Appendix A - Decisions on Submissions
Topic 44: Natural Hazards

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S152.017 Nigel Cowburn	Whole Plan	The overview is more wordy than it needs to be, and makes it hard to read, in particular in relation to natural values. Riparian aspects are out of date. Happy to see that plant species in flood control areas allows for the use of exotics as this is an engineering issue and setting it to native only (as in some other jurisdictions) would impede successful design. Variable width riparian should be emphasised through text as it would put the function where it needs to be (tends to be headwaters and gully heads) and free up productive land. Retain allowance for use of exotics in flood control areas	Reject	
S140.001 Robina Johnston	UFD- General	managed retreat is needed for the Gore community, that growth needs to be projected for 30 years and the west of Gore is most appropriate for growth.	Reject	
S124.006 Fire and Emergency NZ	Interpretation natural hazard	Retain definition of natural hazard as notified	Accept	
S146.016 Southland District Council	NH - General	Alignment with National and Regional directives on Natural Hazard and Hazard sensitive Development and with natural hazard objectives and policies with Southland District Council. Modify policies to identify specific levels of risk within the district. The submitter is concerned about the absence of hazard-sensitive development in Plan.	Reject	Yes
S146.076 Southland District Council	GRZ - General	Review zoning classification to minimise issues adapting to climate change and flood risk. Much of the centre of Gore lies in the flood plain of the Mataura.		
S124.021 Fire and Emergency NZ	NH - General	Amendment sought - the inclusion of NH-P9 and NH-P10 as outlined.	Reject	
S121.044 Alliance Group Limited S40.035 Silver Fern Farms	NH-Overview	Retain as notified	Accept in part	
S115.066 Kevin Robertson S143.077 Rural Ratepayers Group S148.078 Alistair & Bernadette Hunt S60.068 Ronald Crispin S68.186 John Baynes S126.065 Southland Federated Farmers of New Zealand	NH-Overview	Amend Overview for clarity to enable non-liveable farm ancillary buildings as permitted activities within the natural hazard areas as long as this has been clearly communicated to the landowners along with the associated risks of doing so.	Reject	
FS5.18 Hamish Weir		*Allow Southland Federated Farmers of New Zealand*		
S85.084 Environment Southland	NH-Overview	Oppose zone changes or provisions within existing zones which have the potential to intensify land use, development or risk within natural hazard areas (particularly flood inundation). Draft the chapter to take on board the 2020 GNS report titled "Southland Regional Natural Hazard Provision Review" and to rectify the deficiencies outlined in the Operative Gore District Plan to ensure the new plan sufficiently managed natural hazard risks. The chapter overview should recognise that there are some existing historical flood protection works within GDC but acknowledge that these works were established to a design standard which have limits. Climate change impacts are likely to test and exceed flood protection works into the future and a precautionary approach is best when considering future development. Stop banks do not provide 100% protection from flood inundation. The February 2020 flood met the maximum design capacity for the Mataura River through Gore and Mataura. In the future it is	Accept	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
		anticipated that floods will get larger and accordingly the level of protection currently provided by the stop banks will diminish over time.		
FS5.19 Hamish Weir		*Disallow S85.084 Environment Southland. Gore Township cannot avoid development protected by the existing flood banks as it would require the entire town centre to be relocated.*		
FS28.031 Kainga Ora		*Disallow in part S85.084 Environment Southland The relief sought is too restrictive given:* *- Climate change related mapping is not static, so flood mapping should sit outside of statutory plans to ensure that they can be updated as needed and reflect recent and up-to-date modelling* *- Some restrictions may be appropriate; however provisions should provide for management and mitigation which may include engineered solutions - Provisions should enable flood management to be managed at an area level (rather than property-by property), as this can sometimes allow for more effective and efficient management across a wider area*	:	
S112.053 Waka Kotahi NZ Transport Agency S121.045 Alliance Group Limited S40.036 Silver Fern Farms S132.041 KiwiRail Holdings Ltd	NH-O1	Retain NH-O1 as notified	Accept	
S143.005, S143.006 Rural Ratepayers Group	NH-O1 NH-O2	Council shall ensure public are aware of all risks and dangers in the Rural Zone. For example, bulls, livestock, electric fencing etc to the public who access streams and rivers. Council shall indemnify landowners for any risk or harm that may occur to a member of the public as Council is encouraging and expediting public access.	Reject	
S109.043 Department of Conservation S112.054 Waka Kotahi NZ Transport Agency S121.046 Alliance Group Limited	NH-O2	Retain NH-O2 as notified	Accept	
S112.056 Waka Kotahi NZ Transport Agency	NH-O3	Amend NH-O3 as follows: 2. not exacerbated on other sites and on land transport infrastructure**.**	Reject	Yes
S121.047 Alliance Group Limited S125.017 Ministry of Education	NH-O3	Retain NH-O3 as notified	Accept in part	Yes
S132.042 KiwiRail Holdings Ltd	NH-O3	Strengthen NH-O3 to protect the safe and efficient operation of the rail network from new subdivisions and development activities. Amend 1. appropriately ~~adequately~~ managed; and 2. not exacerbated on other sites and the rail network**.** The term adequate refers to something that meets a minimum requirement; where appropriately refers to something that is well suited to a specific situation.	Reject	Yes
S85.085 Environment Southland	NH-O3	Provide for the avoidance of development where there is significant risk from natural hazards as required by the Southland Regional Policy Statement	Accept in part	Yes
FS5.20 Hamish Weir		*Disallow S85.085 Environment Southland as current provisions are adequate.*		
S112.057 Waka Kotahi NZ Transport Agency	NH-O4	Amend NH-O4 to either explain or define the term 'regional significant infrastructure' or amend the wording to 'critical infrastructure' as 'regional significant infrastructure' is not defined in the Plan. Clarify the objective applies to the transport network.	Accept in part	Yes

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S132.043 KiwiRail Holdings Ltd	NH-O4	Amend NH-O4 as follows: Critical ~~Regionally significant~~ infrastructure is located outside hazard risk areas where practicable. Or define Regionally significant infrastructure in the proposed plan.	Accept in part	Yes
S85.086 Environment Southland	NH-O4	Clarification is needed about whether this objective is more permissive or restrictive than the Southland RPS that requires "critical infrastructure" to be located outside of natural hazard areas.	Reject	Yes
FS5.21 Hamish Weir *FS21.067 Yrless Limited*		*Disallow S85.086 Environment Southland*		
S101.041 Transpower New Zealand Limited	NH-O4	Amend Objective NH-O4 as follows: "NH-O4 ~~Regionally significant~~ Critical infrastructure is located outside hazard risk areas except where there is an operational need or functional need for its location ~~where practicable.~~ " It is not always possible for infrastructure to be located outside of hazard risk areas because: (a) Transpower is required to connect to electricity generation that may be located in a hazard risk area; and (b) linear infrastructure, such as the National Grid, necessarily traverses areas susceptible to hazards (such as rivers) in order to convey electricity over long distances between two points.	Accept in part	Yes
FS24.026 Contact Energy Ltd		*Allow S101.041 Transpower New Zealand Limited*		
S112.055 Waka Kotahi NZ Transport Agency	NH-O5	Retain NH-O5 as notified	Accept	
S146.027, S146.018, S146.019, S146.021, S146.023, S146.024, S146.025, S146.026 Southland District Council	NH General	Modification of policies to identify specific levels of risk within the district while future proofing the District Plan. Consider the proposed National Policy Statement for Natural Hazard Decision-Making 2023	Reject	Yes
S112.058 Waka Kotahi NZ Transport Agency S126.066 Southland Federated Farmers of New Zealand S115.067 Kevin Robertson S143.078 Rural Ratepayers Group S148.079 Alistair & Bernadette Hunt S60.069 Ronald Crispin S68.187 John Baynes S85.087 Environment Southland	NH-P1	Retain as notified	Accept in part	Yes
FS5.22 Hamish Weir		*Allow in part S85.087 Environment Southland. More accurate modelling of flood hazard would be a positive outcome as it provides certainty. Any modelling should be ground truth tested by records from Feb 2020, Nov 1999 and earlier flood events and not entirely mathematical / theoretical.*		
S112.059 Waka Kotahi NZ Transport Agency	NH-P2	The Actual or Potential Inundation Areas as shown in the planning maps are often located near or directly adjacent to the State highway network. Add to NH-P: 8. ensuring that the activity does not result in adverse effects on the safe and efficient operation and function of critical infrastructure.	Accept	Yes

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Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S121.048 Alliance Group Limited S125.018 Ministry of Education S16.041 Fuel Companies S40.037 Silver Fern Farms	NH-P2	Retain NH-P2 as notified	Accept in part	Yes
S85.088 Environment Southland	NH-P2	New subdivision on unprotected flood plains should be avoided. Minimal development should be allowed on existing properties within unprotected flood plains. Existing stop banks have a design limitation and climate change impacts will mean that the design standard will be exceeded in the future. A restrictive approach should be taken to land use development behind stop banks. Split the policy so that there are two parts the first being change "manage" to "avoid" for new subdivision and the second part to manage the use and development on existing lots. Create a new policy to establish some management criteria for new subdivision and development where there is existing flood protection (eg Gore Main Street)	Accept in part	Yes
FS5.23 Hamish Weir		*Disallow S85.088 Environment Southland. This is very restrictive to the Gore township.*		
FS28.033 Kainga Ora		*Disallow in part S85.088 Environment Southland The relief sought is too restrictive given:* *- Climate change related mapping is not static, so flood mapping should sit outside of statutory plans to ensure that they can be updated as needed and reflect recent and up-to-date modelling* *- Some restrictions may be appropriate; however provisions should provide for management and mitigation which may include engineered solutions - Provisions should enable flood management to be managed at an area level (rather than property-by property), as this can sometimes allow for more effective and efficient management across a wider area*		
FS29.038 Silver Fern Farms Limited		*Disallow S85.088 Environment Southland. A blanket avoidance policy for all subdivision in flood prone areas is excessively restrictive, fails to consider differing levels of risk exposure for different activities and forecloses scope for appropriate mitigation. Otherwise, the submission seeks changes which are not specified in sufficient detail to allow potentially affected parties to comment meaningfully at this stage.*		
FS22.044 Clark Fortune McDonald & Associates		*Disallow S85.088 Environment Southland. not all subdivision is for the purpose of development. The focus should be on managing development in flood hazard areas, not trying to restrict subdivision without evidence that confirms a nexus between subdivision and development.*		
S122.004 Fulton Hogan	NH-P2	Use the same wording for NH-P2 clause 1 as clause 1 of NH-P3: NH-P2 Manage the use, development and subdivision of land in all mapped Actual or Potential Inundation Areas, with the exception of the Stopbank Protection Areas by: ~~1. ensuring that the activity is not likely to result in significant damage in a flood event; and~~ in the event of a natural hazard, there is likely to be no loss of life or serious injury and any built development is not likely to suffer significant damage or loss...	Accept	Yes
FS28.032 Kainga Ora		*Allow S122.004 Fulton Hogan*		
S125.019 Ministry of Education	NH-P3	Retain NH-P3 as proposed.	Accept in part	Yes
S126.067 Southland Federated Farmers of New Zealand S115.068 Kevin Robertson	NH-P3	Amend NH-P3: Add italics emphasis to 'mahinga kai' as it is defined in the Plan's interpretation	Accept	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S143.079 Rural Ratepayers Group S148.080 Alistair & Bernadette Hunt S60.070 Ronald Crispin S68.188 John Baynes				
S132.044 KiwiRail Holdings Ltd	NH-P3	Amend as follows: Avoid subdivision, use and development and critical infrastructure (excluding the Rail Network) within the 'Mataura River Floodway' as work may be required in the future to protect the Gore rail bridge and this work may be required outside of the KiwiRail designation within the Mataura Floodway	Accept in part	Yes
S85.089 Environment Southland	NH-P3	Remove "unless it can be demonstrated that the risks can be mitigated". All development, with the exception of critical infrastructure which has a specific need to be sited there, should be avoided.	Accept in part	Yes
FS5.24 Hamish Weir		*Disallow S85.089 Environment Southland. The word 'avoid' should not be included.*		
S125.021 Ministry of Education	NH-P4	Retain NH-P4 as proposed.	Accept	
S121.049 Alliance Group Limited S125.023 Ministry of Education S40.038 Silver Fern Farms	NH-P5	Retain NH-P5 as notified	Accept in part	No
S85.090 Environment Southland	NH-P5	A precautionary approach should be taken with medium liquefaction risk given fault lines in the Gore District. Add in medium liquefaction risk to the policy	Accept in part	Yes
FS5.25 Hamish Weir		*Disallow S85.090 Environment Southland. Adding this will increase insurance costs unnecessarily and require unnecessary reporting for resource consents such as expensive geotechnical reports.*		
S112.060 Waka Kotahi NZ Transport Agency	NH-P6	Retain NH-P6 as notified	Accept in part	Yes
S139.054 Hokonui Rūnanga Inc	NH-P6	Amend to read: 3. any significant adverse effects on people, ~~cultural values,~~ and property will be avoided and effects on mauri, any wāhi tapu, and access to and use of mahinga kai can be avoided, remedied or off-set."	Accept in part	Yes
S85.091 Environment Southland	NH-P6	Alignment of terms provides clarity with definitions. Provide consistency with objective 4 that uses "regionally significant infrastructure". "Critical infrastructure" is not defined.	Reject	
S101.042 Transpower New Zealand Limited	NH-P6	It is not always possible for infrastructure to be located outside of hazard risk areas. Amend Policy NH-P6 as follows: "NH-P6 Avoid the placement of critical infrastructure in identified and mapped areas subject to natural hazards ~~areas at risk from natural hazards,~~ unless: 1. there is ~~no reasonable alternative due to the~~ an operational need or functional need for the location; and 2. it will be designed to ~~maintain its integrity and~~ function to the fullest possible extent, even though this may be at a reduced level, during and after a natural hazard event, or can be readily re-instated after a natural hazard event; and 3. any significant adverse effects on people, cultural values, and property will be avoided or mitigated to the extent practicable."	Accept in part	Yes
FS24.027, FS24.030, FS24.050 Contact Energy Ltd		*Allow S101.042 Transpower New Zealand Limited*		
S126.068 Southland Federated Farmers of New Zealand S115.069 Kevin Robertson	NH-P7	Retain NH-P7 as drafted.	Accept	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S143.080 Rural Ratepayers Group S148.081 Alistair & Bernadette Hunt S60.071 Ronald Crispin S68.189 John Baynes S109.142 Department of Conservation				
S110.025 Royal Forest and Bird Society of NZ Inc	NH-P7	If the definition of Nature Based Solutions is included as suggested, this can include natural features, buffers, riparian plantings and more. Change P7: Encourage the use, maintenance and enhancement of ~~natural features and buffers such as riparian planting~~ Nature Based Solutions to manage the risks of natural hazards on people, property, and the environment.	Reject	
FS17.002 Federated Farmers		*Disallow S110.025 Royal Forest and Bird Society of NZ Inc. NH-P7 as notified provides a clear nonregulatory approach for plan users.*		
S16.042 Fuel Companies S112.061 Waka Kotahi NZ Transport Agency	NH-P8	Retain NH-P8 as notified	Accept in Part	Yes
S124.021 Fire and Emergency NZ	NH-Additional Policy sought	Amendment sought - the inclusion of NH-P9 and NH-P10 as outlined.	Reject	
S124.022 Fire and Emergency NZ	NH-Additional Policy sought	NH-P9 In areas assessed or identified as being potentially subject to elevated fire risk, ensure that an appropriate design and layout, including a buffer area or setback, is provided for new subdivision and development, and the following matters are considered: (a) Access for emergency service vehicles, (b) Provision of and access to emergency firefighting water supply. (c) Separation and management of vegetation (with regard to slope, aspect, management regimes and use of less flammable vegetation), and (d) The design and materials of any buildings.	Reject	
S124.023 Fire and Emergency NZ	NH-Additional Policy sought	NH-P10 Manage wildfire risk by making provision for water supplies and access to buildings for firefighting and appropriate buffers are maintained between new building platforms and forest and bush areas.	Reject	
S85.097 Environment Southland	NH-Additional Policy sought	Consider using the terminology of the draft NPS-NHD. Create a new policy to establish some management criteria for new subdivision and development where there is existing flood protection (eg Gore Main Street).	Accept in part	Yes
FS5.30 Hamish Weir *FS27.014 Alliance Group Limited* *FS29.040 Silver Fern Farms Limited*		*Disallow S85.097 Environment Southland. Existing provisions are satisfactory*		
S154.039 Spark New Zealand Trading Limited S32.039 One New Zealand Group Limited S33.039 FortySouth S37.039 Connexa Limited	NH-Additional Note sought	Activities regulated under the NESTF are exempt from having to comply with District Plan rules about natural hazards. Add Note 3: Telecommunications infrastructure is exempt from having to comply with the provisions in this chapter	Accept in Part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S35.039 Chorus New Zealand Limited				
S132.045 KiwiRail Holdings Ltd	NH-R1	Retain NH-R1 as proposed.	Accept	
S121.050 Alliance Group Limited S125.025 Ministry of Education S40.039 Silver Fern Farms	NH-R2	Retain NH-R2 as notified	Accept in part	Yes
S139.056 Hokonui Rūnanga Inc	NH-R2	Make consequential amendments to align with the amendments sought to NH-P6. Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Reject	
S85.092 Environment Southland	NH-R2	Avoiding significant natural hazard risk is an important policy in the Regional Policy Statement. Establishing a minimum floor level as a permitted activity will incentivise land use change and development in areas of medium and high risk. A precautionary approach is needed with new subdivision, and development on land subject to natural hazards, particularly with climate change impacts moving forward. The rule should consider all natural hazards not just inundation. Exclude sensitive activities from being established on flood prone land as a permitted activity. Internal alterations should be a permitted activity. However, extensions, additions or new buildings on natural hazard prone land should trigger resource consents.	Accept in part	Yes
FS5.26 Hamish Weir *FS22.045 Clark Fortune McDonald & Associates*		*Disallow S85.092 Environment Southland. These provisions should only apply to flood plain and not theoretically / mathematically flood prone land*		
FS28.034 Kainga Ora		*Disallow in part S85.092 Environment Southland. The approach should also be flexible in being able to address the direct level and effect of a perceived risk and not be unnecessarily restrictive.*		
S85.093 Environment Southland	NH-R3	Keep rule. Establishing new flood protection works should be undertaken with detailed work and in partnership with numerous agencies.	Accept	
S132.046 KiwiRail Holdings Ltd	NH-R3	Amend NH-R3 as follows: NH-R3 The construction of new or extended defences against water All Zones Activity Status: Discretionary 1. Excluding the Rail Network.	Reject	
FS27.013 Alliance Group Limited *FS29.039 Silver Fern Farms Limited*		*Disallow S132.046 KiwiRail Holdings Ltd. The construction of new or extended defences for the Rail Network is most appropriately considered as a discretionary activity in part to allow consideration of possible adverse effects on neighbouring/ nearby land.*		
S101.043 Transpower New Zealand Limited	NH-R4	Opposes Rules NH-R4 on the basis that the Rule, insofar as it relates to the National Grid, fails to give effect to the NPSET. Non-complying activity status does not give effect to the NPSET. Amend Rule NH-R4 as follows: "Activity status: Non-Complying Where: 1. The following activity is undertaken: (a) new structures or building, that is not critical infrastructure; (b) ~~critical Infrastructure (c)~~ Sensitive Activities." As a consequence, amend Rule INFR-R9.	Accept	Yes
S132.047 KiwiRail Holdings Ltd	NH-R4	NH-R4 imposes limitations on KiwiRail protecting critical infrastructure as some works may fall outside of the designation, specifically the Gore Rail bridge. Amend NH-R4 as follows: 2. This rule does not apply to activities in the Rail Network including the rail bridge over the Mataura River.	Accept in part	Yes

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S85.094 Environment Southland	NH-R4	Keep rule but include earthworks and afforestation. These activities shouldn't be allowed as of right on the floodplain.	Accepted	Yes
FS5.27 Hamish Weir		*Allow in part S85.094 Environment Southland. The Flood plain should be protected from obstruction but not a blanket ban on earthworks. The focus should be on large obstructions such as forestry not individual small accessory farm buildings and minor earthworks*		
FS22.046 Clark Fortune McDonald & Associates		*Disallow S85.094 Environment Southland. making all earthworks within the floodway a non-complying activity is not practical. Minor earthworks should remain a permitted activity.*		
S101.044 Transpower New Zealand Limited	NH-R5	The Rule fails to give effect to the NPSET. Amend Rule NH-R5 as follows: "Activity Status: Non-complying Where: 1. The activity is not infrastructure and involves constructing new buildings or structures, or additions to an existing building or structure on the river side of a Southland Regional Council stopbank." As a consequence, amend Rule INFR-R9- as stated in provision	Accept	Yes
S132.048 KiwiRail Holdings Ltd	NH-R5	Some works may fall outside of the designation. Amend NH-R5 as follows: 2. This rule does not apply to activities in the Rail Network	Accept in part	Yes
S85.095 Environment Southland	NH-R5	Earthworks (cut or fill) and establishing trees can have an impact on the performance of the Mataura River Floodway.	Accepted	Yes
FS22.047 Clark Fortune McDonald & Associates		*Disallow S85.095 Environment Southland. Minor earthworks should remain a permitted activity*	Accepted	Yes
S101.045 Transpower New Zealand Limited	NH-R6	Delete Rule NH-R6 in its entirety as it fails to give effect to the NPSET. Amend Rule INFR-R9 as stated in that provision	Accept	Yes
S112.062 Waka Kotahi NZ Transport Agency	NH-R6	Retain NH-R6 as notified	Reject	
S144.009 Contact Energy Limited	NH-R6	Oppose the non-complying activity status for critical infrastructure in NH-R6 and seek that NH-R6 be deleted	Accept in part	Yes
S85.096 Environment Southland	NH-R6	Expand to cover sensitive activities within this rule.	Reject	
FS5.28 Hamish Weir		*Disallow S85.096 Environment Southland. Current provisions are suitable*		
S115.070 Kevin Robertson S143.081 Rural Ratepayers Group S148.082 Alistair & Bernadette Hunt S60.072 Ronald Crispin S68.190 John Baynes S126.069 Southland Federated Farmers of New Zealand	NH-Additional Rule sought	Include New Rule. There should be provision for unoccupied farm buildings in natural hazard areas as these have a lower risk than occupied buildings.	Accept	Yes
FS5.29 Hamish Weir		*Allow S126.069 Southland Federated Farmers of New Zealand*		
S132.049 KiwiRail Holdings Ltd	NH-Additional Rule sought	NH-R3, NH-R4, and NH-R5 place limitations on KiwiRail protecting critical infrastructure. Create an additional rule that provides clarity and certainty for protection and maintenance of the rail network as a Permitted Activity in relation to defences against water.	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S99.004 Clark Fortune McDonald & Associates	NH-MAP-Areas of Actual or Potential Inundation	Consult with Environment Southland in relation to this flood hazard to accurately identify the extent of it. The flood hazard that appears in the PDP in relation to the PDP Rural Lifestyle zone around Mandeville appears to be inaccurately identified.	Accept	Yes
S85.311 Environment Southland	Hazards maps - general	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. Additionally, re-align GRZ to align with potential mining overlay. This comment applies to all zones and maps.	Accept in part	Yes
FS5.199 Hamish Weir		*Disallow S85.311 Environment Southland*		
S85.296 (MPZ), S85.283 (SARZ), S85.232 (MUZ), S85.280 (GIZ), S85.213 (LCZ), S85.249 (TCZ) Environment Southland		Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths	Reject	
S85.251, S85.252, S85.253, S85.254, S85.255, S85.256, S85.257, S85.258, S85.259, S85.260, S85.261, S85.262, S85.263, S85.264, S85.265, S85.266 Environment Southland		LIZ-R1 – R14, LIZ-S5: Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Include a performance standard regarding minimum floor levels. 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.	Reject	
S85.268, S85.269, S85.270, S85.271, S85.272, S85.273, S85.274, S85.275, S85.276, S85.277, S85.278, S85.279, S85.155, S85.156,S85.157, S85.158, S85.159, S85.160, S85.161, S85.162, S85.163, S85.165, S85.200, S85.201, S85.202, S85.203, S85.204, S85.205, S85.206, S85.207, S85.208, S85.209, S85.213, S85.210, S85.211, S85.212, S85.313, S85.234, S85.235, S85.236, S85.237, S85.241, S85.238, S85.239, S85.242, S85.240, S85.243, S85.248, S85.244, S85.245, S85.246, S85.247, S85.215, S85.216, S85.217, S85.218, S85.219, S85.220, S85.221, S85.222, S85.223, S85.224, S85.231, S85.225, S85.226, S85.227, S85.228, S85.229, S85.230, S85.285, S85.286, S85.287, S85.288, S85.289, S85.290, S85.291, S85.292, S85.293, S85.294, S85.295, S85.282, S85.299 Environment Southland		GIZ-R1 to GIZ-R11, GIZ-S5, GRUZ-R5 - R14, LCZ-R1 – R13, LCZ-S6, TCZ-R1 – R14,TCZ-S6, MUZ-R1 – R15, MUZ-S1, S5, MPZ-R3 – R8, MPZ-R10 – R12, MPZ-S5, MPZ-R9, DEV1-R1: Include a performance standard regarding minimum floor levels. 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.	Reject	

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FS27.027 Alliance Group Ltd		*Disallow S85.268 Environment Southland*		
FS7.4 HWR Property Ltd		*Disallow S85.270 Environment Southland in part. Should only be a requirement where flood hazard is identified for the site.*		
FS29.081 Silver Fern Farms Ltd		*Disallow S85.280 Environment Southland*		
S85.002, S85.168, S85.003, S85.004, S85.170, S85.005, S85.171, S85.006, S85.175, S85.176, S85.178, S85.177, S85.179, S85.180, S85.181, S85.183, S85.184, S85.185, S85.186, S85.187, S85.120, S85.122, S85.123, S85.124, S85.125, S85.126, S85.133, S85.135, S85.136, S85.137, S85.138, S85.139, S85.140, S85.141, S85.142, S85.143, S85.144, S85.145, S85.146, S85.147, S85.148, S85.149, S85.150, S85.151 Environment Southland Environment Southland		RLZ-R2, RLZ-R3, RLZ-R4, RLZ-R7, RLZ-R8, RLZ-S7, SETZ-R1, SETZ-R2, SETZ-R3, SETZ-R4, SETZ-R5, SETZ-R6, SETZ-R7, SETZ-R9, SETZ-R10, SETZ-PREC8-R1, SETZ-PREC8-R9 SETZ-S7, GRZ-R1 - R6, GRZ-S7, MRZ-R1 – R6, MRZ-R8, MRZ-R12 – R14, MRZ-PREC7-R2 MRZ-PREC9-R1 MRZ-PREC9-R2, MRZ-S7: Include "not within an identified natural hazard area" criteria into these rules.	Reject	
FS22.092, FS22.093, FS22.094, FS22.097, FS22.098, FS22.095, FS22.099, FS22.096, FS22.073, FS22.081, FS22.083, FS22.082, FS22.084, FS22.085, FS22.086, FS22.087, FS22.088, FS22.091, FS22.120, FS22.121, FS22.122, FS22.123, FS22.124, FS22.125, FS22.126, FS22.127, FS22.128, FS22.129, FS22.130, FS22.133, FS22.134,FS22.135, FS22.131, FS22.136, FS22.074, FS22.100, FS22.101, FS22.102, FS22.103, FS22.104, FS22.111 *Clark Fortune McDonald & Associates*		*Disallow S85.002, S85.168, S85.003, S85.004, S85.170, S85.005, S85.171, S85.006,* S85.175, S85.176, S85.178, S85.177, S85.179, S85.180, S85.181, S85.183, S85.184, S85.185, S85.186, S85.187, *S85.135, S85.136, S85.137, S85.138, S85.139, S85.140, S85.141, S85.142, S85.143, S85.144, S85.145, S85.146, S85.147, S85.149, S85.150, S85.151* S85.120, S85.122, S85.123, S85.124, S85.125, S85.126, S85.133 *Environment Southland*		
FS5.145, FS5.146, FS5.147, FS5.148, FS5.152, *FS5.155 FS5.156 FS5.157* Hamish Weir		Disallow S85.122, S85.124, S85.125, S85.126, S85.133, *S85.135 S85.137 S85.139* Environment Southland		
FS28.056, FS28.058, FS28.057, FS28.059, FS28.060, FS28.065 FS28.066 FS28.067 FS28.068 Kainga Ora		Disallow S85.120, S85.123, S85.122, S85.124, S85.125, *S85.135 S85.139 S85.143, S85.143, Environment Southland. Provisions should enable development where it may be appropriate (following mitigation or management measures) and dependent on the level of risk associated with the hazard.*		
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	Reject	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
		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		
S85.103 Environment Southland	SUB-P4	In SUB-P4 recognise that natural hazard mapping is not entirely accurate and a precautionary approach to development should be taken. Enabling development in natural hazard areas with minimum floor levels will unnecessarily expose communities to a medium and high level of risk during a flood event. Include "medium, high and" in front of significant natural hazards	Rejected	
FS5.83 Hamish Weir *FS28.038 Kainga Ora* *FS22.005 Clark Fortune McDonald & Associates*		*Disallow S85.103 Environment Southland. This is excessive. This would encourage use of modelling for hazard assessment beyond what is currently undertaken at significant cost to resource consent processes. The models are often highly conservative due to the liability placed on the individuals preparing them.*		
S100.002 Charlton Rise Limited	SUB-P4	In SUB-P4 remove "avoid" from policy. Alternatively use "or" as per SUB-P5. Removing the word avoid will ensure hazards are managed. Subdivision may be for land management purposes, not always necessarily resulting in risk to human life or property.	Accept	Yes
FS28.037 Kainga Ora		*Allow in part S100.002 Charlton Rise Limited. Kāinga Ora considers that the SUB-P4 should be amended as per S100.002 as follows: Significant natural hazard risk is avoided and other natural hazard risk is managed ~~and~~ or mitigated through mitigation measures such as compliance with lot density and minimum floor levels.*		
FS22.004 Clark Fortune McDonald & Associates		*Allow S100.002 Charlton Rise Limited. There are situations where constraints or hazards are present but subdivision is still appropriate or necessary for various purposes. Provided hazards are managed appropriately those subdivisions can be undertaken without increasing the risk from hazards.*		
S85.068 Environment Southland	UFD-Overview	In UFD-Overview a better evaluation of stormwater capacity is needed during flood events, particularly with regard to areas targeted for future development. Identify the importance of adequately mapping and protecting secondary flow paths in planning documents. Restrictions should be imposed for buildings, driveways and fences which are likely to impede secondary flow paths and redirect floodwater into other properties and assets.	Accept in part	
FS5.8 Hamish Weir		*Disallow in part S85.068 Environment Southland. Secondary flow paths are already covered under the Gore District Council Subdivision and Land Development Bylaw 2019.*		
FS28.006 Kainga Ora		*Disallow in part S85.068 Environment Southland The relief sought is too restrictive given:* *- Climate change related mapping is not static, so flood mapping should sit outside of statutory plans to ensure that they can be updated as needed and reflect recent and up-to-date modelling* *- Some restrictions may be appropriate; however provisions should provide for management and mitigation which may include engineered solutions - Provisions should enable flood management to be managed at an area level (rather than property-by property), as this can sometimes allow for more effective and efficient management across a wider area*		
S85.106, S85.107, S85.108 Environment Southland	SUB-R5, SUB-R6, SUB-R7	The wording in the areas of discretion are enabling and potentially cannot be relied on in their own right to decline a subdivision in a natural hazard area. Give greater emphasis on natural hazards (more emphasis on avoid in the first instance)	Rejected	