Appendix A - Decisions on Submissions
Topic 41: Historic Heritage

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S126.004 Southland Federated Farmers of NZ **S115.005 Kevin Robertson** **S143.016 Rural Ratepayers Group** **S148.017 Alistair & Berdette Hunt** **S60.007 Rold Crispin** **S68.125 John Baynes**	Interpretation: additions	Retain as notified	Accept	
S123.003 Heritage NZ Pouhere Taonga	Interpretation: alteration	Amend: in relation to an historic heritage item it means any changes to the fabric or characteristics of a building and its setting involving, but not limited to...	Reject	
S126.032 Southland Federated Farmers of NZ **S115.033 Kevin Robertson** **S143.044 Rural Ratepayers Group** **S148.045 Alistair & Berdette Hunt** **S60.035 Rold Crispin** **S68.153 John Baynes**	Interpretation: modify	Retain as notified	Accept	
S123.001 Heritage NZ Pouhere Taonga	HH - General	Adopt the provisions of the Gore District Plan relating to historic heritage, including cultural heritage and archaeology, except where amendments are sought in other submission points	Accept in part	
FS5.14 Hamish Weir		Disallow in part S123.001 Heritage NZ Pouhere Taonga. Only apply the provisions to heritage buildings that are significant to the residents of the Gore District and/or of national Significance.		
S146.031 Southland District Council	HH - General	No apparent issues with this section of the PGDP. An archaeological alert layer is of potential interest to Southland District Council but would have to be designed and put into place with Te Ao Marama and Hokonui Rūnga. Perhaps it would be possible to work on the archaeological alert layer with Invercargill City Council and Environment Southland as well.	Accept	
FS11.027 Heritage NZ Pouhere Taonga		Allow S146.031 Southland District Council		
S123.002 Heritage NZ Pouhere Taonga	MAP Archaeological Alert Layer	Add archaeological alert overlay. The pGDP includes an appropriate description of the Archaeological Alert Overlay (Historic Heritage Note 3 and Earthworks Note 4), however, the overlay does not appear to have been included on the online mapping tool.	Accept	
S123.020 Heritage NZ Pouhere Taonga	General	Add Heritage NZ Pouhere Taonga Act 2014 hyperlink	Accept in part	Yes
S125.027 Ministry of Education	HH-O1	Retain as proposed.	Accept	
S84.002 John Sheddan	HH-P2	A formal review of buildings, their condition, and the significance of them needs to be completed, not arbitrary nomination by Council appointees. Owners feel unfairly burdened by the maintenance requirements and associated costs imposed without consultation or review. Changing a building's status without owner input and subsequently shifting costs creates an unreasonable situation hindering development prospects for Gore. Some of the buildings chosen do not hold sufficient historical or social significance which have been arbitrarily attributed to them, for many the historical ture and original function of the buildings have not been maintained, or modifications have negated these historical benefits.	Reject	
FS5.15 Hamish Weir		Allow S84.002 John Sheddan		

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
FS21.068 Yrless Ltd		Allow S84.002 John Sheddan		
S125.029 Ministry of Education	HH-P3	Retain as proposed.	Accept	
S139.055 Hokonui Rūnga Inc	HH-P4	Amend clause 5 to specify the particular effects of concern to ma whenua to read: "5. will able the continued use of a heritage item in line with its recorded cultural heritage values or provide for ongoing access to mahinga kai sites along the Mataura River and its tributaries."	Accept	Yes
S123.005 Heritage NZ Pouhere Taonga	HH-P6	Amend HH-P6 to require development of all new buildings and structures within the setting of a heritage item. Within the identified setting of a scheduled heritage item, enable minor works, maintenance and repair, and temporary activities ~~and some small scale buildings and structures~~	Reject	
S32.040 One NZ Group Ltd **S35.040 Chorus NZ Ltd** **S33.040 Forty South** **S37.040 Connexa Ltd** **S154.040 Spark NZ Trading Ltd**	HH-P7	Delete HH-P7 given Rule INFR-R	Reject	
FS11.005 Heritage NZ Pouhere Taonga		Disallow S32.040 One NZ Group Ltd	Accept	
FS21.070 FS21.069 FS21.071 FS21.072 **FS21.073 Yrless Ltd**		Allow S32.040 One NZ Group Ltd, S35.040 Chorus NZ Ltd, S33.040 Forty South, S37.040 Connexa Ltd, S154.040 Spark NZ Trading Ltd		
S121.051 Alliance Group Ltd	HH-P7	Recognise low impact development, including on existing structures where appropriate and amend as follows: Mage activities within or around archaeological sites to allow for low impact development~~, the~~ use, maintenance and repair of existing structures, infrastructure and above ground network utilities, and ensure that the proposal:	Accept in part	Yes
FS11.021 Heritage NZ Pouhere Taonga		Disallow S121.051 Alliance Group Ltd		
S115.071 Kevin Robertson **S143.082 Rural Ratepayers Group** **S148.083 Alistair & Berdette Hunt** **S60.073 Rold Crispin** **S68.191 John Baynes** **S126.070 Southland Federated Farmers of NZ**	HH-P9	Amend HH-P9: 1. there are measures to minimise obstruction of public access, if access has been granted by the landowner**,** and/or views of the heritage item or archaeological site from adjoining public places, where relevant and appropriate;	Accept in part	Yes
FS11.024 Heritage NZ Pouhere Taonga		Not stated. HNZPT considers that the intent of the submission point has been achieved as the policy states obstruction of access is to be minimised "where relevant and appropriate". However, would not oppose the addition of this matter of clarification. The majority of heritage sites and buildings are not publicly accessible, unless authorised under section 15 of the HNZPTA	Accept in part	Yes
S115.072 Kevin Robertson **S143.083 Rural Ratepayers Group** **S148.084 Alistair & Berdette Hunt** **S60.074 Rold Crispin** **S68.192 John Baynes** **S126.071 Southland Federated Farmers of NZ**	HH-P11	Amend HH-P11: Avoid partial demolition of scheduled heritage items unless it is demonstrated that: 1. the part of the heritage item to be demolished poses a ~~significant~~ risk to the safety of persons or property; and/or ...	Accept in part	

Appendix A - Decisions on Submissions
Topic 41: Historic Heritage

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
FS11.025 Heritage NZ Pouhere Taonga		Allow S126.071 Southland Federated Farmers of NZ. HNZPT agrees that the term 'significant risk' is ambiguous.		
S115.073 Kevin Robertson **S143.084 Rural Ratepayers Group** **S148.085 Alistair & Berdette Hunt** **S60.075 Rold Crispin** **S68.193 John Baynes** **S126.072 Southland Federated Farmers of NZ**	HH-P12	Amend HH-P12: Avoid total demolition of scheduled heritage items unless: 1. the heritage item poses a ~~significant~~ risk to the safety of persons or property; and ...	Accept in part	Yes
FS11.026 Heritage NZ Pouhere Taonga		Allow S126.072 Southland Federated Farmers of NZ. HNZPT agrees that the term 'significant risk' is ambiguous.		
S126.073 Southland Federated Farmers of NZ **S115.074 Kevin Robertson** **S143.085 Rural Ratepayers Group** **S148.086 Alistair & Berdette Hunt** **S60.076 Rold Crispin** **S68.194 John Baynes**	HH-P14	Retain HH-P14 as drafted.	Accept	
S123.006 Heritage NZ Pouhere Taonga	Note 2	Amend to align with the terminology from the HNZPTA it is unlawful to destroy, damage or modify an archaeological site (regardless of whether the archaeological site is identified in the District Plan or not) ... If there is reasonable cause to suspect any works may encounter archaeology, ... An archaeological site is defined in this ~~a~~Act as any place in NZ ... ~~You will need to contact Heritage NZ Pouhere Taonga for advice on how to proceed. The Police will also need to be notified if human remains are revealed. If any artefacts are found, they must be handed over to the Ministry for Culture and Heritage. It is strongly recommended that Hokonui Rūnga also be contacted in the event of Māori artifacts or kōiwi (human remains).~~	Accept in part	Yes
S123.007 Heritage NZ Pouhere Taonga	HH-R1	Amend 1. ... b) Repainting of existing painted surfaces using colours which are the same or closely similar to what is existing, or colours as advised by a suitably qualified and experienced heritage expert and/or Heritage NZ Pouhere Taonga.	Reject	
S123.008 Heritage NZ Pouhere Taonga	HH-R4	As stated for policy 6, Amend rule 4 to require the development of all new buildings and structures within the setting of a heritage item is appropriately managed. Amend ~~1.a) any non-habitable building or structure less than 10 square metres in area and 2 metres in height that is not visible from a public place~~ ... (f) the maintenance, and repair ~~and replacement~~ of existing carpark areas, accessways, driveways, or paved areas.	Reject	
S121.052 Alliance Group Ltd	HH-R5	Retain Rule HH-R5 as notified	Accept in part	
S101.046 Transpower NZ Ltd	HH-R5	The inclusion of rules in the Proposed District Plan in respect of archaeological sites is unnecessary duplication of the requirements of the Heritage NZ Pouhere Taonga Act 2014. Delete Rule HH-R5 in its entirety.	Reject	
FS11.019 Heritage NZ Pouhere Taonga		Disallow S101.046 Transpower NZ Ltd		
FS21.087 Yrless Ltd		Allow S101.046 Transpower NZ Ltd		

Appendix A - Decisions on Submissions
Topic 41: Historic Heritage

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
S123.009 Heritage NZ Pouhere Taonga	HH-R5	The permitted land uses under rule 5 may have adverse effects on archaeology. Amend: HH-R5 Archaeological sites ... 1. Land disturbance, where these are limited to: ~~a) animal grazing~~ b) maintenance, upgrading and repair of existing infrastructure or above ground network utilities such as support structures, fences, drains, carpark areas, accessways, driveways, or paved areas that does not involve their realignment or additional excavation. 2~~. Demolition, removal or alteration of a structure where: a) there is no associated excavation. b) there is no change to the size, location or design of the structure's foundation or building footprint; 3. Temporary structures that are movable and does not involve land disturbance to fix them to the ground, such as any vehicle, trailer, tent, caravan or boat.~~ 4. Maintenance ~~and heritage restoration~~ of the archaeological site.	Accept in part	yes
FS27.015 Alliance Group Ltd		Disallow in part S123.009 Heritage NZ Pouhere Taonga. The suggested deletions are excessively restrictive, as the activities (b) and (c) must be considered very low risk.		
S123.010 Heritage NZ Pouhere Taonga	HH-R7	Amend HH-R7 Activity Status: ~~Restricted Discretiory~~ Non complying as partial demolition can involve the destruction of the majority of a heritage structure.	Reject	
S123.012 Heritage NZ Pouhere Taonga	HH-SCHED2	Add Heritage Sites, Buildings, Structures and Items of heritage significance within cemeteries to HHSCHED2	Reject	
S149.001 Yrless	HH-SCHED2	Amend the schedule to only include heritage buildings and structures that have comprehensive and credible heritage reports and consultation with the community. Elements of the building, structure or site that requires heritage protection. Remove terms such as "entire external envelope".	Reject	
FS11.029 Heritage NZ Pouhere Taonga		Disallow S149.001 Yrless		
S123.011 Heritage NZ Pouhere Taonga	HH-SCHED2	Amend HH-SCHED2 - The exterior and interior of all heritage sites, buildings, structures and items are included as protected elements, particularly all places on the NZ Heritage List/Rārangi Kōrero, unless the interior has been assessed and found that it does not contain any extant fabric or features of heritage significance**.**	Reject	
FS21.074 Yrless Ltd		Disallow S123.011 Heritage NZ Pouhere Taonga		
S119.001 S119.003 Mark Robinson **S120.001 S120.002 Louwenda Robinson**	HH-SCHED2-HH-32	Removal of Municipal Band Hall as Historic Building (HH-32) - 24 Hokonui Drive. Do not believe the building warrants this protection as does not have historical or social significance and has been included for nostalgic reasons for people who remember it as the Band Hall, which it has not been utilised since 1966. The historical ture and original function have not been maintained since this time, subsequent modifications have negated the historical value, and the building does not fall within any criteria used by Council to determine Historical Heritage status. Maintenance requirement is an unreasonable burden on owners. Building is structurally unsound and not fit for purpose. Lack of engagement and consultation with landowners over heritage status The building is not original and has been significantly altered in the 1960's (building information attached, refer to original submission)	Reject	
FS11.031 FS11.032 Heritage NZ Pouhere Taonga		Disallow S119.003 Mark Robinson and S120.002 Louwenda Robinson		
S23.005 Mataura Marae	HH-SCHED2-HH-80	The submitter strongly opposes the listing of HH-80 as a historic heritage item. The building, now called Te Hono o te Ika a Maui ki Ngai Tahu, has been a central hub for mātāwaka Māori in the Gore district since the 1980s, serving as a dynamic space for kaupapa Māori activities. Strict historic heritage provisions in the PDP could significantly impact Mataura Marae's ability to adapt and meet community needs, especially for the	Reject	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Amend Plan
		mātāwaka Māori community and impede the rangatiratanga of Mataura Marae and the ability to maaki the marae whāu and the wider community. Increased restrictions on demolition, development, and alterations may raise costs and hinder planned developments, essential for supporting the cultural well-being of the Māori community, a GDC responsibility outlined in the Local Government Act 2002.		
FS11.033 Heritage NZ Pouhere Taonga		Disallow S23.005 Mataura Marae		
S131.001 PA & JE Johnstone Family Trust	HH-SCHED2-HH-81	Remove HH-SCHED2-HH-81from the proposed list of HH sites. There is no demand for Commercial space in this part of Gore. The building is not a significant Historic or Heritage building The location is residential and costs to restore the building would be uneconomic.	Accept	Yes
FS11.034 Heritage NZ Pouhere Taonga		Disallow S131.001 PA & JE Johnstone Family Trust		
S75.001 James Weir	HH-SCHED2-HH-83	Otama Presbyterian Church building (HH-83) to be removed from the schedule as an historic building. The building is a 1950's replacement of the origil wooden building. The community can be trusted to make good decisions for the current and future use of the building without heritage status.	Reject	
FS5.16 Hamish Weir		Allow S75.001 James Weir		
FS11.035 Heritage NZ Pouhere Taonga		Disallow S75.001 James Weir		
S29.001 Leanne Grant **S30.001 Deborah Lawson**	HH-SCHED2-HH-86	Remove Heritage Listing of 6 Matheson Road. More permissive provisions and less restrictions are sought. Increased regulations & rules restrict future required renovations. Lack of communication regarding the listing of the building.	Reject	
FS11.036 FS11.037 Heritage NZ Pouhere Taonga		Disallow S29.001 Leanne Grant, S30.001 Deborah Lawson		
S123.019 Heritage NZ Pouhere Taonga	Additional provision sought	Add Heritage records for Heritage Sites, Buildings, Structures and Items on HH-SCHED2 as an appendix.	Accept in part	
S109.044 Department of Conservation	HH-SCHED3-HH-A3	Retain as notified	Accept	
S109.045 Department of Conservation	HH-SCHED3-HH-A4	Retain as notified	Accept	
S146.097 Southland District Council	HH-MAP-Archaeological Site	Review NZAA requirements for mapping Archaeological sites. Archaeological sites mapped as points seem to be closer than allowed by NZAA. Buffer layers are centered for sites which can put sites in jeopardy. Southland District Council may have similar issues, and the councils may be best served by working together and with Tangata Whenua for a suitable solution.	Reject	
S146.032 Southland District Council	HH-MAP-Archaeological Site	Some archaeological sites may be mapped too closely. Some of the archaeological sites mapped on the online map appear to be too close for the NZ Archaeological Association (NZAA) requirements, and buffer polygons are directly centered on the sites, which can be an issue for lack of obfuscation and increase the risk of destruction.	Reject	
FS11.028 Heritage NZ Pouhere Taonga		Support S146.032 Southland District Council. Establishing an archaeological alert layer to identify areas that have a strong likelihood of containing archaeological features.		