Appendix A - Decisions on Submissions
Topic 22: Development Areas

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Amended
S152.014 Nigel Cowburn	DEV - General	Servicing: Stormwater - Requests best management approach to stormwater management including SuDS or Sponge city	Reject	
S112.165 Waka Kotahi NZ Transport Agency	DEV1-Overview and Purpose	Amend the text as follows: In contrast the majority of land within the Development Area is currently undeveloped and therefore future development should be managed to ensure high quality urban design outcomes which mitigate adverse effects on the state highway and adjoining landowners outside of the Industrial Zone areas.	Accept	Yes
S112.166 Waka Kotahi NZ Transport Agency	DEV1-Overview and Purpose	Amend as follows: The indicative road layout seeks to allow for staged development and minimise additional access points onto the State Highway ~~unless they are justified by traffic demand.~~ It is anticipated that the Development Area will be developed in a staged manner which aligns with the future use of the racecourse and other landowner's aspirations. ~~The indicative road layout seeks to allow for staged development and minimise additional access points onto the State Highway unless they are justified by traffic demand.~~	Accept	Yes
S40.087 Silver Fern Farms	DEV1- Overview and Purpose	Retain as notified	Accept in Part	
FS14.034 NZ Transport Agency Waka Kotahi		*Disallow S40.087 Silver Fern Farms*		
S112.167 Waka Kotahi NZ Transport Agency	DEV1-O1	Amend as follows: 1. connectivity of traffic, pedestrian and cycle routes provides for future development and minimises ~~additional~~ accesses onto the State Highway; and 8. the safe, efficient and effective operation of the surrounding roading environment, including the State highway network, is maintained.	Accept	Yes
S139.090 Hokonui Rūnanga Inc	DEV1-O1	Delete clause DEV1-O1(4).	Accept	Yes
S125.092 S125.093 Ministry of Education	DEV1-O1	The submitter supports DEV1-O1 in principle. Add: 8. Appropriate regard is given to social infrastructure.	Reject	
FS29.083 Silver Fern Farms Limited		*Disallow S125.093 093 Ministry of Education*		
S124.312 Fire and Emergency NZ	DEV1-O1	Retain DEV1-O1 as notified	Accept in Part	
S110.082 Royal Forest and Bird Society of NZ Inc	DEV1-O1	Add: 8. Ecological corridors remain intact and there are no adverse environmental effects**.**	Reject	
FS29.082 Silver Fern Farms Limited		*Disallow S110.082 Royal Forest and Bird Society of NZ Inc*		
S85.297 Environment Southland	DEV1-O1	Reword DEV1-O1 so that building and development only occurs where there is low flood risk. Medium and high flood risk areas should be avoided from any future change in land use or intensification.	Accept in Part	Yes
FS29.084 Silver Fern Farms Limited		*Disallow S85.297 Environment Southland*		
S112.168 Waka Kotahi NZ Transport Agency	DEV1-P1	Retain as notified	Accept	
S40.089 Silver Fern Farms	DEV1-P1	Retain as notified	Accept	
S112.169 Waka Kotahi NZ Transport Agency	DEV1-P2	Retain as notified	Accept in Part	
S125.094 Ministry of Education	DEV1-P2	The submitter supports DEV1-P2 in principle.	Accept in Part	
S125.095 Ministry of Education	DEV1-P2	DEV1-P2 Add: 7. Provision of social infrastructure.	Reject	
FS29.086 Silver Fern Farms Limited		*Disallow S125.095 Ministry of Education*		
S85.298 Environment Southland	DEV1-P2	Reword DEV1-P2 so that building and development only occurs where there is low flood risk. Medium and high flood risk areas should be avoided from any future change in land use or intensification.	Accept in Part	Yes
S110.083 Royal Forest and Bird Society of NZ Inc	DEV1-P2	DEV1-P2 Add: 7. Potential impacts on indigenous biodiversity and ecological corridors.	Reject	
FS29.085 Silver Fern Farms Limited		*Disallow S110.083 Royal Forest and Bird Society of NZ Inc*		
S112.170 Waka Kotahi NZ Transport Agency	DEV1-Additional policy sought	Add a new policy Ensure development is designed to be consistent with the capacity of the existing transportation network, including the State highway network, or will be appropriately upgraded.	Accept in Part	Yes
S112.171 Waka Kotahi NZ Transport Agency	DEV1-R1	Retain as notified	Accept	
S124.313 Fire and Emergency NZ	DEV1-R1	Retain as notified subject to the inclusion of a new standard for servicing.	Decision 2	
S112.190 Waka Kotahi NZ Transport Agency	DEV1-R1	Retain as notified	Accept	
S110.084 Royal Forest and Bird Society of NZ Inc	DEV1-R1	DEV1-R1 Add: 5. There is no adverse impact on indigenous biodiversity and ecological corridors.	Reject	
FS29.087 Silver Fern Farms Limited		*Disallow S110.084 Royal Forest and Bird Society of NZ Inc*		
S110.087 Royal Forest and Bird Society of NZ Inc	DEV1-R1	Add General Residential Zone, Medium Density Residential Zone, Large Lot Residential Zone and Neighbourhood Centre Zone 2. There is no adverse impact on indigenous biodiversity and ecological corridors. Add Rural Lifestyle Zone 1. There is no adverse impact on indigenous biodiversity and ecological corridors.	Reject	
FS29.088 Silver Fern Farms Limited		*Oppose S110.087 as submission appears to relate to DEV2-R1 and is N/A to DEV1-R1*		
S85.299 Environment Southland	DEV1-R1	In DEV1-R1 include a performance standard regarding minimum floor levels.	Reject	
FS29.090 Silver Fern Farms Limited		*Disallow S85.299 Environment Southland*		
S141.004 Debra & Gary Gibson	DEV1-S1	Extend the proposed landscape buffer to be greater than 5m or a condition that prevents structures being erected within 100m of the boundary.	Reject	
FS29.089 Silver Fern Farms Limited		*Disallow S141.004 Debra & Gary Gibson*		
S85.300 Environment Southland	DEV1-S1	In DEV1-S1 include a performance standard regarding minimum floor levels.	Reject	
FS29.091 Silver Fern Farms Limited		*Disallow S85.300 Environment Southland*	Decision 44	
S112.172, S112.173 Waka Kotahi NZ Transport Agency	DEV1-S2 DEV1-ODP	Include transport thresholds within DEV1-S2 and the associated DEV1 Outline Development Plan which specify when infrastructure upgrades are required at the intersection of Saleyard Road and State Highway 1, and at the intersection of Racecourse Road and State Highway 1. And amend the text of the Matters of Discretion, and add an Advice Note, as follows:	Reject	

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Amended
		Matters of Discretion: 1. The effects of traffic generation and the new road layout, including accesses onto Racecourse Road, Saleyard Road and State Highway 1, on the safe and efficient operation of the transport network including the State highway intersections. Advice Note: Waka Kotahi approval is required under the Government Roading Powers Act (1989) for any upgrade to an existing local road intersection with the State Highway to ensure that it does not compromise the safety, efficiency and effectiveness of the state highway network.		
S124.317 Fire and Emergency NZ	DEV1 Additional Standard sought	DEV1-S3 Servicing 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 3. Where Council reticulated water supply is unavailable, any residential unit and buildings for non-residential activities must: (a) be connected to a community drinking water supply; or (b) be connected to a private drinking water supply; or (c) store 45,000 litres of potable water on-site from another source. 4. Where Council reticulated wastewater is unavailable, any residential unit and buildings for non-residential activities must: (a) 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 New Zealand Fire Service Firefighting Water Supplies Code of Practice	Decision 2	
S85.301 Environment Southland	DEV1-ODP	Delineate flood risk on ODP.	Reject	
S40.088, S40.090, S40.091, S40.092 Silver Fern Farms	DEV1-ODP	Amend the Gore South Outline Development Plan to delete the "secondary road connection" from Lot 3 DP 8038.	Accept	Yes
FS85.309, FS14.038, FS14.036 NZ Transport Agency Waka Kotahi		*Disallow S40.088, S40.091, S40.092, S40.090 Silver Fern Farms*		
S146.104 Southland District Council	DEV1-ODP	Review the risk of inundation to this area.	Accept in Part	
S85.309 Environment Southland	DEV1-ODP	Change location to somewhere else that is not susceptible to natural hazards which could put people at risk.	Reject	
S85.302 Environment Southland	DEV2-Overview and Purpose	Remove Development Area 2 from plan until detailed investigations have been undertaken. This approach pushes out risk assessment to future owners which is inappropriate	Accept in part	
FS6.1, FS6.2 Charlton Rise Limited		*Disallow S85.302 Environment Southland*		
S110.085 Royal Forest and Bird Society of NZ Inc	DEV2-O1	DEV2-O1 Add: 8. Ecological corridors remain intact and there are no adverse environmental effects.	Reject	
S125.096, S125.097 Ministry of Education	DEV2-O1	The submitter supports DEV2-O1 in principle. Add: 8. The growth and development is supported by social infrastructure.	Reject	
S124.314 Fire and Emergency NZ S100.026 Charlton Rise Limited	DEV2-O1	Retain as notified	Accept in Part	
S85.303 Environment Southland	DEV2-O1	Reword to prevent development occurring in hazard areas	Accept in Part	Yes
FS6.3 Charlton Rise Limited		*Disallow S85.303 Environment Southland*		
S100.027 Charlton Rise Limited	DEV2-P1	Retain as notified.	Accept	
S85.304 Environment Southland	DEV2-P1	Reword to prevent development occurring		
FS6.4 Charlton Rise Limited		*Disallow S85.304 Environment Southland*	Reject	
S110.086 Royal Forest and Bird Society of NZ Inc	DEV2-P2	Add: 7. The avoidance and mitigation of impacts on indigenous biodiversity and ecological corridors.	Reject	
S125.098 Ministry of Education	DEV2-P2	Add: 8. The growth and development is supported by social infrastructure.	Reject	
S100.028 Charlton Rise Limited	DEV2-P2	Retain as notified.	Accept	
S85.305 Environment Southland	DEV2-P2	Oppose this policy entirely. It needs to be rewritten to prevent any further development occurring	Reject	
FS6.5 Charlton Rise Limited		*Disallow S85.305 Environment Southland*		
S100.029 Charlton Rise Limited	DEV2-P3	Retain as notified	Accept	
S100.030 Charlton Rise Limited	DEV2-P4	Amend policy as follows: DEV2-P4- Require ~~efficient and sustainable~~ stormwater management and conveyance ~~control and disposal~~ systems to be designed and installed in accordance with Councils standards at the time of subdivision and development that:~~1. incorporates low impact design principles, utilising the natural contours of the land where possible, that are sufficient for the amount and rate of anticipated runoff, in accordance with Council's standards; and2. mitigates the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land.~~ 1. mitigates the effects of stormwater resulting from development on-site using stormwater management area to prevent uncontrolled inundation within the subdivision and avoid increasing inundation on adjoining and downstream land and; 2. where practical incorporates low impact design principles and the natural contours of the land.	Accept	Yes
S100.031 Charlton Rise Limited	DEV2-P5	Retain as notified.	Accept	
S85.306 Environment Southland	DEV2-P5	Oppose this policy entirely. It needs to be rewritten to prevent any further development occurring.	Accept in Part	Yes
FS6.6 Charlton Rise Limited		*Disallow S85.306 Environment Southland*		
S85.308, Environment Southland	DEV2-Rules	All development is non-complying until detailed investigation had been undertaken.	Accept in Part	Yes
FS6.8 Charlton Rise Limited		*Disallow S85.308 Environment Southland*		
S100.032 Charlton Rise Limited	DEV2-R1	Seeks clarification. What constitutes undeveloped	Accept in Part	Yes
S110.088 Royal Forest and Bird Society of NZ Inc	DEV2-R2	Add: All zones 1. Any building or structure is set back 10 metres from the closest boundary of any Significant Natural Area	Decision 2	
S124.315 Fire and Emergency NZ	DEV2-R2	Retain as notified subject to the inclusion in DEV2-S3.	Decision 2	
S100.033 Charlton Rise Limited	DEV2-R2	Amend Residential zone rule to include 'OR' between 1. and 2 instead of 'and'.	Reject	
S85.307 Environment Southland	DEV2-R2	Change rule to non-complying.	Accept in Part	Yes
FS6.7 Charlton Rise Limited		*Disallow S85.307 Environment Southland*		

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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Amended
S100.034 Charlton Rise Limited	DEV2-S1	Support DEV2-S1	Accept	
S124.316 Fire and Emergency NZ	DEV2-S3	Add the following: DEV2-S3 2. All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice	Decision 2	
S100.035 Charlton Rise Limited	DEV2-ODP	Support the DEV2 Outline Development Plan.	Accept	
S112.174 Waka Kotahi NZ Transport Agency	DEV2-ODP	Retain as notified	Accept	
S85.310 Environment Southland	DEV2-ODP	Alter GRZ to align with hazard overly. No further development should be enabled in this location.	Accept in Part	
S101.097, S101.099 Transpower New Zealand Limited	DEV2-ODP	Amend the Outline Development Plan to exclude the area of land that is in the National Grid Yard.	Reject	
S5.001 Dwayne Smith	DEV2-ODP	Consider Wilden Street as the ideal starting location for a housing subdivision. Connecting it to Thomas Street should not pose significant challenges, and managing the stormwater in this area can also be effectively handled.	Accept	
S85.447 Environment Southland	DEV2-ODP	DEV2-ODP Re-align GRZ to align with potential mining overlay	Accept in Part	
S40.043 Silver Fern Farms	SUB-R6	Retain as notified	Accept in part	
S124.029 Fire and Emergency NZ	SUB-R6	Amend as follows: 9. Provision for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.	Decision 2	
S35.047 Chorus New Zealand Limited S154.047 Spark New Zealand Trading Limited S32.047 One New Zealand Group Limited S33.047 FortySouth S37.047 Connexa Limited	SUB-R6	Retain SUB-R6 as notified	Accept in Part	
S99.012 Clark Fortune McDonald & Associates	SUB-R6	SUB-R6 is re-worded for 'activity status where compliance not achieved' to be a discretionary status.	Reject	
FS5.104 Hamish Weir		*Allow S99.012*		
S132.064 KiwiRail Holdings Ltd	SUB-R6	Amend SUB-R6 as follows: Matters of discretion: 9. Provision for servicing, including water supply, fire fighting water supply, wastewater treatment and disposal, stormwater design and disposal for the safe disposal of stormwater that does not result in increased flooding and erosion risk, electricity and telecommunications. 14 Reverse sensitivity on adjacent land uses, to protect the function and operation of, airports, railway lines and State Highways.	Accept in Part	Yes
FS5.105 Hamish Weir		*Disallow S132.064 KiwiRail Holdings Ltd*		
FS29.046 Silver Fern Farms Limited		*Disallow S132.064 KiwiRail Holdings Ltd in part*		
S85.107 Environment Southland	SUB-R6	Give greater emphasis in SUB-R6 on Natural hazards (more emphasis on avoid in the first instance).	Reject	
FS5.106 Hamish Weir *FS22.021 Clark Fortune McDonald & Associates*		*Disallow S85.107 Environment Southland*		
S99.008 Clark Fortune McDonald & Associates	SUB-R6	Rule 6 is re-worded from '~~the site does not contain~~ ...', to read 'the boundary adjustment does not have an adverse effect in relation to ...'	Reject	
FS11.016 Heritage New Zealand Pouhere Taonga		*Disallow S99.008 Clark Fortune McDonald & Associates*		
S100.004 Charlton Rise Limited S35.048 Chorus New Zealand Limited S154.048 Spark New Zealand Trading Limited S32.048 One New Zealand Group Limited S33.048 FortySouth S37.048 Connexa Limited	SUB-R7	Retain SUB-R7 as notified	Accept	
S124.030 Fire and Emergency NZ	SUB-R7	Amend SUB-R7 as follows: 9. Provision for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.	Decision 2	
FS5.107 Hamish Weir		*Disallow S124.030 Fire and Emergency NZ*	Decision 2	
S99.013 Clark Fortune McDonald & Associates	SUB-R7	SUB-R7 is re-worded for 'activity status where compliance not achieved' to be a discretionary status.	Reject	
FS5.108 Hamish Weir		Allow *S99*.013 Clark Fortune McDonald & Associates		
S85.108 Environment Southland	SUB-R7	Give greater emphasis in SUB-R7 on natural hazards (more emphasis on avoid in the first instance).	Reject	
FS5.109 Hamish Weir *FS22.022 Clark Fortune McDonald & Associates*		*Disallow S85.108 Environment Southland*		
S100.005 Charlton Rise Limited	SUB-S1	Retain SUB-S1 as notified.	Accept	
S112.083 Waka Kotahi NZ Transport Agency	SUB-S4	Include transport thresholds within the DEV1 Outline Development Plan which specify when infrastructure upgrades are required at the intersection of Saleyard Road and State Highway 1, and at the intersection of Racecourse Road and State Highway 1.	Reject	
S65.003 Gore District Council	SUB-S4	Amend SUB-S4 to: Being in general accordance with the outlined plan approval.	Accept	
S100.007 Charlton Rise Limited	SUB-S5	Retain SUB-S5 as notified.	Accept	