Station Ltd S113.066 Trudy Bokser S116.066 Nathan Bokser S118.066 AW+ JA Johnston Family Trust S127.102 Peters Farm Ltd Karen Peters S18.068 Reaby Downs Farm Ltd S19.068 Karen Temple S20.068 Sarah and Peter Barclay S24.068 Helen McIntosh S68.070 John Baynes S115.158 Kevin Robertson S143.169 Rural Ratepayers Group S148.170 Alistair & Bernadette Hunt S60.160 Ronald Crispin S68.278 John Baynes S117.066 Greg Bokser	GRUZ-R5	Retain GRUZ-R5 as notified as it provides for woodlots as a permitted activity.	Accept in part	
S85.155 Environment Southland	GRUZ-R5	Include a performance standard regarding minimum floor levels	Decision 2	
S99.032 Clark Fortune McDonald & Ass	GRUZ-R5	In order to retain those high value soils for food production new exotic forestry on highly productive land should be a discretionary activity	Decision 48	
FS10.004 Port Blakely Ltd		*Disallow S99.032 Clark Fortune McDonald & Assoc. According to the NPS-HPL land based primary production includes forestry activities. Furthermore it should be the market which decides which what kinds of land based primary production occurs within a certain area of highly productive land.*	Decision 48	
FS5.161 Hamish Weir		*Allow S99.032 Clark Fortune McDonald & Ass*	Decision 48	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S99.033 Clark Fortune McDonald & Ass	GRUZ-R6	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.	Reject	
S113.067 Trudy Bokser S116.067 Nathan Bokser S118.067 AW+ JA Johnston Family Trust S127.103 Peters Farm Ltd Karen Peters S18.069 Reaby Downs Farm Ltd S19.069 Karen Temple S20.069 Sarah and Peter Barclay S24.069 Helen McIntosh S68.071 John Baynes S156.014 NZ Agricultural Aviation Association S3.067 Stoney Creek Station Ltd S117.067 Greg Bokser S63.018 NZ Helicopter Association S87.009 Ballance Agri-Nutrients S109.121 Department of Conservation S28.015 Ravensdown Ltd S148.201 Alistair & Bernadette Hunt	GRUZ-R6	Retain GRUZ-R6 as drafted.	Accept	
FS18.20 NZ Helicopter Association		*Allow S63.018 NZ Helicopter Association*		
FS4.39, FS4.40, FS4.41, FS4.42, FS4.43 NZ Agricultural Aviation Association		*Allow S63.018 NZ Helicopter Association, S87.009 Ballance Agri-Nutrients, S109.121 Department of Conservation, S28.015 Ravensdown Ltd, S148.201 Alistair & Bernadette Hunt*		
S85.156 Environment Southland	GRUZ-R6	In GRUZ-R6 include a performance standard regarding minimum floor levels	Decision 2	
S124.105 Fire and Emergency NZ	GRUZ-R7	Amend as follows: Any new or extended building structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Decision 2	
S113.068 Trudy Bokser S116.068 Nathan Bokser S118.068 AW+ JA Johnston Family Trust S127.104 Peters Farm Ltd Karen Peters S18.070 Reaby Downs Farm Ltd S19.070 Karen Temple S20.070 Sarah and Peter Barclay S24.070 Helen McIntosh S68.072 John Baynes S117.068 Greg Bokser S3.068 Stoney Creek Station Ltd	GRUZ-R7	Amend GRUZ-R7 to read:: 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 Activity status where compliance is not achieved with: GRUZ-R7~~(3)~~(2): Restricted Discretionary GRUZ-R7(3):~~Non-Complying~~ Discretionary	Accept in part	Yes
FS17.081 Federated Farmers		*Allow S3.068 Stoney Creek Station Ltd*		
S85.157 Environment Southland	GRUZ-R7	Include GRUZ-R7 a performance standard regarding minimum floor levels	Decision 2	
S130.046 Mercury NZ Ltd	GRUZ-R7	Activity status: Permitted Where: 4. The residential unit is connected to telecommunications services (whether hardwired or	Reject	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		wireless). Where standards are exceeded resource consents shall consider: 1.reverse sensitivity effects on existing and authorised activities in the rural environment and; 2.Potential to constrain the ability to utilise renewable energy resources.		
FS24.058 Contact Energy Ltd		*Allow S130.046 Mercury NZ Ltd*		
S124.106 Fire and Emergency NZ	GRUZ-R8	Amend as follows: Any new or extended building structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Decision 2	
S132.144 KiwiRail Holdings Ltd	GRUZ-R8	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).	Decision 2	
S85.158 Environment Southland	GRUZ-R8	In GRUZ-R8 include a performance standard regarding minimum floor levels	Decision 2	
S145.011 Rural Contractors NZ Incorporated (RCNZ)	GRUZ-R8	GRUZ-R4 also applies (as a rural contractor depot would be defined as a "rural industry"). Amend 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	Reject	
FS17.082 Federated Farmers		*Allow S145.011 Rural Contractors NZ Incorporated (RCNZ)*		
S126.158 Southland Federated Farmers of NZ S115.159 Kevin Robertson S143.170 Rural Ratepayers Group S148.171 Alistair & Bernadette Hunt S60.161 Ronald Crispin S68.279 John Baynes	GRUZ-R9	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. 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;~~	Accept in part	Yes
S3.069 Stoney Creek Station Ltd S113.069 Trudy Bokser S116.069 Nathan Bokser S118.069 AW+ JA Johnston Family Trust S127.105 Peters Farm Ltd Karen Peters S18.071 Reaby Downs Farm Ltd S19.071 Karen Temple S20.071 Sarah and Peter Barclay S24.071 Helen McIntosh S68.073 John Baynes S117.069 Greg Bokser	GRUZ-R9	Retain GRUZ-R9 as drafted.	Accept in part	
S124.107 Fire and Emergency NZ	GRUZ-R9	Amend as follows: Any new or extended building structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Decision 2	
S132.145 KiwiRail Holdings Ltd	GRUZ-R9	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	Decision 2	
S85.159 Environment Southland	GRUZ-R9	Include a performance standard regarding minimum floor levels	Decision 2	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S125.060 Ministry of Education	GRUZ-R10	Supports GRUZ-10 in part		Yes
S125.061 Ministry of Education	GRUZ-R10	Education facilities should be provided for where there is a potential population to support them. Amend as follows: Education Facilities, Activity Status: Permitted Where: ~~1. The activity is a rural based education facility centred on agriculture sector training~~ 1. Hours of operation are between 0700 and 1900~~2. A maximum of 12 people (staff and students) on site at any one time~~ 2. Any new building structure and activity complies with zone standards GRUZ-S1 - GRUZ-S6 ~~Activity status where compliance not achieved with:GRUZ-R10(1) to GRUZ-R10(3): DiscretionaryGRUZ-R10(4): Restricted DiscretionaryMatters 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.		Yes
S124.108 Fire and Emergency NZ	GRUZ-R10	Amend as follows: Any new or extended building structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Decision 2	
S132.146 KiwiRail Holdings Ltd	GRUZ-R10	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	Decision 2	
S126.159 Southland Federated Farmers of NZ S115.160 Kevin Robertson S143.171 Rural Ratepayers Group S148.172 Alistair & Bernadette Hunt S60.162 Ronald Crispin S68.280 John Baynes	GRUZ-R10	The Council should not restrict the staff numbers and hours of operation in the requirements. 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;~~	Accept in part	Yes
S85.160 Environment Southland	GRUZ-R10	Include a performance standard regarding minimum floor levels	Decision 2	
S3.070 Stoney Creek Station Ltd S113.070 Trudy Bokser S116.070 Nathan Bokser S118.070 AW+ JA Johnston Family Trust S127.106 Peters Farm Ltd Karen Peters S18.072 Reaby Downs Farm Ltd S19.072 Karen Temple	GRUZ-R11	Retain GRUZ-R11 as drafted.	Accept in part	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S20.072 Sarah and Peter Barclay S24.072 Helen McIntosh S68.074 John Baynes S117.070 Greg Bokser S148.202 Alistair & Bernadette Hunt				
S124.109 Fire and Emergency NZ	GRUZ-R11	Amend as follows: Any new or extended building structure and activity complies with General Rural Zone standards..... and GRUZ-S10.	Decision 2	
S126.184 Southland Federated Farmers of NZ S115.185 Kevin Robertson S143.196 Rural Ratepayers Group S148.197 Alistair & Bernadette Hunt S60.187 Ronald Crispin S68.305 John Baynes	GRUZ-R11	Amend GRUZ-R11:2. The maximum occupancy does not exceed ~~5~~ **8** persons.	Accept	Yes
S85.161 Environment Southland	GRUZ-R11	Include a performance standard regarding minimum floor levels	Decision 2	
S126.160 Southland Federated Farmers of NZ S115.161 Kevin Robertson S143.172 Rural Ratepayers Group S148.173 Alistair & Bernadette Hunt S60.163 Ronald Crispin S68.281 John Baynes	GRUZ-R12	The Council should restrict the hours of operation in the requirements. Amend GRUZ-R12 to remove: ~~3. Hours of operation are Ltd 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.~~	Accept	Yes
S85.162 Environment Southland	GRUZ-R12	Include a performance standard regarding minimum floor levels	Decision 2	
S3.071 Stoney Creek Station Ltd S113.071 Trudy Bokser S116.071 Nathan Bokser S118.071 AW+ JA Johnston Family Trust S127.107 Peters Farm Ltd Karen Peters S18.073 Reaby Downs Farm Ltd S19.073 Karen Temple S20.073 Sarah and Peter Barclay S24.073 Helen McIntosh S68.075 John Baynes S117.071 Greg Bokser	GRUZ-R13	Retain GRUZ-R13 as drafted.	Accept	
S124.110 Fire and Emergency NZ	GRUZ-R13	Amend as follows: Any new or extended building structure and activity complies with General Rural Zone standards...and GRUZ-S10.	Decision 2	
S132.147 KiwiRail Holdings Ltd	GRUZ-R13	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	Decision 2	
S85.163 Environment Southland	GRUZ-R13	Include a performance standard regarding minimum floor levels	Decision 2	
S124.111 Fire and Emergency NZ	GRUZ-R14	Amend as follows: Any new or extended building structure and activity complies with General Rural Zone standards... and GRUZ-S10.	Decision 2	

Appendix A - Decisions on Submissions
Topic 16: General Rural Zone

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S132.148 KiwiRail Holdings Ltd	GRUZ-R14	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	Decision 2	
S85.164 Environment Southland	GRUZ-R14	Include a performance standard regarding minimum floor levels	Decision 2	
S148.011 Alistair & Bernadette Hunt	GRUZ – R16	We do not support the new rules restricting agricultural aviation.	Decision 34	Yes
FS4.22 NZ Agricultural Aviation Association		*Allow S148.011 Alistair & Bernadette Hunt*	Decision 34	
S156.015 NZ Agricultural Aviation Association S63.019 NZ Helicopter Association S87.010 Ballance Agri-Nutrients S28.016 Ravensdown Ltd	GRUZ-R16	Amend: 1. The takeoff and landings are to or from a rural airstrip or helicopter landing area ~~which complies with GRUZ standard GRUZ-S9~~ 2. 2. Retain GRUZ R-16 2. (subject to the amendments sought in submission point S1.11 to NOISE-R8) Amend: default activity status to restricted discretionary. Add matters of discretion: Any mitigation of noise proposed in accordance with best practicable options. Hours of operation.	Decision 34	Yes
FS4.44 NZ Agricultural Aviation Association *FS18.19 NZ Helicopter Association*		*Allow S63.019 NZ Helicopter Association*	Decision 34	
FS4.45 NZ, FS4.47 Agricultural Aviation Association		*Allow S87.010 Ballance Agri-Nutrients, S28.016 Ravensdown Ltd*	Decision 34	
S3.072 Stoney Creek Station Ltd S113.072 Trudy Bokser S116.072 Nathan Bokser S117.072 Greg Bokser S118.072 AW+ JA Johnston Family Trust S127.108 Peters Farm Ltd Karen Peters S18.074 Reaby Downs Farm Ltd S19.074 Karen Temple S20.074 Sarah and Peter Barclay S24.074 Helen McIntosh S68.076 John Baynes	GRUZ-R16	Retain GRUZ-R16 as a permitted activity status for agricultural aviation activities.	Decision 34	Yes
FS4.46, FS4.48, FS4.49, FS4.50, FS4.51, FS4.52, FS4.53, FS4.54, NZ FS4.55, FS4.56, FS4.57 NZ Agricultural Aviation Association		*Allow in part S3.072 Stoney Creek Station Ltd, S113.072 Trudy Bokser, S116.072 Nathan Bokser, S117.072 Greg Bokser, S118.072 AW+ JA Johnston Family Trust, S127.108 Peters Farm Ltd Karen Peters, S18.074 Reaby Downs Farm Ltd, S19.074 Karen Temple, S20.074 Sarah and Peter Barclay, S24.074 Helen McIntosh, S68.076 John Baynes as reference to GRUZ-S9 in GRUZ-R16.1 should be deleted.*	Decision 34	
S130.047 Mercury NZ Ltd	GRUZ-R17	The submitter seeks that development within the rural environment is managed and cognisant of reverse sensitivity effects on existing and authorised activities in the rural environment and potential to constrain the ability to utilise renewable energy resources.	Reject	
S3.073 Stoney Creek Station Ltd S113.073 Trudy Bokser S116.073 Nathan Bokser S118.073 AW+ JA Johnston Family Trust	GRUZ-R17	The rule table does not provide an activity status for Visitor Accommodation. It appears as though it is incorrectly referenced as GRUZ-R18 which is a discretionary activity. Provide a correct activity status reference for GRUZ-R17.	Accept	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S127.109 Peters Farm Ltd Karen Peters S18.075 Reaby Downs Farm Ltd S19.075 Karen Temple S20.075 Sarah and Peter Barclay S24.075 Helen McIntosh S68.077 John Baynes S117.073 Greg Bokser				
S125.062 Ministry of Education	GRUZ-R18	Retain as proposed.	Accept	
S130.048 Mercury NZ Ltd	GRUZ-R18	The submitter seeks that development within the rural environment is managed and cognisant of reverse sensitivity effects on existing and authorised activities in the rural environment and potential to constrain the ability to utilise renewable energy resources.	Reject	
S124.112 Fire and Emergency NZ	GRUZ-R19	Emergency service facilities should be provided for as a permitted activity which will be subject to the performance standards. 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.	Decision 2	
S130.049 Mercury NZ Ltd	GRUZ-R20	This has the potential to affect REG. 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.	Reject	
S113.074 Trudy Bokser S116.074 Nathan Bokser S118.074 AW+ JA Johnston Family Trust S127.110 Peters Farm Ltd Karen Peters S18.076 Reaby Downs Farm Ltd S19.076 Karen Temple S20.076 Sarah and Peter Barclay S24.076 Helen McIntosh S68.078 John Baynes S117.074 Greg Bokser S3.074 Stoney Creek Station Ltd	GRUZ-R20	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	Reject	
FS17.083 Federated Farmers		*Allow S3.074 Stoney Creek Station Ltd*		
S145.009 Rural Contractors NZ Incorporated	GRUZ – Additional Rule Sought	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.	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		6. Any building must not exceed 3000m2. Activity status where compliance is not achieved with: GRUZ-R4A(1) to GRUZ-R4A(6): Restricted Discretionary Matters of discretion: 1. Location and scale of the activity. 2. The effects on rural character and amenity values of the surrounding environment. 3. Any potential reverse sensitivity effects and/or conflict with existing activities and the ability to mitigate these effects. 4. Services. 5. Safety and suitability of access and effects on the transport network from additional traffic generation. 6. The matters of discretion of any infringed standard.		
S143.002 Rural Ratepayers Group	GRUZ – Additional Rule sought	Greater setbacks for forests from property boundaries. Dust suppression by water tank when logging trucks are travelling on gravel roads and traffic is heavy.	Reject	
S3.063 Stoney Creek Station Ltd S113.063 Trudy Bokser S116.063 Nathan Bokser S118.063 AW+ JA Johnston Family Trust S127.099 Peters Farm Ltd Karen Peters S18.065 Reaby Downs Farm Ltd S19.065 Karen Temple S20.065 Sarah and Peter Barclay S24.065 Helen McIntosh S68.067 John Baynes S117.063 Greg Bokser	GRUZ – Standards General	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.	Accept in part	Yes
S148.006 Alistair & Bernadette Hunt	GRUZ-S1	Supports the increased 8ha limit for rural subdivision.	Accept	
S126.161 Southland Federated Farmers of NZ S115.162 Kevin Robertson S143.173 Rural Ratepayers Group S148.174 Alistair & Bernadette Hunt S60.164 Ronald Crispin S68.282 John Baynes	GRUZ-S1	Primary production farms require multiple dwellings for staff accommodation often in close proximity to each other. 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.~~	Accept in part	Yes
S3.075 Stoney Creek Station Ltd	GRUZ-S1	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	Accept in part	
S99.034 Clark Fortune McDonald & Ass	GRUZ-S1	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.	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S105.025 Farm Manager - Wantwood Station S127.025 Peters Farm Ltd Karen Peters S104.025 McLeod-Wantwood Trust/Wantwood Station S113.075 Trudy Bokser S116.075 Nathan Bokser S118.075 AW+ JA Johnston Family Trust S127.111 Peters Farm Ltd Karen Peters S18.077 Reaby Downs Farm Ltd S19.077 Karen Temple S20.077 Sarah and Peter Barclay S24.077 Helen McIntosh S68.079 John Baynes	GRUZ-S1	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;	Reject	
FS22.065 Clark Fortune McDonald & Assoc		*Allow S104.025 McLeod-Wantwood Trust/Wantwood Station*		
S130.050 Mercury NZ Ltd	GRUZ-S1	Matters of discretion: Add 8. ability to constrain the future use of renewable energy resources.	Reject	
S85.165 Environment Southland	GRUZ-S1	Include a performance standard regarding minimum floor levels	Decision 2	
S124.113 Fire and Emergency NZ	GRUZ-S2	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.	Decision 2	
S17.001 Resolution Developments Ltd	GRUZ-S2	In the Rural Industry Precinct, 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 7000m². Where sites are equal to or less than 7000m² building coverage shall not exceed 25 percent of the site.	Reject	
FS17.084 Federated Farmers		*Allow S17.001 Resolution Developments Ltd*		
S85.166 Environment Southland	GRUZ-S3	New buildings or activities should not be established as permitted activities in natural hazard areas. Consents should be required when there are natural hazard risks present. Consideration should also be given to secondary flow paths which are also a natural hazard. Include "not within an identified natural hazard area" criteria into this rule.	Reject	
FS5.162 Hamish Weir		*Disallow S85.166 Environment Southland*		
S3.076 Stoney Creek Station Ltd S113.076 Trudy Bokser S116.076 Nathan Bokser S118.076 AW+ JA Johnston Family Trust S127.112 Peters Farm Ltd Karen Peters S18.078 Reaby Downs Farm Ltd S19.078 Karen Temple S20.078 Sarah and Peter Barclay S24.078 Helen McIntosh S68.080 John Baynes S117.076 Greg Bokser	GRUZ-S3	Amend GRUZ-S3 to read: 4. Whether the building is located on high class soils and whether it is for a supporting activity.	Accept	Yes
FS17.085 Federated Farmers		*Allow S3.076 Stoney Creek Station Ltd*		

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S17.002 Resolution Developments Ltd	GRUZ-S4	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	Reject	
S132.149 KiwiRail Holdings Ltd	GRUZ-S4	Amend GRUZ-S4. 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.	Decision 2	
S113.077 Trudy Bokser S116.077 Nathan Bokser S118.077 AW+ JA Johnston Family Trust S127.113 Peters Farm Ltd Karen Peters S18.079 Reaby Downs Farm Ltd S19.079 Karen Temple S20.079 Sarah and Peter Barclay S24.079 Helen McIntosh S68.081 John Baynes S3.077 Stoney Creek Station Ltd	GRUZ-S4	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: 3. Buildings greater than 500 square metres are setback ~~200m~~ 50m except for in the Rural Industry Precinct (PREC13) where the setback is 100m; Matters of discretion: 7. The ownership of the adjoining site and whether it forms part of the same farming operation.	Accept in part	Yes
FS17.086 Federated Farmers		*Allow S3.077 Stoney Creek Station Ltd*		
S115.163 Kevin Robertson S143.174 Rural Ratepayers Group S148.175 Alistair & Bernadette Hunt S60.165 Ronald Crispin S68.283 John Baynes S117.077 Greg Bokser S126.162 Southland Federated Farmers of NZ	GRUZ-S4	Amend GRUZ-S4: Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback ~~200~~50m except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	Reject	
FS25.134 Stoney Creek Station Ltd		*Allow S126.162 Southland Federated Farmers of NZ*		
S99.035 Clark Fortune McDonald & Ass	GRUZ-S4	The 30m setback from side or rear boundary for residential buildings is impractical for many existing sites. The ODP setback of 6m should be retained by proposed PDP provision.	Reject	
FS5.163 Hamish Weir		*Allow S99.035 Clark Fortune McDonald & Ass*		
S126.163 Southland Federated Farmers of NZ S115.164 Kevin Robertson S143.175 Rural Ratepayers Group S148.176 Alistair & Bernadette Hunt S60.166 Ronald Crispin	GRUZ-S5	Amend GRUZ-S5: Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) ~~100~~**50m** from the boundary of an Interregional Connector road (state highway); (b) 40m from the boundary of a Rural Connector road; (c) 30m from the road boundary of an unsealed road; and (...)	Accept	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S68.284 John Baynes				
S124.114 Fire and Emergency NZ	GRUZ-S5	Amend as follows: Except that Emergency service facilities are exempt from this rule. The exclusion would support the logistical and operational requirements of Fire and Emergency	Decision 2	
S3.078 Stoney Creek Station Ltd S113.078 Trudy Bokser S116.078 Nathan Bokser S118.078 AW+ JA Johnston Family Trust S127.114 Peters Farm Ltd Karen Peters S18.080 Reaby Downs Farm Ltd S19.080 Karen Temple S20.080 Sarah and Peter Barclay S24.080 Helen McIntosh S68.082 John Baynes S117.078 Greg Bokser	GRUZ-S5	Amend GRUZ-S5 as follows: 1. Residential buildings are setback: (a)~~100m~~ 50m from the boundary of an Interregional Connector road (state highway); 5. All other buildings and structures except fences and farm infrastructure Matters of discretion: 8. The functional or operational need for the building to be located within the road setback	Accept in part	Yes
FS14.025 NZ Transport Agency Waka Kotahi		*Disallow S3.078 Stoney Creek Station Ltd*		
S125.059 Ministry of Education	GRUZ-S6	Retain as proposed.	Accept	
S99.036 Clark Fortune McDonald & Ass	GRUZ-S6	Without adequate justification the ODP setback of 50m should be retained by proposed PDP provision.	Accept	Yes
FS5.164 Hamish Weir		*Allow S99.036 Clark Fortune McDonald & Ass*		
FS14.026 NZ Transport Agency Waka Kotahi		*Disallow S99.036 Clark Fortune McDonald & Ass*		
S104.026 McLeod-Wantwood Trust/Wantwood Station S127.026 Peters Farm Ltd Karen Peters S105.026 Farm Manager - Wantwood Station	GRUZ-S7	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: (d) exception being farm fences which are required to be a minimum of 5m.	Accept in part	Yes
S126.164 Southland Federated Farmers of NZ S115.165 Kevin Robertson S143.176 Rural Ratepayers Group S148.177 Alistair & Bernadette Hunt S60.167 Ronald Crispin S68.285 John Baynes	GRUZ-S7	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:	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S113.079 Trudy Bokser S116.079 Nathan Bokser S118.079 AW+ JA Johnston Family Trust S127.115 Peters Farm Ltd Karen Peters S18.081 Reaby Downs Farm Ltd S19.081 Karen Temple S20.081 Sarah and Peter Barclay S24.081 Helen McIntosh S68.083 John Baynes S3.079 Stoney Creek Station Ltd S117.079 Greg Bokser	GRUZ-S7	Amend setbacks from stream and river 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: Matters of discretion: 8. Whether the activity will result in environmental benefits through the exclusion of stock.	Accept in part	Yes
FS5.165 Hamish Weir		*Allow S3.079 Stoney Creek Station Ltd*		
S109.122 Department of Conservation	GRUZ-S7	Retain GRUZ-S7 with amendments and include an appropriate setback from any wetland and explanatory diagrams. Amend the assessment matters listed in matters of discretion to include: 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	Accept in part	Yes
S124.115 Fire and Emergency NZ	GRUZ-S8	Amend as follows: GRUZ-S8 Height: Except that Communication towers and poles used for emergency service facilities are exempt from this rule.	Decision 2	
S115.166 Kevin Robertson S126.165 Southland Federated Farmers of NZ S143.177 Rural Ratepayers Group S148.178 Alistair & Bernadette Hunt S60.168 Ronald Crispin S68.286 John Baynes	GRUZ-S8	Remove this standard or increase the maximum height across the entire Rural Zone to 15m.	Reject	
FS16.010, FS16.009, FS16.011 FS16.012, FS16.013, FS16.014 Fire and Emergency NZ		*Allow S68.286 John Baynes, S148.178 Alistair & Bernadette Hunt, S115.166 Kevin Robertson, S60.168 Ronald Crispin, S143.177 Rural Ratepayers Group, S126.165 Southland Federated Farmers of NZ*		
S156.016 NZ Agricultural Aviation Association S63.020 NZ Helicopter Association S87.011 Ballance Agri-Nutrients S28.017 Ravensdown Ltd	GRUZ-S9	Delete GRUZ- S9	Decision 34	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
FS4.58, FS4.61 NZ Agricultural Aviation Association		*Allow S63.020 NZ Helicopter Association, S28.017 Ravensdown Ltd*	Decision 34	
FS18.18 NZ Helicopter Association		*Allow S63.020 NZ Helicopter Association*	Decision 34	
FS4.59 NZ Agricultural Aviation Association		*Allow S87.011 Ballance Agri-Nutrients*	Decision 34	
S3.080 Stoney Creek Station Ltd S113.080 Trudy Bokser S116.080 Nathan Bokser S118.080 AW+ JA Johnston Family Trust S18.082 Reaby Downs Farm Ltd S19.082 Karen Temple S20.082 Sarah and Peter Barclay S24.082 Helen McIntosh S68.084 John Baynes S127.116 Peters Farm Ltd Karen Peters S117.080 Greg Bokser	GRUZ-S9	Amend GRUZ-S9 as follows: 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.~~	Decision 34	Yes
FS18.33 NZ Helicopter Association		*Disallow in part S3.080 Stoney Creek Station Ltd removing Item 2.*	Decision 34	
FS4.60, FS4.62, FS4.63, FS4.64, FS4.6, FS4.66, FS4.67, FS4.68, FS4.69, FS4.70, FS4.71 NZ Agricultural Aviation Association		*Disallow S3.080 Stoney Creek Station Ltd, S113.080 Trudy Bokser, 116.080 Nathan Bokser, S118.080 AW+ JA Johnston Family Trust, S18.082 Reaby Downs Farm Ltd, S19.082 Karen Temple, S20.082 Sarah and Peter Barclay, S24.082 Helen McIntosh, S68.084 John Baynes, S127.116 Peters Farm Ltd Karen Peters, S117.080 Greg Bokser*	Decision 34	
S132.150 KiwiRail Holdings Ltd	GRUZ-Additional Standard sought	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.	Decision 2	
S110.049 Royal Forest and Bird Society of NZ Inc	GRUZ-Additional Standard sought	Add: GRUZ-S10 - Setbacks from a Significant Natural Area (all activities) Permitted activity 1. Any building or structure is set back 10 metres from the closest boundary of any Significant Natural Area Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on Significant Natural Area values and indigenous biodiversity values. 2. The impact of the activity on any rare or threatened indigenous species or taonga species and how any potential impact could be avoided remedied or mitigated. 3. The activity has a functional need to be located in the area.	Decision 45	
FS5.166 Hamish Weir *FS17.087 Federated Farmers* *FS25.135 Stoney Creek Station Ltd*		*Disallow S110.049 Royal Forest and Bird Society of NZ Inc*	Decision 45	
S124.116 Fire and Emergency NZ	GRUZ-Additional Standard sought	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 45000 litres of potable water on-site from another	Decision 2	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		source. 4.Where Council reticulated wastewater is unavailable any residential unit and buildings for non-residential activities must: be provided with an on-site wastewater treatment and disposal system. 5. All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 NZ Fire Service Firefighting Water Supplies Code of Practice'		
FS5.168 Hamish Weir		*Disallow S124.116 Fire and Emergency NZ*	Decision 2	
S104.032 McLeod-Wantwood Trust/ Wantwood Station	Appendix 3 - River and stream order	Align setbacks with higher order planning documents as setback requirements are greater than Central Government ruling for fencing for stock exclusion.	Reject	
S105.032 Farm Manager - Wantwood Station	Appendix 3 - River and stream order	Align setbacks with higher order planning documents.	Reject	
S127.032 Peters Farm Ltd Karen Peters	Appendix 3 - River and stream order	Align setbacks with higher order planning documents.	Reject	
S146.109 Southland District Council	Appendix 3 - River and stream order	Excellent idea. The "Gore District - Southwest" map appears to be slightly truncated.	Accept	Yes
S77.005 NZ Heavy Haulage Association	GRUZ-Additional Standard sought	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. OR The inclusion of the words "new or relocated buildings" to the activity rules for residential activities/units.	Decision 2	
FS14.041 NZ Transport Agency Waka Kotahi		*Disallow S77.005 NZ Heavy Haulage Association*	Decision 2	