Appendix A - Decisions on Submissions
Topic 46: Natural Features and Landscapes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
Hokonui Hills				
S116.046 Nathan Bokser S127.082 Peters Farm Ltd Karen Peters S18.048 Reaby Downs Farm Ltd S19.048 Karen Temple S20.048 Sarah and PeterBarclay S24.048 Helen McIntosh S68.050 John Baynes S117.046 Greg Bokser S3.046 Stoney Creek Station Limited S118.046 AW+ JA Johnston Family Trust S113.046 Trudy Bokser	GRUZ-Additional provisions sought	Insert Hokonui Hills Special Precinct. Develop appropriate provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site-specific conditions and challenges of this area. Activities within the Hokonui Hills Special Precinct should be exempt from the GRUZ rules.	Accept in part	
FS31.020 Department of Conservation		*Disallow S3.046 Stoney Creek Station Limited*		
FS11.039 Heritage New Zealand Pouhere Taonga		*Disallow in part S3.046 Stoney Creek Station Limited. Should the proposed Precinct be established, the objectives, policies and rules, provide for the conservation of historic heritage, including archaeology and sites of significance to Māori, as a priority.*		
FS17.088 Federated Farmers		*Allow S118.046 AW+ JA Johnston Family Trust, S3.047 Stoney Creek Station Limited*		
S113.047 Trudy Bokser S116.047 Nathan Bokser S118.047 AW+ JA Johnston Family Trust S127.083 Peters Farm Ltd Karen Peters S18.049 Reaby Downs Farm Ltd S19.049 Karen Temple S20.049 Sarah and Peter Barclay S24.049 Helen McIntosh S68.051 John Baynes S117.047 Greg Bokser S3.047 Stoney Creek Station Limited	GRUZ-Additional provisions sought	Insert an exemption in the preamble of the chapter for any activities within the Hokonui Hills Special Precinct.	Accept in part	
S3.115 Stoney Creek Station Limited S113.115 Trudy Bokser S116.115 Nathan Bokser S118.115 AW+ JA Johnston Family Trust S127.151 Peters Farm Ltd Karen Peters S18.117 Reaby Downs Farm Ltd S19.117 Karen Temple S20.117 Sarah and Peter Barclay S24.117 Helen McIntosh S68.119 John Baynes S117.115 Greg Bokser	NFL - General	Modified pastoral landscape should not be mapped as ONL. Reduce restrictions relating to the Hokonui Hills ONL overlay	Accept in part	

Appendix A - Decisions on Submissions
Topic 46: Natural Features and Landscapes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S18.001 Reaby Downs Farm Ltd S19.001 Karen Temple S20.001 Sarah and Peter Barclay S24.001 Helen McIntosh	NFL - General	Seeks the relief sought within the Stoney Creek submission. Considers there is a lack of evidence for the mapped extent of the Hokonui Hills ONL and Plan provisions.	Accept in part	
S113.016 Trudy Bokser S116.016 Nathan Bokser S118.016 AW+ JA Johnston Family Trust S68.020 John Baynes S24.018 Helen McIntosh S20.018 Sarah and Peter Barclay S19.018 Karen Temple S18.018 Reaby Downs Farm Ltd S127.052 Peters Farm Ltd Karen Peters S117.016 Greg Bokser S3.016 Stoney Creek Station Limited	NFL - General	Preferred Relief: Withdraw the Natural Features and Landscapes chapter in its entirety and redraft in consultation with key stakeholders, including Stony Creek Station. Create a Hokonui Hills Special Precinct, within which rural activities associated with pastoral farming are permitted, with appropriate and practical limits set. The provisions of the other chapters of the PGDP would not apply to farming activities within the Hokonui Hills Special Precinct	Accept in part	
FS11.001 Heritage New Zealand Pouhere Taonga		*Disallow in part S3.016 Stoney Creek Station Limited. Should the proposed Precinct be established, the objectives, policies and rules, provide for the conservation of historic heritage, including archaeology and sites of significance to Māori, as a priority.*		
FS17.046 Federated Farmers		*Allow S3.016 Stoney Creek Station Limited*		
S113.111 Trudy Bokser S116.111 Nathan Bokser S118.111 AW+ JA Johnston Family Trust S127.147 Peters Farm Ltd Karen Peters S18.113 Reaby Downs Farm Ltd S19.113 Karen Temple S20.113 Sarah and Peter Barclay S24.113 Helen McIntosh S68.115 John Baynes S117.111 Greg Bokser S3.111 Stoney Creek Station Limited	MAP-Additional provisions sought	Insert a new map layer to be called the Hokonui Hills Special Precinct. Replace the underlying zoning of this area (General Rural) with the special precinct zoning.	Accept in part	
FS31.022 Department of Conservation		*Disallow S3.111 Stoney Creek Station Limited*		
Natural Features and Landscapes				
S69.007 Ian Davidson-Watts	NFL - General	We fully support the proposed objectives and rules for Natural Features and Landscapes.	Accept in part	
S136.016, S136.018 Jenny Campbell	NFL - General	Ensure significant landscapes are retained with consultation with the local community & wider population, especially tangata whenua values, before making decisions	Accept in part	
S148.005 Alistair & Bernadette Hunt	NFL - General	The provisions of these chapters are opposed and prefer broader consultation with the landowners affected. Pastoral and arable farming should be permitted without restrictions on day to day activities.	Accept in part	

Appendix A - Decisions on Submissions
Topic 46: Natural Features and Landscapes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S115.179 Kevin Robertson S143.190 Rural Ratepayers Group S148.191 Alistair & Bernadette Hunt S60.181 Ronald Crispin S68.299 John Baynes S126.178 Southland Federated Farmers of New Zealand	NFL - General	We note that the Council did not include these chapters in the early consultation on the exposure draft. We believe these chapters need to be removed and rewritten with a more practical and enabling approach	Accept in part	
FS5.48 Hamish Weir *FS25.076 Stoney Creek Station Ltd*		*Allow S126.178 Southland Federated Farmers of New Zealand*		
S148.010 Alistair & Bernadette Hunt	NFL - General	We oppose the provisions of these chapters and support broader consultation with the landowners affected.	Accept in part	
S112.070 Waka Kotahi NZ Transport Agency	NFL - General	Amend the text of the NFL chapter, Appendix 5 and the Planning Map Index, to use consistent terminology and abbreviations to identify outstanding natural features and outstanding natural landscapes.	Accept	Yes
S143.003 Rural Ratepayers Group	NFL - General	In areas of significant natural tussock, i.e. high country, discourage heavy stocking rates.	Reject	
S140.002 Robina Johnston	NFL - General	Protect the slopes on the eastern side of Mataura River, and the ranges around the Marauwai basin	Reject	
S74.009 Hamish Weir	NFL - General	It is acknowledged that protections should be afforded to distinctive areas such as the Hokonui Hills. The submitter is concerned that the proposed regulatory approach could be contrary to this. Having been a frequent user of the Croydon Bush Reserve and adjacent trails in Dolamore Park and East Peak areas I have noticed the frequent incursion of pest plant species, especially gorse. If resource consent processes are required to farm the hills around these areas then there will be no economic incentive to manage the pest species present 1) Inclusion of permitted rules for fencing capable of preventing movement of all stock and feral animals including deer. 2) Inclusion of permitted rules for establishment of additional recreational assets such as mountain bike tracks 3) Protections against establishment of any form of forestry on the Hills should be enforced to prevent a loss of their natural and distinctive rugged character.	Reject	
FS22.071 Clark Fortune McDonald & Associates		*Allow S74.009 Hamish Weir*		
FS11.045 Heritage New Zealand Pouhere Taonga		*Disallow S74.009 Hamish Weir. Activities within these areas should have sufficient triggers in the District Plan to create awareness of the plan users' potential obligation under the archaeological provisions of the HNZPTA.*		
S104.001 McLeod-Wantwood Trust / Wantwood Station S127.001 Peters Farm Ltd Karen Peters S105.001 Farm Manager - Wantwood Station	NFL - General	To amend the provisions to acknowledge the continued presence of existing activities, particularly farming, within the ONL.	Accept in part	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
FS25.074, FS25.077 Stoney Creek Station Ltd		*Allow. S104.001 McLeod-Wantwood Trust/Wantwood Station, S127.001 Peters Farm Ltd Karen Peters*		
S146.039, S146.049 Southland District Council	NFL - General	Work on cross-boundary issues with SDC, particularly adverse effects on the Hokonui Hills ONFL area. Lack of objective for maintaining or enhancing their ONFL landscapes in addition to inappropriate direct-use objectives. The Proposed Plan does not have an objective for identifying ONFLs and alignment with Objective LNF.2 of the Southland Regional Policy Statement. Consideration of geological sites of national or higher importance, that may need ONFL level protections. Integrating geoheritage sites into the Natural Features and Landscapes section. There is a strip of land between the Hokonui Hills ONFL and Southland District that we think may be best zoned as Visual Amenity Landscape (VAL) or equivalent, and another area further south that adjoins Southland District along native vegetation that should also be zoned as VAL.	Reject	
FS25.075, FS25.078 Stoney Creek Station Ltd		*Disallow in part S146.039, s146.049 Southland District Council as Stoney Creek does not support the inclusion of additional areas within the ONL*		
S110.035 Royal Forest and Bird Society of NZ Inc	NFL-Overview	Change: The Landscape of the Gore District can largely be characterised as pastural and arable farmland along with pockets of tussock grasslands, native forest, shrubland, scrubland, grassland and wetlands. There are with ~~two~~ three prominent natural landscapes / features: the Hokonui Hills, ~~and~~ the Te Au Nui Pihapiha Kanakana Mataura Falls and the Southland Syncline parallel ridges.	Accept in part	Yes
FS20.020 Hokonui Runanga Inc		*Allow in part S110.035 Royal Forest and Bird Society of NZ Inc as the plan must achieve the purpose of the Act and give effect to relevant higher-order planning documents.*		
S85.036 Environment Southland	NFL-Overview	Include in the Overview some anticipated impacts on these features eg indigenous biodiversity loss and afforestation. Acknowledge Apiti Hono Tatai Hono framework for managing cultural landscapes.	Reject	
S85.040 Environment Southland	NFL-Additional Objective / Policy	Establish an objective and policy about the process for mana whenua to identify areas of cultural significance through narrative methodologies (such as (but not limited to) Apiti Hono Tatai Hono).	Reject	
FS5.67 Hamish Weir *FS25.112 Stoney Creek Station Ltd*		*Disallow S85.040 Environment Southland*		
FS20.008 Hokonui Runanga Inc		*Allow in part S85.040 Environment Southland. The submitter appears to have misunderstood that Apiti Hono Tati Hono is not using narrative to identify culturally significant sites. All whenua and wai is culturally important. However, we agree, the Gore District Plan process should include a more explicit land classification approach whereby mana whenua identify the values associated with each part of the takiwā and can have more tailored policies and targeted rules*		
S109.071 Department of Conservation	NFL-O1	Retain as notified	Accept	
S115.099 Kevin Robertson S143.110 Rural Ratepayers Group	NFL-O1	Amend NFL-O1: To protect the values and characteristics of the Outstanding Natural Features and Landscapes of the Gore District from inappropriate subdivision, use and	Reject	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S148.111 Alistair & Bernadette Hunt S60.101 Ronald Crispin S68.219 John Baynes S126.098 Southland Federated Farmers of New Zealand		development by maintaining the core values of the Outstanding Natural Feature or Landscape.		
FS25.079 Stoney Creek Station Ltd		*Allow S126.098 Southland Federated Farmers of New Zealand*		
S115.100 Kevin Robertson S143.111 Rural Ratepayers Group S148.112 Alistair & Bernadette Hunt S60.102 Ronald Crispin S68.220 John Baynes S126.099 Southland Federated Farmers of New Zealand S109.072 Department of Conservation	NFL-P1	Retain NFL-P1 as notified.	Accept in part	
FS25.080 Stoney Creek Station Ltd		*Disallow S109.072 Department of Conservation*		
S101.057 Transpower New Zealand Limited	NFL-P1	The Policy is inconsistent with the direction for the management of the National Grid in and on natural features and landscapes in the NPSET. Amend Policy NFL-P1 as follows: "NFL-P1 Except where NFL-P3 applies, a ~~A~~voide adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by:	Accept in part	Yes
S130.051 Mercury NZ Limited	NFL-P1	~~Avoid~~ manage adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by: 2. Recognising the existence of working structures within the rural environment, including pastoral farms and their contribution to the openness and landform legibility of outstanding natural features and landscapes; 3. (d) the functional needs of infrastructure.	Accept in part	Yes
FS24.039 Contact Energy Ltd		*Allow S130.051 Mercury NZ Limited*		
S121.053 Alliance Group Limited	NFL-P1	Avoidance of all adverse effects on the values and characteristics of outstanding natural features and landscapes is not practicable or necessary to protect them from inappropriate development. Amend as follows: Avoid, remedy or mitigate adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by: 3. Recognising the existence of weirs, races and other structures which have modified the natural form of the Mataura Falls;	Accept in part	Yes
S139.058 Hokonui Rūnanga Inc	NFL-P1	Amend to read: "Avoid adverse effects on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by: 5. ~~Recognising and providing protection for Ngāi Tahu cultural values as they relate to natural features and landscapes.~~ Ensuring values mana whenua associate with areas classified as outstanding natural features or landscapes are recognised and provided for in both classifying these areas and assessing the effects of activities in these areas."	Accept in part	Yes

Appendix A - Decisions on Submissions
Topic 46: Natural Features and Landscapes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S85.037 Environment Southland	NFL-P1	Acknowledge that indigenous biodiversity loss can have an impact on outstanding landscapes.	Reject	
S143.009 Rural Ratepayers Group	NFL-P1	In areas of significant natural tussock, i.e. high country, discourage heavy stocking rates.	Reject	
FS5.49 Hamish Weir		*Allow S143.009 Rural Ratepayers Group*		
S105.002 Farm Manager - Wantwood Station S127.002 Peters Farm Ltd Karen Peters S113.017 Trudy Bokser S116.017 Nathan Bokser S118.017 AW+ JA Johnston Family Trust S127.053 Peters Farm Ltd Karen Peters S18.019 Reaby Downs Farm Ltd S19.019 Karen Temple S20.019 Sarah and Peter Barclay S24.019 Helen McIntosh S68.021 John Baynes S104.002 McLeod-Wantwood Trust/Wantwood Station	NFL-P1	NFL-P1.2 notes that the ONL contains working pastoral farms. The rules in the NFL and ECO section for SNA does not consider this aspect. Amend NFL-P1.2. as follows: 2. Recognising ~~the~~ that working pastoral farms exist within the ONL and as such contribute to ~~existence of working pastoral farms and their contribution to~~ the openness and landform legibility of outstanding natural features and landscapes	Accept in part	Yes
FS25.081 Stoney Creek Station Ltd		*Allow S104.002 McLeod-Wantwood Trust/ Wantwood Station*		
S117.017 Greg Bokser S3.017 Stoney Creek Station Limited	NFL-P1	Amend NFL-P1 to read: 2. Recognising the benefits provided by existing ~~existence of~~ working pastoral farms and their contribution to the openness and landform legibility of outstanding natural features and landscapes;	Accept in part	
FS17.047 Federated Farmers		*Allow S3.017 Stoney Creek Station Limited*		
S110.036 Royal Forest and Bird Society of NZ Inc	NFL-P1	Change: 4. Avoiding activities that are incompatible with the identified values, including plantation forestry, renewable energy and mineral extraction,	Reject	
FS17.048 Federated Farmers *FS24.038 Contact Energy Ltd*		*Disallow S110.036 Royal Forest and Bird Society of NZ Inc*		
S109.073 Department of Conservation S121.054 Alliance Group Limited	NFL-P2	Retain NFL-P2 as notified	Accept in part	
S126.100 Southland Federated Farmers of New Zealand S115.101 Kevin Robertson S143.112 Rural Ratepayers Group S148.113 Alistair & Bernadette Hunt S60.103 Ronald Crispin S68.221 John Baynes	NFL-P2	Amend NFL-P2: 2. It will assist in the restoration of indigenous biodiversity or ecosystems and angling and native fisheries species;	Reject	
S110.037 Royal Forest and Bird Society of NZ Inc	NFL-P2	NFL-P2 The restoration or enhancement of angling fisheries species could adversely impact indigenous fish by increasing predation by exotic species. Change: 2. It will assist in the restoration of indigenous biodiversity or ecosystems ~~and angling fisheries species;~~ and/or	Reject	
FS5.50 Hamish Weir		*Disallow S110.037 Royal Forest and Bird Society of NZ Inc*		

Appendix A - Decisions on Submissions
Topic 46: Natural Features and Landscapes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S112.072 Waka Kotahi NZ Transport Agency	NFL-P3	Retain NFL-P3 as notified	Accept in part	
S109.074 Department of Conservation	NFL-P3	Amend P3 with the following amendments (or words to similar effect): NFL-P3: Avoid the placement of ~~critical~~ infrastructure within identified outstanding natural features and landscapes, unless 2. Adverse effects on landscape and indigenous biodiversity values can be avoided or appropriately mitigated by applying the effects management hierarchy.	Reject	
FS5.51 Hamish Weir *FS30.024 Transpower New Zealand Limited* *FS24.040 Contact Energy Ltd* *FS24.042 Contact Energy Ltd*		*Disallow S109.074 Department of Conservation*		
S101.058 Transpower New Zealand Limited	NFL-P3	Amend Policy NFL-P3 as follows: "NFL-P3 Avoid the placement of critical infrastructure within identified outstanding natural features and landscapes, unless, having regard to the operational needs or functional needs of the activity 1. There is no reasonable alternative ~~due to the operational or functional need~~ for the location; and 2. Adverse effects on landscape values can be avoided or appropriately mitigated to the extent feasible."	Accept in part	
S130.052 Mercury NZ Limited	NFL-P3	NFL-P3 Avoid the placement of critical infrastructure within identified outstanding natural features and landscapes, unless 1. There is **a** ~~no reasonable alternative due to the operational or~~ functional need for the location; and 2. Adverse effects on landscape values can be avoided or appropriately mitigated.	Accept in part	
FS24.041 Contact Energy Ltd		*Allow in part S130.052 Mercury NZ Limited. Contact support the relief sought as it recognises the functional need of critical infrastructure and is consistent with the NPS-REG, however Contact considers it important to retain reference to "operational need".*		
S130.053 Mercury NZ Limited	NFL-P4	NFL-P4 The submitter seeks to ensure that development within areas of significant landscapes are well justified in terms of functional need.	Accept in part	
S85.038 Environment Southland	NFL-P4	There should be some acknowledgement in NFL-P4 that cultural landscapes are not mapped and this work will occur at some stage during the life of the plan. An additional policy is needed to identify that the Apiti Hono Tatai Hono framework is an approach (but not the only approach) to identifying cultural values. An additional policy will provide a way to incorporate cultural landscape values into decision making on resource consents.	Reject	
FS5.52 Hamish Weir		*Disallow S85.038 Environment Southland*		
S126.101 Southland Federated Farmers of New Zealand S3.018 Stoney Creek Station Limited	NFL-P4	Amend NFL-P4: When assessing resource consents within Outstanding Natural Features and Landscapes, consider the following matters (...**).** The presence of existing activities within the ONF/L and whether the activity is changing in intensity, scale or character	Accept in part	Yes
FS5.53 Hamish Weir *FS25.085 Stoney Creek Station Ltd*		*Allow S126.101 Southland Federated Farmers of New Zealand*		
FS17.049 Federated Farmers		*Allow S3.018 Stoney Creek Station Limited*		

Appendix A - Decisions on Submissions
Topic 46: Natural Features and Landscapes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S109.075 Department of Conservation	NFL-P4	Amend P4 1. The extent to which adverse effects on landscape and indigenous biodiversity values can be ~~managed,~~ avoided or appropriately mitigated through the application of the effects management hierarchy;	Reject	
FS27.017 Alliance Group Limited *FS30.025 Transpower New Zealand Limited* *FS25.083 Stoney Creek Station Ltd*		*Disallow S109.075 Department of Conservation*		
S101.059 Transpower New Zealand Limited	NFL-P4	Amend Policy NFL-P4 as follows: NFL-P4: (...) 3. The operational needs or functional needs of ~~for~~ the activity ~~to be undertaken within an Outstanding Natural Feature or Landscape~~. x. The benefits of the proposed activity to the health, safety and wellbeing of people and communities." Such an approach is consistent with the Objective and Policy 1 of the NPSET	Reject	
FS25.082 Stoney Creek Station Ltd		*Allow S101.059 Transpower New Zealand Limited*		
S104.003 McLeod-Wantwood Trust/Wantwood Station	NFL-P4	Amend NFL-P4 to add: 4. In the Hokonui Hills ONL, whether the site is a working farm and the contribution this makes to the values of the Outstanding Natural Feature.	Accept in part	Yes
FS25.084 Stoney Creek Station Ltd		*Allow S104.003 McLeod-Wantwood Trust/Wantwood Station*		
S126.102 Southland Federated Farmers of New Zealand S115.103 Kevin Robertson S143.114 Rural Ratepayers Group S148.115 Alistair & Bernadette Hunt S60.105 Ronald Crispin S68.223 John Baynes	NFL-Additional Policy sought	If the amendments to NFL-R2 are accepted then a new policy is recommended: Avoid planting exotic tree species that would affect indigenous biodiversity values and/or are prone to wilding spread in hill and high country area.	Accept in part	Yes
S140.005 Robina Johnston	NFL – Additional Policy	Policy consideration of visual effects on landscape values from infrastructure and commercial developments. Consideration needed for colour and effect of lights on the landscape.	Reject	
S101.061 Transpower New Zealand Limited	NFL – Note 1	Amend Note 1 as follows: "The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this chapter do not apply to infrastructure activities."	Reject	
S116.019 Nathan Bokser S68.023 John Baynes S24.021 Helen McIntosh S20.021 Sarah and Peter Barclay S19.021 Karen Temple S18.021 Reaby Downs Farm Ltd S127.055 Peters Farm Ltd Karen Peters S118.019 AW+ JA Johnston Family Trust	NFL – Rules General	Amend "All zones" under rules NFL-R1 to NFL-R8 to read "All areas identified as ONL/ONF in the Planning Maps".	Accept in part	Yes

Appendix A - Decisions on Submissions
Topic 46: Natural Features and Landscapes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S117.019 Greg Bokser S113.019 Trudy Bokser S3.019 Stoney Creek Station Limited				
FS17.050 Federated Farmers		*Allow S3.019 Stoney Creek Station Limited*		
S109.076, S109.077, S109.078, S109.079, S109.080, S109.081 Department of Conservation	NFL Rule General	Amend all of the matters of discretion within all of the rules with the following amendment (or words to similar effect): Matters of discretion: 1. Effects on the values <u>including indigenous biodiversity values</u> as listed in NFL-APP Appendix 5.	Reject	
FS27.018 Alliance Group Limited		*Allow S109.076 Department of Conservation*		
FS5.54, FS5.57, S5.58, FS5.61, FS5.62 Hamish Weir *FS24.043, FS24.044, FS24.045, FS24.046, FS24.047, FS24.048 Contact Energy Ltd* *FS25.087, FS25.088, FS25.089, FS25.090, FS25.091, FS25.092 Stoney Creek Station Ltd*		*Disallow S109.076, S109.077, S109.078, S109.079, S109.080, S109.081 Department of Conservation*		
S79.001 Andrew Welsh S53.005 Katherine Welsh	NFL-R1	Remove NFL-R1. Unnecessary to pay for consent under this provision when it is already subject to building consent. Council is trying to double dip on fees and control the operations of people's farms and livelihoods. There is no need to restrict the size of farm buildings/structures.	Reject	
FS25.086, FS25.096 Stoney Creek Station Ltd		*Allow in part S79.001 Andrew Welsh, S53.005 Katherine Welsh to remove unnecessary restrictions where these are existing activities*		
S105.004 Farm Manager - Wantwood Station S127.004 Peters Farm Ltd Karen Peters S113.020 Trudy Bokser S116.020 Nathan Bokser S118.020 AW+ JA Johnston Family Trust S127.056 Peters Farm Ltd Karen Peters S18.022 Reaby Downs Farm Ltd S19.022 Karen Temple S20.022 Sarah and Peter Barclay S24.022 Helen McIntosh S68.024 John Baynes S104.004 McLeod-Wantwood Trust/Wantwood Station	NFL-R1	Amend NFL-R1 as follows: 1. The building or structure is for farming purposes, excluding residential use; (a) Does not exceed ~~30m2~~ <u>300m2</u> in area; and (b) Height shall not exceed <u>6m</u> ~~3m;~~ 2. Buildings or structures for non-farming purposes; (a) The maximum height does not exceed ~~2m~~ <u>5m</u>**;** and (b) The maximum gross floor area is no more than ~~5m2~~ <u>30m2</u>. 3. All <u>non-farming</u> buildings and structures must be finished in materials with a maximum reflectance value of 30%.	Accept in part	Yes
FS25.094 Stoney Creek Station Ltd		*Allow in part S104.004 McLeod-Wantwood Trust/Wantwood Station*		
S115.104 Kevin Robertson S143.115 Rural Ratepayers Group S148.116 Alistair & Bernadette Hunt S60.106 Ronald Crispin S68.224 John Baynes	NFL-R1	Amend NFL-R1: Activity status: Permitted Where: 1. The building or structure is for farming purposes, excluding residential use; (a) Does not exceed ~~30~~ <u>500m2</u> in area; (b) Height shall not exceed <u>8</u>~~3~~m; 3. All buildings and structures <u>(excluding those for farming purposes)</u>	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S117.020 Greg Bokser S3.020 Stoney Creek Station Limited S126.103 Southland Federated Farmers of New Zealand				
FS5.55 Hamish Weir *FS17.051 Federated Farmers*		*Allow S3.020 Stoney Creek Station Limited*		
FS5.56 Hamish Weir *S25.095 Stoney Creek Station Ltd*		*Allow S126.103 Southland Federated Farmers of New Zealand*		
S113.021 Trudy Bokser S115.105 Kevin Robertson S68.025 John Baynes S24.023 Helen McIntosh S20.023 Sarah and Peter Barclay S19.023 Karen Temple S18.023 Reaby Downs Farm Ltd S127.057 Peters Farm Ltd Karen Peters S118.021 AW+ JA Johnston Family Trust S116.021 Nathan Bokser S143.116 Rural Ratepayers Group S68.225 John Baynes S60.107 Ronald Crispin S148.117 Alistair & Bernadette Hunt S117.021 Greg Bokser S126.104 Southland Federated Farmers of New Zealand S3.021 Stoney Creek Station Limited	NFL-R2	Amend NFL-R2 to read: 1. The tree planting is of indigenous species or is required and for restoration, conservation, or hazard prevention measures, shelter belts, wind breaks, or to address land instability or erosion. Matters of discretion: 3. Any benefits provided by the proposed tree planting.	Accept in part	Yes
FS17.052 Federated Farmers		*Allow S3.021 Stoney Creek Station Limited*		
FS25.097 Stoney Creek Station Ltd		*Allow S126.104 Southland Federated Farmers of New Zealand*		
S112.073 Waka Kotahi NZ Transport Agency	NFL-R3	Retain NFL-R3 as notified	Accept in part	
S79.002 Andrew Welsh S53.001 Katherine Welsh	NFL-R3	Section NFL-R3 to be removed they are not acceptable for farming practice.	Reject	
S105.005 Farm Manager - Wantwood Station S127.005 Peters Farm Ltd Karen Peters	NFL-R3	Ideally, the whole clause should be removed especially points 3, 4 and 5. As they are unachievable when looked at from a fencing perspective. Where it is needed for the construction of any road or track no greater than 7 meters in width or requiring more than 2 meters of cut or fill. 1. The depth of the earthworks shall not exceed ~~1m~~ 2m below the original surface of the ground; and 2. the ~~depth~~ height of fill or stockpiles shall not exceed ~~1m~~ **3m** above the original surface of the ground; and	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
		3. the area of the earthworks shall not exceed 100m2in any 12-month period; ~~and 4. the width of land disturbance for fencing shall not exceed 1m; and 5. the ground for fencing related land disturbance is reinstated to original levels within 48 hours of work being completed~~		
S105.013, S105.035 Farm Manager - Wantwood Station S127.013, S127.035 Peters Farm Ltd Karen Peters S104.013, S104.035 McLeod-Wantwood Trust/ Wantwood Station	NFL-R3	The definition for earthworks excludes fencing, therefore the reference to fencing in NFL-R3 should be removed.	Accept in part	
FS11.048 Heritage New Zealand Pouhere Taonga		*Disallow S104.013 McLeod-Wantwood Trust/Wantwood Station as earthworks or ground disturbance to areas that have been previously undisturbed, or go below the topsoil have the potential to uncover archaeology*		
S113.022 Trudy Bokser S68.026 John Baynes S24.024 Helen McIntosh S19.024 Karen Temple S18.024 Reaby Downs Farm Ltd S127.058 Peters Farm Ltd Karen Peters S118.022 AW+ JA Johnston Family Trust S116.022 Nathan Bokser S20.024 Sarah and Peter Barclay S104.005 McLeod-Wantwood Trust/Wantwood Station	NFL-R3	S32 report states the operative plan controls were effective at managing activities within ONLs. As such, additional controls in the PGDP are not supported and should align more with the controls that exist currently. Amend Rule NFL-R3 to read: Activity status: Permitted Where: X. Required for cultivation, fencing or pest plant management; or X. Associated with the construction of any road or track no greater than 7 metres in width or requiring more than 2 metres of cut or fill for a total distance greater than 100 metres; or X. The earthworks do not exceed 100 linear metres in any direction; and 1. The depth of the earthworks shall not exceed ~~1m~~ 2m below the original surface of the ground; and 2. the ~~depth~~ height of fill or stockpiles shall not exceed ~~1m~~ 3m above the original surface of the ground; and 3. the area of the earthworks shall not exceed 100m2in any 12 month period; ~~and 4. the width of land disturbance for fencing shall not exceed 1m; and 5. the ground for fencing related land disturbance is reinstated to original levels within 48 hours of work being completed.~~	Accept in part	Yes
FS25.098 Stoney Creek Station Ltd		*Allow S104.005 McLeod-Wantwood Trust/Wantwood Station*		
S115.106 Kevin Robertson S117.022 Greg Bokser S68.226 John Baynes S60.108 Ronald Crispin S148.118 Alistair & Bernadette Hunt S143.117 Rural Ratepayers Group S126.105 Southland Federated Farmers of New Zealand S3.022 Stoney Creek Station Limited	NFL-R3	Amend NFL-R3: Land disturbance and Earthworks within an identified ONF/L (excluding for the laying of stockwater, drainage or other utility pipes, or stock exclusion) Activity status: Permitted Where: 1. The depth of the earthworks shall not exceed ~~1~~2m below the original surface of the ground; and 2. the ~~depth~~ height of fill or stockpiles shall not exceed ~~1~~3m above the original surface of the ground; and 3. the area of the earthworks shall not exceed 100m2 in any 12 month period; and/or ~~4. the width of land disturbance for fencing shall not exceed 1m; and 5. the ground for fencing related land disturbance is reinstated to original levels within 48 hours of work being completed~~	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
		4. The land disturbance and earthworks are for the removal of shingle or stone for use on the same property to maintain tracks.		
FS5.59 Hamish Weir *FS17.053 Federated Farmers*		*Allow S3.022 Stoney Creek Station Limited*		
FS25.099 Stoney Creek Station Ltd		*Allow S126.105 Southland Federated Farmers of New Zealand*		
S112.074 Waka Kotahi NZ Transport Agency	NFL-R4	Retain NFL-R4 as notified	Accept in part	
S79.003 Andrew Welsh S53.002 Katherine Welsh	NFL-R4	Machinery and equipment are getting bigger- important that safety comes first and if tracks, lanes, etc need to be widened for machinery, then critical infrastructure should be a permitted activity.	Reject	
FS21.077 Yrless Limited		*Allow S53.002 Katherine Welsh*		
S3.023 Stoney Creek Station Limited S68.027 John Baynes S24.025 Helen McIntosh S20.025 Sarah and Peter Barclay S20.025 Sarah and Peter Barclay S19.025 Karen Temple S18.025 Reaby Downs Farm Ltd S127.059 Peters Farm Ltd Karen Peters S117.023 Greg Bokser	NFL-R4	Rule NFL-R4 too narrow, amend to read: Maintenance repair, replacement or upgrade of buildings and structures (excluding fences), critical infrastructure, existing roads, farm tracks, walking and cycling trails, waterway crossings, or improved pasture within an identified ONF/L Activity status: Permitted Where: 1. The scale of the activity ~~critical infrastructure, road, farm or trail~~ is not increased. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5 resulting from an increase in the scale of the activity. 3. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape.	Reject	
S115.107 Kevin Robertson S60.109 Ronald Crispin S148.119 Alistair & Bernadette Hunt S143.118 Rural Ratepayers Group S68.227 John Baynes S126.106 Southland Federated Farmers of New Zealand	NFL-R4	Amendments are proposed to provide greater clarity on what is permitted. Amend NFL-R4 Maintenance, repair, replace or upgrade of buildings and structures (excluding farm fences) critical infrastructure, existing roads, farm tracks, walking and cycling trails, waterway crossings, or improved pasture within an identified ONF/L.	Reject	
FS5.60 Hamish Weir *FS25.101 Stoney Creek Station Ltd*		*Allow S126.106 Southland Federated Farmers of New Zealand*		
S101.060 Transpower New Zealand Limited	NFL-R4	Delete Rule NFL-R4 and relocate to the Infrastructure Chapter and including further direction in the Note 1.	Reject	
FS21.076 Yrless Limited		*Allow S101.060 Transpower New Zealand Limited*		
FS25.0100 Stoney Creek Station Ltd		*Disallow S101.060 Transpower New Zealand Limited*		
S130.054 Mercury NZ Limited	NFL-R4	In NFL-R4 Scope of critical infrastructure needs to encompass all critical infrastructure. Activity status: Permitted Where: Maintenance of critical infrastructure, including existing roads, farm tracks, walking and cycling trails within an identified ONF/L	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
		1. The scale of the critical infrastructure, or road, farm or trail is not increased.		
FS25.102 Stoney Creek Station Ltd		*Disallow S130.054 Mercury NZ Limited, Farm tracks and other infrastructure are required within the ONL for purposes other than the maintenance of critical infrastructure*		
S105.006 Farm Manager - Wantwood Station S127.006 Peters Farm Ltd Karen Peters S104.006 McLeod-Wantwood Trust/Wantwood Station	NFL-R5	Amend NFL-R5 as follows: 1. The fence is required for the exclusion or control of stock or to delineate property boundaries. ~~a post and wire fence;~~	Accept in part	Yes
FS25.103 Stoney Creek Station Ltd		*Allow S104.006 McLeod-Wantwood Trust/Wantwood Station*		
S113.024 Trudy Bokser S18.026 Reaby Downs Farm Ltd S118.024 AW+ JA Johnston Family Trust S116.024 Nathan Bokser S127.060 Peters Farm Ltd Karen Peters S68.028 John Baynes S24.026 Helen McIntosh S20.026 Sarah and Peter Barclay S19.026 Karen Temple S117.024 Greg Bokser S115.108 Kevin Robertson S143.119 Rural Ratepayers Group S68.228 John Baynes S60.110 Ronald Crispin S148.120 Alistair & Bernadette Hunt S3.024 Stoney Creek Station Limited	NFL-R5	Amend Rule NFL-R5 to read: 1. The fence is required for the exclusion or control of stock or to delineate property boundaries. ~~a post and wire fence;~~ ~~Activity status where compliance is not achieved:Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5.2. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3.~~	Accept in part	Yes
FS11.039 Heritage New Zealand Pouhere Taonga		*Disallow S3.024 Stoney Creek Station Limited as earthworks or ground disturbance to areas that have been previously undisturbed or go below the topsoil have the potential to uncover archaeology.*		
S126.107 Southland Federated Farmers of New Zealand	NFL-R5	Amend NFL-R5: Activity status: Permitted Where: 1. The fence is a farm fence ~~Note: fences are a structure and therefore subject to the river setback rules. Activity Status where compliance is not achieved:Restricted discretionary Matters of discretion:1. Effects on the values listed within NFL-APP Appendix 5.2. Impacts on Ngāi Tahu cultural values, including those listed in MW 2.3.~~	Accept in part	Yes
FS25.104 Stoney Creek Station Ltd		*Allow S126.107 Southland Federated Farmers of New Zealand*		
S112.071 Waka Kotahi NZ Transport Agency	NFL-R6	NFL-R6 Correct the rule numbering as noted and make any consequential changes to other provisions as necessary to ensure the correct rule is referenced within them.	Accept	
FS25.106 Stoney Creek Station Ltd		*Allow S112.071 Waka Kotahi NZ Transport Agency*		
S79.004 Andrew Welsh S53.003 Katherine Welsh	NFL-R6	NFL-R6 Allowance for control of gorse, broom and noxious weeds, irrespective of whether there are indigenous plants nearby. In order to control gorse in the region a small amount of	Accept in part	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
		collateral should be allowed. Gorse will grow faster and smother out the native plant eventually		
S3.025 Stoney Creek Station Limited S116.025 Nathan Bokser S105.007 Farm Manager - Wantwood Station S127.007 Peters Farm Ltd Karen Peters S117.025 Greg Bokser S104.007 McLeod-Wantwood Trust/Wantwood Station S18.027 Reaby Downs Farm Ltd S127.061 Peters Farm Ltd Karen Peters S118.025 AW+ JA Johnston Family Trust S113.025 Trudy Bokser S115.109 Kevin Robertson S68.029 John Baynes S24.027 Helen McIntosh S20.027 Sarah and Peter Barclay S19.027 Karen Temple S143.120 Rural Ratepayers Group S148.121 Alistair & Bernadette Hunt S60.111 Ronald Crispin S68.229 John Baynes S126.108 Southland Federated Farmers of New Zealand	NFL-R6	Delete Rule NFL-R6 in its entirety as it duplicates ECO-R1(1) and creates confusion as to which standard applies.	Accept	Yes
FS5.64 Hamish Weir *FS25.108 Stoney Creek Station Ltd*		*Allow S126.108 Southland Federated Farmers of New Zealand*		
FS21.078 Yrless Limited		*Allow in part S104.007 McLeod-Wantwood Trust/Wantwood Station. It can also aid pest control and management within the active infrastructure area.*		
S105.008 Farm Manager - Wantwood Station S127.008 Peters Farm Ltd Karen Peters S104.008 McLeod-Wantwood Trust/Wantwood Station	NFL-R6	Amend NFL-R6 as follows: New Roads, ~~farm tracks~~, walking and cycling tracks within an identified ONF/L. All zones Activity status: Restricted Discretionary <u>New farm tracks within the Rural Zone. Activity Status: Permitted</u>	Accept in part	
FS25.105 Stoney Creek Station Ltd		*Allow S104.008 McLeod-Wantwood Trust/Wantwood Station*		
S115.110 Kevin Robertson S143.121 Rural Ratepayers Group S148.122 Alistair & Bernadette Hunt S68.230 John Baynes S60.112 Ronald Crispin S126.109 Southland Federated Farmers of New Zealand	NFL-R6	It is important for farmers to be able to develop/erect farm fences, new roads/farm tracks when needed. Amend NFL-R~~6~~<u>7</u>: New Roads, farm fences, farm tracks, walking and cycling tracks within an identified ONF/L Activity status: ~~Restricted Discretionary~~ <u>Permitted</u> ~~Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 3. The necessity of what is proposed and any alternatives. 4. Mitigation measures proposed.~~	Accept in part	

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
FS5.65 Hamish Weir *FS25.109 Stoney Creek Station Ltd*		*Allow S126.109 Southland Federated Farmers of New Zealand*		
S113.027 Trudy Bokser S24.029 Helen McIntosh S20.029 Sarah and Peter Barclay S19.029 Karen Temple S18.029 Reaby Downs Farm Ltd S127.063 Peters Farm Ltd Karen Peters S118.027 AW+ JA Johnston Family Trust S116.027 Nathan Bokser S68.031 John Baynes S117.027 Greg Bokser S3.027 Stoney Creek Station Limited	NFL-R6	Amend Rule NFL-R6 to read: New Roads, farm tracks greater than 7 metres in width, walking and cycling tracks within an identified ONF/L Activity status: Restricted Discretionary Matters of Discretion: ~~3. The necessity of what is proposed and any alternatives.~~ 5. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape 6. The benefits of the proposed activity	Accept in part	
FS5.63 Hamish Weir *FS17.054 Federated Farmers*		*Allow S3.027 Stoney Creek Station Limited*		
FS11.040 Heritage New Zealand Pouhere Taonga		*Disallow S3.027 Stoney Creek Station Limited as earthworks or ground disturbance to areas that have been previously undisturbed, or go below the topsoil have the potential to uncover archaeology.*		
S112.075 Waka Kotahi NZ Transport Agency	NFL-R6	For clarity and consistency with the activities listed in NFL-R4 amend rule heading as follows, or wording of the same intent: New critical infrastructure, New Roads, farm tracks, walking and cycling tracks within an identified ONF/L	Accept in part	
FS24.049 Contact Energy Ltd		*Allow S112.075 Waka Kotahi NZ Transport Agency*		
S152.009 Nigel Cowburn	NFL-R6	Requests provision for removal of trees with a large DBH of 200mm non-complying, unless covered by NFL R6.2	Reject	
FS25.107 Stoney Creek Station Ltd		*Disallow S152.009 Nigel Cowburn*		
S109.082 Department of Conservation	NFL-R7	Retain NFL-R7 as notified	Accept in part	
FS25.093 Stoney Creek Station Ltd		*Disallow S109.082 Department of Conservation*		
S105.009 Farm Manager - Wantwood Station S127.009 Peters Farm Ltd Karen Peters S113.028 Trudy Bokser S116.028 Nathan Bokser S118.028 AW+ JA Johnston Family Trust S127.064 Peters Farm Ltd Karen Peters S18.030 Reaby Downs Farm Ltd S19.030 Karen Temple S20.030 Sarah and Peter Barclay S24.030 Helen McIntosh S68.032 John Baynes	NFL-R7	Amend NFL-R7 as follows: Mining and quarrying (excluding farm quarries) within an identified ONF/L Activity Status: Non complying.	Accept in part	Yes

Appendix A - Decisions on Submissions
Topic 46: Natural Features and Landscapes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S117.028 Greg Bokser S104.009 McLeod-Wantwood Trust/Wantwood Station S3.028 Stoney Creek Station Limited				
FS25.110 Stoney Creek Station Ltd		*Allow S104.009 McLeod-Wantwood Trust/Wantwood Station*		
FS11.041 Heritage New Zealand Pouhere Taonga		*Disallow S3.028 Stoney Creek Station Limited as earthworks or ground disturbance to areas that have been previously undisturbed or go below the topsoil have the potential to uncover archaeology*		
S115.111 Kevin Robertson S143.122 Rural Ratepayers Group S148.123 Alistair & Bernadette Hunt S60.113 Ronald Crispin S68.231 John Baynes S126.110 Southland Federated Farmers of New Zealand	NFL-R7	NFL-R7 Change activity status: Mining and Quarrying within an identified ONF/L Activity status: ~~Non-complying~~ Discretionary ~~Activity status where compliance is not achieved: N/A~~	Accept in part	Yes
S85.039 Environment Southland	NFL-R8	NFL-R8 Retain non-complying status for plantation forestry.	Accept	
FS5.66 Hamish Weir		*Allow S85.039 Environment Southland*		
S109.083 Department of Conservation	NFL-R8	Retain NFL-R8 as notified	Accept	
FS25.111 Stoney Creek Station Ltd		*Disallow S109.083 Department of Conservation*		
S79.005 Andrew Welsh S53.004 Katherine Welsh	NFL-R8	Section NFL-R8 removed. Those who already have forestry in place need the right to replant it after harvest. Those who already had a rolling plantation plan in place should not be forced to stop by the council. The prohibition of forestry planting will negatively affect land prices.	Reject	
S104.036 McLeod-Wantwood Trust/Wantwood Station S105.036 Farm Manager - Wantwood Station S127.036 Peters Farm Ltd Karen Peters	NFL-Additional Rule sought Earthworks	Include the earthworks exemptions as a permitted activity rule in the Natural Features and Landscapes (ONL) along with farm fencing (as previously mentioned, proposed rule NFL-R5)	Accept in part	Yes
S3.034 Stoney Creek Station Limited S113.034 Trudy Bokser S116.034 Nathan Bokser S118.034 AW+ JA Johnston Family Trust S127.070 Peters Farm Ltd Karen Peters S18.036 Reaby Downs Farm Ltd S19.036 Karen Temple S20.036 Sarah and Peter Barclay S24.036 Helen McIntosh S68.038 John Baynes S117.034 Greg Bokser	EW - General	Preferred relief: Insert an exemption in the preamble of the Earthworks chapter for any earthworks and land disturbance activities within the Hokonui Hills Special Precinct. Develop appropriate earthwork provisions for the Hokonui Hills Special Precinct, in consultation with key stakeholders, that reflect the site specific conditions and challenges of this area.	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
FS11.038 Heritage New Zealand Pouhere Taonga		*Disallow in part. Should the proposed Precinct be established, the objectives, policies and rules, provide for the conservation of historic heritage, including archaeology and sites of significance to Māori, as a priority.*		
FS17.060 Federated Farmers		*Allow S3.034 Stoney Creek Station Limited*		
S113.026 Trudy Bokser S116.026 Nathan Bokser S118.026 AW+ JA Johnston Family Trust S24.028 Helen McIntosh S20.028 Sarah and Peter Barclay S19.028 Karen Temple S18.028 Reaby Downs Farm Ltd S127.062 Peters Farm Ltd Karen Peters S68.030 John Baynes S117.026 Greg Bokser S3.026 Stoney Creek Station Limited	NFL-Additional Rule sought	Farm tracks are essential to pastoral farming and new tracks are sometimes required to avoid sensitive environments. Requiring consent for any new farm track is too restrictive to farming operations. Add a new rule NFL-R6A: New farm tracks within an identified ONF/L. Activity status: Permitted. Where: 1. Any new farm track is no greater than 7 metres in width. 2. Unretained cut and fill batters shall not:(a) be steeper than 2 horizontal to 1 vertical; (b) be constructed using moisture content susceptible soils; (c) have a bench with a width of more than 1.8m. 3. Excess material from the construction of the farm track is reinstated to match the natural contour of the surrounding land. Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on the values as listed within NFL-APP Appendix 5. 2. The necessity of what is proposed and any alternatives. 3. Mitigation measures proposed. 4. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape 5. The benefits of the proposed activity.	Accept in part	
FS5.68 Hamish Weir		*Allow S3.026 Stoney Creek Station Limited*		
FS20.035 Hokonui Runanga Inc		*Disallow in part S3.026 Stoney Creek Station Limited. The plan needs to address matters in s6 of the RMA to achieve the purpose of the Act and give effect to the Southland Regional Policy Statement. However, we agree that the approach in the proposed Gore DP needs refinement to ensure it is both comprehensive and workable.*		
FS31.019 Department of Conservation		*Allow S3.026 Stoney Creek Station Limited. The D-G supports the proposal to include provisions recognising the High Natural Character of the Mataura River.*		
S113.029 Trudy Bokser S116.029 Nathan Bokser S118.029 AW+ JA Johnston Family Trust S127.065 Peters Farm Ltd Karen Peters S68.033 John Baynes S24.031 Helen McIntosh S20.031 Sarah and Peter Barclay S19.031 Karen Temple S18.031 Reaby Downs Farm Ltd S117.029 Greg Bokser S3.029 Stoney Creek Station Limited	NFL-Additional Rule sought	Insert a new rule NFL-R7A: NFL-R7A Farm quarries that comply with GRUZ-R3. Activity status: Permitted	Accept in part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
FS11.042 Heritage New Zealand Pouhere Taonga		*Disallow 3.029 Stoney Creek Station Limited. , The effects on archaeology require assessment and a permitted activity status is not appropriate.*		
S109.084 Department of Conservation	APP5-NFL-APP	Retain APP5-NFL-APP as notified	Accept in part	
S112.184 Waka Kotahi NZ Transport Agency	APP5-NFL-APP	Reassess for accuracy and amend the Appendix 5 text to accurately identify and name the specific outstanding natural features and landscapes within the Gore District and make any necessary consequential changes to the 'Natural Features and Landscapes' map and provisions in the NFL chapter. None of the objectives, policies or rules in the associated NFL chapter, nor the associated Natural Features and Landscapes Map, refer to the Mataura River 'High Natural Character Feature' (HNCF). We suggest that either the reference to the Mataura River HNCF in Appendix 5 needs to be amended or deleted, or alternatively, that the provisions within the NFL chapter and map need to be amended to also refer to this HNCF.	Accept	
S121.107 Alliance Group Limited	APP5-NFL-APP	Clarification about the purpose of the Mata-Ura / Mataura River HNCF within Appendix 5, so that Alliance can consider any implications of this as the HNCF doesn't appear to be operationalised within the Proposed Plan.	Accept	
S152.016 Nigel Cowburn	APP5-NFL-APP	Clarify what organisation "Birdlife International" is	Accept in part	
S105.033 Farm Manager - Wantwood Station S127.033 Peters Farm Ltd Karen Peters S104.033 McLeod-Wantwood Trust/Wantwood Station	APP5-NFL-APP	Correct the description of the ONL. Otamita Stream does not originate in the Waterfall range, creeks come from this into the Otamita but its origin is further up in the Otamita Gorge/Valley, part of the Southland District. The ONL covers a large area of actual pastoral farmland, concerned this hasn't been considered when deciding what area should fall under the ONL.	Accept in part	Yes
FS25.137 Stoney Creek Station Ltd		*Allow S104.033 McLeod-Wantwood Trust/Wantwood Station*		
S113.109 Trudy Bokser S116.109 Nathan Bokser S118.109 AW+ JA Johnston Family Trust S127.145 Peters Farm Ltd Karen Peters S18.111 Reaby Downs Farm Ltd S19.111 Karen Temple S20.111 Sarah and Peter Barclay S24.111 Helen McIntosh S68.113 John Baynes S117.109 Greg Bokser S3.109 Stoney Creek Station Limited	APP5-NFL-APP	Stoney Creek considers that the values listed to be protected are not present over much of the ONL area, which is working farmland and that the ONL area should be reduced. Amend Appendix 5 in a way that accurately: • reflects the significant presence of pastoral farming within the ONL; • Recognises the benefits provided by pastoral farming in terms of maintaining a sense of openness, landscape legibility and pest control, within the ONL; • Recognises that the patterns and values of indigenous biodiversity vary significantly across the extent of the ONL and the highest value area is concentrated within the Croydon Bush SNA; • Corrects the statement that the ONL is free of structures; • Recognises the historical and cultural significance of the area to the rural community; and Make available all documents referred to within Appendix 5, the s32 Report and the Landscape Assessment prepared by Mike Moore publicly available on the Gore District Council website.	Accept	
FS17.092 Federated Farmers		*Allow S3.109 Stoney Creek Station Limited*		

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
S146.105, S146.110 Southland District Council	MAP Streams and Rivers	MAP Streams and Rivers Request to review the course of the esplanade strip along the Mataura River as it no longer follows the current course.	Reject	
S104.010 McLeod-Wantwood Trust/Wantwood Station S105.010 Farm Manager - Wantwood Station S127.010 Peters Farm Ltd Karen Peters	NFL-MAP-Hokonui Hills	Amend the ONL layer to reflect the area of outstanding natural values. The ONL covers 60% of the submitters farm, which is 30% of the ONL overlay and SNA map. The ONL overlay area covers a large area of pastoral farmland. The submitter is unsure whether this has been considered when determining what area shall fall under the ONL.	Accept in part	Yes
S113.110 Trudy Bokser S116.110 Nathan Bokser S118.110 AW+ JA Johnston Family Trust S127.146 Peters Farm Ltd Karen Peters S18.112 Reaby Downs Farm Ltd S19.112 Karen Temple S20.112 Sarah and Peter Barclay S24.112 Helen McIntosh S68.114 John Baynes S117.110 Greg Bokser S3.110 Stoney Creek Station Limited	NFL-MAP-Hokonui Hills	Amend the Hokonui Hills ONL boundaries to accurately reflect the area of Outstanding Natural Landscape values. Figure 10 of Appendix B [refer to original submission] provides a suggestion of the extent of the ONL area within Stoney Creek station which can be discussed further with the Council, including incorporating evidence provided by a landscape expert at the hearing stage.	Accept in part	Yes
FS17.093 Federated Farmers		*Allow S3.110 Stoney Creek Station Limited*		
S146.102 Southland District Council	NFL-MAP-Hokonui Hills	Review cross-boundary issues with SDC as Hokonui Hills borders Southland District	Reject	
S112.185 Waka Kotahi NZ Transport Agency	NFL-MAP-Mataura Falls	Check the accuracy of the location of the "Mataura ONF" as shown on the map, and in particular, where it is shown to transect State highway 93 and correct any inaccuracies in the notified map as necessary	Reject	
S146.103 Southland District Council	NFL-MAP-Mataura River	Update the course of the Mataura River. The Mataura esplanade strip does not follow the course of the Mataura River.	Reject	
Natural Character				
S146.052 Southland District Council	NFL-Additional provisions sought	Provisions related to this Mataura River area should be addressed in a Natural Character section. Appendix 5 identifies the Mataura River and its river margins and an active flood plain as a High Natural Character Feature. If these are the values of the Mataura River, then provisions related to this area within the Gore District should be addressed in a Natural Character section.	Accept in Part	Yes
S146.057 Southland District Council	Natural Character	Some provisions dealing with natural character and waterbody margins may be better placed in a NATC - Natural Character chapter or supported in such a chapter. In order for migratory fish species populations to be healthy in the Mataura River, Southland District Council may need to align policies specific to the Mataura River with those of GDC.	Accept in Part	Yes
S146.096 Southland District Council	NFL-Additional provisions sought	Incorporate into the Proposed District Plan an objective that would protect ONFL areas from adverse effects outside of direct use. The Proposed District Plan does not have an objective that would protect ONFL areas from adverse effects outside of direct use. This could result in activities Within Appendix 5, the Mataura River is identified as a High Natural Character	Accept in Part	Yes

Submitter (S) Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Alter Plan
		Feature, including its river margins and an active flood plain. If these are the values of the Mataura River, then provisions related to this area within the Gore District should be addressed in a Natural Character section occurring on an adjoining property that could have an adverse effect on the Hokonui Hills ONFL area, such as Wilding Trees reducing the biotic/abiotic values highlighted in Appendix 5.		
FS25.136 Stoney Creek Station Ltd		*Disallow S146.096 Southland District Council. It is unclear how effects on ONLs outside of direct use would be controlled through Appendix 5.*		
S146.051 Southland District Council	NFL-P2	NFL-P2 is unique compared to the rest as it does not have a larger Outstanding Natural Feature or Landscape clause, which may require it to be located in the NFL chapter. Move this Policy to the Natural Character chapter and should have a specific objective for restoration and/ or enhancement to fully support the policy.	Accept in Part	Yes
FS27.016 Alliance Group Limited		*Disallow S146.051 Southland District Council*		