

PROPOSED GORE DISTRICT PLAN SECTION 32 REPORT

RESIDENTIAL ZONES



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Glossary of Terms

Resource Management Act 1991	RMA or 'the Act'
Gore District Council	GDC or 'the Council'
Operative District Plan	ODP
Proposed District Plan	PDP
National Planning Standards 2019	PS
Southland Regional Policy Statement 2017	RPS
National Policy Statements	NPS
National Policy Statement on Highly Productive Land	NPS-HPL
National Policy Statement for Freshwater Management	NPS-FM
National Policy Statement for Urban Development	NPS-UD
National Environmental Standards	NES
National Environmental Standard for Freshwater 2020	NES-F
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	NES-CS
Crime Prevention Through Environmental Design	CPTED
Permitted Activity	PA
Controlled Activity	CA
Restricted Discretionary Activity	RDA
Discretionary Activity	DA
Non-complying Activity	NCA
General Residential Zone	GRZ
Medium Density Residential Zone	MDR
Large Lot Residential Zone	LLRZ

1. Executive Summary

Section 32 of the Resource Management Act 1991 ('the Act' or 'the RMA') requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the RMA. The policies and methods of those plan change proposals must be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives. The analysis set out in this report is to fulfil the obligations of the Council under s32 of the Act.

This section 32 evaluation report relates to the evaluation of options for the management of residential areas of the Gore district through the District Plan. These areas include the larger urban and suburban areas within Gore and Mataura. This topic does not cover the smaller settlements such as Pukerau, Mandeville and Waikaka, which are proposed to be zoned Settlement Zone and managed under the Settlement Zone Chapter. Refer to the Rural Zone Section 32 Evaluation for an assessment of the Settlement Zone objectives and provisions.

In general, the past and present planning regimes for residential areas have provided a good basis for development and have maintained an acceptable level of amenity for residents. However, some refinement of these provisions, along with zoning that aligns with the National Planning Standards (PS) aims to achieve a more efficient use of residential land and provide for housing choice in the district.

Providing sufficient residential zoned land to meet current and future needs is an important part of providing for the social, cultural, and economic needs of the community. The provision of land for growth also gives effect to the National Policy Statement – Urban Development (NPS-UD), which requires Councils to provide for well-functioning urban environments that meet the needs of people and communities both now and into the future.

This report evaluates the resource management issues relating to residential zones against the Operative District Plan¹ (ODP) and Proposed District Plan (PDP) provisions to ascertain if they are the most efficient and effective means of achieving the purpose of the Act. The preferred option has been determined as the PDP which provides:

- greater clarity and direction for plan users and decision makers,
- additional residential zoned land, and
- will ensure high quality environmental, economic, social, and cultural outcomes for people and the community.

The PDP provisions include three residential zones: General Residential Zone; Medium Density residential; Large Lot Residential Zone.

The purpose of each zone will be consistent with the National Planning Standards description for these zones.

A Development Area is further proposed in west Gore which include residential areas as per the zones above, as well as a Rural Lifestyle Zone and Neighbourhood Centre Zone.

¹ [District Plan - Gore District Council \(goredc.govt.nz\)](https://www.goredc.govt.nz/district-plan/)

The scale and significance of change from the ODP is considered to be moderate and therefore the level of detail and evaluation provided in this report is commensurate to this change.

2. Overview and Purpose

2.1 Introduction to the resource management issue(s)

Gore and Mataura together form an Urban Environment with a collective population and labour force of greater than 10,000 people. The “Gore District Plan Review Economic and Population Growth Analysis”² indicates that by 2038 the Gore District will need to provide for a total population of 14,300 and an additional workforce of 410 FTE’s.

As will be determined by the analysis below, the current district plan provisions are no longer fit for purpose in relation to higher order documents and addressing the issues facing the district.

The purpose of the Residential Zones is to provide areas where residential activities and compatible activities are enabled and managed. The zones also reflect existing land uses and patterns of development. They further provide opportunities for growth to meet current and future demand in order to support the economic and social needs of the community.

Issues:

1. Greenfield opportunities for residential development are not provided in the district.
2. Diversity in housing is not provided for in the district.
3. An aging population requires consideration of alternative planning approaches, including smaller section sizes in parts of the town, retirement home developments and provision of activities and services sought by the elderly close to their homes.
4. Components of amenity (including privacy, sunlight admission, open space, visual streetscape, glare, noise and public health and safety), which are considered by many to be the number one priority to protect, are at risk from activities and structures on other sites.
5. The current restrictions on direct retailing and provision of services within residential areas unnecessarily restricts home business activities of low impact.
6. The scale, character and intensity of the effects of non-residential activities in the residential zone, despite their desirability, can be incompatible with residential activities and must be managed.
7. Council reticulated infrastructure requires upgrading, particularly to support infill development.

² The Property Group, Gore District Plan Review Economic and Population Growth Analysis 2021,

2.2 Purpose of the report

The purpose of this report is to provide an evaluation of the proposed provisions in accordance with the requirements of Section 32 of the RMA 1991.

The PDP includes three residential zones, consistent with the requirements of the PS. It contains objectives, policies, rules, and standards to make provision for the activities currently occurring, while managing the potential adverse effects on character and amenity.

This report assesses the appropriateness of the proposed objectives to achieve the purpose of the Act and the effectiveness and efficiency of the policies, rules and standards which give effect to the objectives. This report also provides information on the issues the PDP seeks to address and an evaluation of the provisions relating to the Residential Zones within the ODP.

3. Statutory and Policy Context

3.1 Resource Management Act

In carrying out a s32 analysis, an evaluation is required of how the proposal achieves the purpose and principles contained in Part 2 of the RMA.

Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

Sustainable management means *managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety, while –*

- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

In achieving this purpose, authorities also need to recognise and provide for the matters of national importance identified in s6, have particular regard to other matters referred to in s7, and take into account the principles of the Treaty of Waitangi referred to in s8.

Section 6

The s6 matters relevant to this topic are:

- e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- h) the management of significant risks from natural hazards.

Section 7

The s7 matters that are relevant to this topic are:

- (b) the efficient use and development of natural and physical resources:

- (c) the maintenance and enhancement of amenity values:
- (f) maintenance and enhancement of the quality of the environment:

Section 8 of the RMA requires the Council to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). Mana whenua, through iwi authorities have been consulted as part of the district plan review process. This feedback has informed the section 32 evaluation and the development of the zone chapter. The obligation to make informed decisions based on that consultation is noted.

Section 31

The RMA sets out in Section 31 the functions of territorial authorities. The key function for the district council is the integrated management of the use, development, or protection of land and associated natural and physical resources of the Gore District. When referring to “natural and physical resources” it is important to recognise that the RMA includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether indigenous to New Zealand or introduced), and all buildings and structures.

Section 31 is relevant insofar as it requires the Council to establish, implement and review a District Plan which contains objectives, policies and methods to achieve a range of purposes as listed above. This report considers the appropriateness of the new objectives within the Proposed District Plan (PDP) to achieve the purpose of the Act. The review of the ODP and the establishment of a new District Plan allows Council to give effect to Section 31.

3.2 National Policy Statements

The Section 32 - Overview and Urban Form and Development Report includes details and a brief assessment of all National Policy Statements (NPS).

The following NPS are relevant to the residential areas:

National Policy Statement on Urban Development 2020

The National Policy Statement Urban Development July 2020 (NPS-UD) defines an ‘urban environment’ as *“any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: (a) is, or is intended to be, predominantly urban in character; and (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people”*. Based on this definition it is considered that the combined urban area of Gore and Maitua forms an Urban Environment due to their urban nature and interdependent resident and labour market.

The NPS-UD seeks to enable urban environments to grow and change in response to the changing needs of the communities, and future generations. Local authority decisions on urban development must be integrated with infrastructure planning and funding, strategic over the medium term and long term; and overall responsive, particularly in relation to proposals that would supply significant development capacity.

As the NPS-UD requires adequate provision for residential and business growth, urban built form may significantly change over time in order to achieve this. Such change may detract from amenity

values. The NPS-UD acknowledges that urban environments and amenity values will change and considers this is not an adverse effect.

Objective 1 of the NPS-UD seeks that well-functioning urban environments are provide for the needs of people and communities both now and into the future.

Objective 4 directs that urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Objective 8 seeks that urban environments support a reduction in greenhouse gas emission and are resilient to the current and future effects of climate change.

The policies which give effect to these objectives provide further direction on providing well-functioning urban environments which enable a variety of homes to meet the needs of different households and enable Māori to express their cultural traditions and norms whilst ensuring accessibility to jobs, community services, natural and open spaces and public or active transport systems (Policy 1). Sufficient development capacity should be provided over the short, medium and long term to meet expected demand for housing and business land (Policy 2).

Policy 6 directs decision makers to recognise the benefits of well-functioning urban environments. It acknowledges that development may involve significant changes to an area. Such change could detract from the amenity value some people appreciate but also could improve amenity values appreciated by other people, communities and future generations, through the provision of increased and varied housing densities and types.

The policies also provide direction to take account of the Treaty of Waitangi in relation to urban environments by involving iwi and hapū in the preparation of planning documents and taking account of their aspirations and values.

Subpart 7 – Development Outcomes for Zones directs that every tier 1, 2 or 3 provide:

“objectives for every zone in an urban environment in its district describe the development outcomes intended for the zone over the life of the plan and beyond; and the policies and rules in its district plan are individually and cumulatively consistent with the development outcomes described in the objectives for each zone.”

The proposed residential zone locations provide for well-functioning urban environments. They maintain a compact urban form and the level of growth provided is anticipated to meet demand for the next 20 years with a competitive margin factored in. The PDP provisions will provide for built form which is consistent with the purpose and function of the zone and maintains an appropriate level of amenity considering the nature of activities anticipated.

National Policy Statement on Highly Productive Land (NPS-HPL)

The National Policy Statement on Highly Productive Land (NPS-HPL) became operative on 17 October 2022. The NPS-HPL seeks to ensure that the most favourable soils for food and fibre

production are protected now and for future generations. Environment Southland is required to map highly productive land within the Gore district that meets the following criteria:

- (a) is in a general rural zone or rural production zone; and*
- (b) is predominantly LUC 1, 2, or 3 land; and*
- (c) forms a large and geographically cohesive area.*

The NPS-HPL is applicable to the proposed Large Lot zoned areas and the Gore West Residential development area. Under the ODP these areas are zoned Rural and contain highly productive soils. In Gore West and Mataura the proposed new residential zones contain LUC Class 3 soils. In Gore North the proposed new residential zone contains LUC Class 2 soils.

The proposed Large Lot and General Residential land in Gore West and Mataura East has been identified for future urban development in the Gore 'Ready for Tomorrow' Spatial Plan. Therefore, pursuant to 3.5(7)(b) the National Policy Statement does not apply to this land.

The land proposed for re-zoning in Gore North does not form a large and geographically cohesive area and therefore is not likely to be mapped by the regional council as highly productive.

The 'Ready for Tomorrow' Spatial Plan identified 412 hectares of land for residential and rural residential growth, subject to further considerations. Subsequent reviews³ of the Spatial Plan reduced the area of land required to accommodate growth and considered alternative locations. These reports are publicly available and explain the process undertaken to assess the constraints, advantages and disadvantages of zoning options and present a more detailed analysis of growth demand. Without providing additional land to accommodate growth there will be adverse effects on the economic, social, and cultural well-being of the community as residents and potential residents will look to base themselves outside of the district to the detriment of the existing community and economy.

3.3 National Environmental Standards

The Section 32 - Overview Evaluation Report includes details and a brief assessment of all National Environmental Standards (NES).

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS)

The NES-CS seeks to identify and manage contaminants in soil to protect human health. The NES-CS regulates change of land use, earthworks, fuel tank removal and subdivision of areas identified on the hazardous industries and activities list (HAIL).

It is less likely that the NES-CS would apply in areas utilised and zoned for residential activities under the ODP, given the historic residential use of the area. However, some greenfield land proposed to be upzoned to residential may have been subject to agricultural practices. HAIL sites may exist due to the likes of pesticide spraying, sheep dips, and other activities that uses contaminants.

³ Gore District Plan Review – Economic and population growth analysis, The Property Group October 2021 and Gore District Plan Review – Planning for growth, The Property Group June 2022

The NES-CS does not regulate what a district plan can and cannot cover but acts as an additional level of regulation specific to managing the issue of contaminants in soil and the potential effects on human health.

National Environmental Standard for Freshwater 2020 (NES-FW)

The National Environmental standards for freshwater came into effect September 2020 with two amendments relating to synthetic fertiliser and winter grazing in 2021 and 2022. This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems and sets standards designed to protect freshwater resources.

3.4 National Planning Standards

The National Planning Standards (PS) 2019 requires a more bespoke approach to planning zones than the current ODP. This includes a clearer centre hierarchy, rural settlement zones, and a wider range of residential, industrial, and rural zones. The PS also provides the structure and form for the plan content along with definitions and mapping criteria.

The standards include a zone framework which all district plans must follow and use. The PS identify a range of zones for residential areas.

The PS provide for a General Residential zone but also the possibility to have a Medium Density zone and Large Lot Residential zone. The zones are described as follows:

Table 1: PS Zone Descriptions

General Residential zone	areas used predominantly for residential activities with a mix of building types, and other compatible activities.
Low Density Residential zone	areas used predominantly for residential activities and buildings consistent with a suburban scale and subdivision pattern, such as one to two storey houses with yards and landscaping, and other compatible activities.
Medium Density Residential zone	areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.
Large Lot Residential zone	areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.

Under the PDP a General Residential Zone, Medium Residential Zone and Large Lot Residential Zone is proposed.

The General Residential Zone has a unique identifier – GRZ

The Medium Density Residential Zone has a unique identifier – MRZ

The Large Lot Residential Zone has a unique identifier – LLRZ

These zones sit within Part 3 – Area Specific Matters – Zones within the District Plan.

The following definitions in the National Planning Standards are considered relevant to the residential zones:

Community Facility: means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.

Education facility: means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.

Home business: means a commercial activity that is: (a) undertaken or operated by at least one resident of the site; and (b) incidental to the use of the site for a residential activity.

Minor residential unit: means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.

Residential activity: means the use of land and building(s) for people's living accommodation.

Residential unit: means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

Retirement village: means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

Visitor accommodation: means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

3.5 Regional Policy Statement

The Southland Regional Policy Statement (RPS) 2017 sets out the framework and priorities for resource management in the region. The RPS identifies the regionally significant issues around the management of the Region's natural and physical resources and sets out what needs to be achieved (objectives) and the way in which the objectives will be achieved (policies and methods). The PDP is required to give effect to the regional policy statement by section 75(3) of the RMA.

The RPS seeks to promote sustainable development of Southland's urban areas. The objectives and policies aim to ensure urban environments enhance the quality of life for residents, allowing for greater choice of housing, better transport options and access to services.

The policies seek for growth to be managed so that existing urban sites are developed ahead of greenfield, in areas with sufficient infrastructure, or greenfield sites are well planned and promote progressive upgrading of infrastructure. The RPS policy direction encourages compact urban form; good urban design outcomes and a choice of housing and lot sizes.

Chapter 17 of the RPS addresses issues related to urban development and includes the following objectives and policies:

Table 2: RPS Chapter 17 objectives and policies

Objective			
URB.1	–	Urban development	Urban (including industrial) development occurs in an integrated, sustainable and well-planned manner which provides for positive environmental, social, economic and cultural outcomes.
Policies			
URB.1	–	Adverse environmental effects	The adverse effects of urban development on the environment should be avoided, remedied or mitigated.
URB.2	–	Urban development	Manage urban growth and development in ways that: a) support existing urban areas; b) promote development and/or redevelopment of existing urban areas ahead of greenfield development; c) promote urban growth and development within areas that have existing infrastructure capacity; d) promote the progressive upgrading of infrastructure and improvement of the quality of sewage and stormwater discharges; e) provide potable water supply; f) plan ahead for the expansion of urban areas; g) promote compact urban form; and h) promote appropriate site and building orientation that supports the principles of optimum energy efficiency and solar energy gain.
URB.3	–	Urban intensification	Encourage opportunities for urban intensification and redevelopment within Southland's existing urban areas.
URB.4	–	High quality urban design	Encourage high quality urban design.
URB.5	–	Land use activities	Make provision for a range of land use activities within urban areas.
URB.6	–	Provide for housing choice	Provide for housing choice, both in terms of type and lot sizes, within urban areas.

The RPS requires the PDP to encourage intensification and infill development to promote compact urban form whilst providing housing choice, both in terms of type and lot sizes, within urban areas. Urban growth also needs to be managed in relation to significant infrastructure, historic heritage, and natural hazards.

The non-mandatory directions of the RPS encourages local authorities to use spatial management tools to identify areas for potential rezoning, to work collaboratively with Southland Regional Council, mana whenua and key stakeholders and promote Crime Prevention Through Environmental Design (CPTED) principles in urban development.

The RPS contains provisions relating to the management of Natural Hazards. A large part of the district, is within the Southland Significant Floodplain area. Objective NH.1 requires communities to become more resilient to the effects of natural hazards by understanding the risks and avoiding, remedying or mitigating the risks associated with those hazards. In particular, policy NH.5 requires that new subdivision, development and placement of critical infrastructure is avoided in areas at significant risk of natural hazards unless there is no reasonable alternative, avoidance is impossible or impractical.

3.6 Regional Plans

Environment Southland has prepared a number of regional plans, these include:

- Regional Air Plan 2016
- Effluent Land Application Plan 1998
- Regional Water Plan 2010

Environment Southland are currently in the process of combining provisions from the Transitional Regional Plan, Regional Effluent Land Application Plan and Regional Water plan into one document, the proposed Southland Water and Land Plan. This Plan became operative (in part) on 1 March 2021, however, there are some remaining objectives, policies, rules and appendices which are currently in being considered before the Environment Court. The proposed Southland Water and Land Plan contains objectives, policies and rules to address issues around water quality and quantity, soil resources, river and lake beds and indigenous biodiversity.

The General Residential Zone and Medium Density Residential Zone are typically fully reticulated, and the above regional plans have limited relevance to them. The Large Lot Residential Zone will permit onsite services. The management of water quality and on-site wastewater systems are therefore relevant.

3.7 Iwi Environmental Management Plan(s)

‘Te Tangi a Tauira – The Cry of the People’ the Ngai Tahu Ki Murihiku Natural Resource and Environmental Management Plan identifies a broad range of relevant matters when considering where and how Gore grows and develops. In particular, there is a desire to:

- Limit the impacts of climate change on indigenous species and ecosystems and the risks of natural hazards by appropriately managing urban development and providing for sustainable energy and transport systems.
- Protect sites of significance and indigenous biodiversity areas along with appropriate management of water.
- Limit impacts of industrial activity and subdivision by involving iwi in decision making processes and managing land use, building and water issues.
- Providing appropriate infrastructure management.

‘Te Tāhū o Te Whāriki’, the Ngāi Tahu Climate Change Strategy, identifies a need to assess future commercial risks, protect wahi tapu, mahinga kai and other taonga, prepare plans to relocate Marae and Runānga facilities threatened by increasing hazards, as well as influence agencies to develop climate change responses.

The ‘Te Tangi a Tauira – The Cry of the People’, the Ngai Tahu Ki Murihiku Natural Resource and Environmental Management Plan identifies a broad range of relevant matters when considering where and how Gore grows and develops. There is a strong desire to provide appropriate infrastructure management. The plan recognises much of the natural landscape of the Southland Plains has been modified through farming activity. For mana whenua, an important principle for land use in Southland is “matching land use with land capability”. This means taking a precautionary approach to land use, to ensure that what we do on land is consistent with what the lands can withstand, and not what we would like it to withstand through utilising external inputs. Such principles are relevant to infill and greenfield development.

3.8 Other Legislation and Policy Documents

The following national guidance documents are considered relevant to this topic:

One Network Framework

The One Network Framework (April 2021) has been established by Local Government NZ and Waka Kotahi to provide guidance to Road Controlling Authorities about how to move from a vehicle volume approach to a network function approach. This approach aligns with the land use classification required by the National Planning Standards, such as Town and Local Centres and Settlement Zones, to enhance integrated land use and infrastructure decision making.

New Zealand Urban Design Protocol 2005

The Urban Design Protocol is a voluntary commitment by central and local government, as well as property developers, investors, design professionals, educators, institutes and other groups, to undertake specific urban design initiatives in order to make New Zealand towns and cities more successful through quality urban design. It identifies seven essential design qualities that together create quality urban design:

- Context: seeing buildings, places and spaces as part of whole towns and cities.
- Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment.
- Choice: ensuring diversity and choice for people.
- Connections: enhancing how different networks link together for people.
- Creativity: encouraging innovative and imaginative solutions.
- Custodianship: ensuring design is environmentally sustainable, safe and healthy.
- Collaboration: communicating and sharing knowledge across sectors, professions and with communities.

National Guidelines for Crime Prevention through Environmental Design in New Zealand

The Ministry of Justice has published the guidelines for Crime Prevention through Environmental Design (CPTED), which is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the incidence and fear of crime, as well as an improvement in quality of life. There are four key overlapping CPTED principles:

- Surveillance: people are present and can see what is going on.

- Access management: methods are used to attract people and vehicles to some places and restrict them from others.
- Territorial reinforcement: clear boundaries encourage community 'ownership' of the space.
- Quality environments: good quality, well maintained places attract people and support surveillance.

Building Act 2004

The Building Act requires local authorities to ensure that buildings are safe, promote physical independence and wellbeing, have adequate fire escape and seismic provisions, and are designed, constructed and able to be used in ways that promote sustainable development. Local authorities are also required to take into account Section 4(2) which includes the need to facilitate the preservation of buildings of significant cultural, historical or heritage value. Changes to this Act relating to the management of earthquake prone buildings (EQPB) came into effect 2017 and directs Council to use identification and remediation methodology and processes and specifies timeframes for strengthening to occur.

3.9 Other Local Policies, Strategies and Plans

Spatial Plan, Ready for Tomorrow 2020

In January 2020, the Council released a strategic planning document *Ready for Tomorrow – A Spatial Plan for the Gore District* seeking public feedback on potential growth options for the main urban areas in the district. The document outlines the issues the Council considers important, possible future outcomes and opportunities. The Spatial Plan incorporated the cumulation of various Council initiatives in recent years, in particular the 2018 program Ready for Growth strategy. The strategy provided impetus locally, as a community lead development strategy, applying the direction given by the Southland Regional Development Strategy at a District level. Its overall objective is to grow the district population by 1,500 people by 2030. Through extensive community consultation, Ready for Growth has identified a comprehensive overview of the socio-economic conditions required to generate sustainable growth and opportunity across the district and provides an important strategic framework for the future.

A number of greenfield areas were identified through the Spatial Plan that could potentially accommodate future residential growth, along with potential for infill closer to the town centre.

The four greenfield areas identified as suitable for residential development have an estimated potential to provide up to 2,218 large residential lots or rural residential development. In Mataura, an additional 200ha (approx.) of land is identified for residential and rural residential development. However, based on the *Gore District Plan Review and Population Growth Analysis 2021* report this is well over what will be required to support Gore's growth over the next 30 years.

Gore Subdivision and Land Development Bylaw 2019

The Gore Subdivision and Land Development Bylaw 2019 is intended to guide subdivision, land use and development within the district and is based on NZS 4404:2010 with modified content as appropriate to meet local conditions. The guide seeks to ensure that subdivision, land use and development are undertaken in a manner that is environmentally sustainable and technically robust by providing requirements for roading and servicing connections and management as well as landscaping, earthworks and network utilities.

In relation to urban areas, the bylaw includes controls for:

- Design and construction of roads, footpaths, accessways, cycle paths, and berms; private ways, private roads, and other private accesses; parking, passing, and loading and traffic signs, lighting, road marking, trees and landscaping.
- Design and construction for water supply, wastewater, and stormwater; including connecting to existing services and onsite designs.
- Firefighting provision for urban areas and the use of hydrants and identification of remote areas where onsite provision is required.
- Landscaping, including reserve location and layout, street trees, landscape structures, walkways and cycleways swales, rain gardens, wetlands, and riparian margins planting.

Parks, Recreation and Facility Strategy 2019

The vision of the Parks, Recreation and Facility Strategy is to ensure the needs of the community for open space and recreation opportunities are met through the provision of a network of quality parks and facilities.

Currently if any significant commercial development is planned, then park land provision will be required to ensure the objectives for access to open space, play, and linkages are achieved to meet the needs of the planned population increase related to these specific areas. Consideration for recreation space to service new areas should consider transport linkages such as cycle/ footpaths connecting existing space in addition to the provision of land. There is an identified gap in access to park land in the north-west sector of Gore township. The strategy states its intent is to address this gap with the acquisition of land as development contribution, when subdivisional/commercial development occurs in this area.

Development Contributions Policy

As part of the development of the PDP the Council considered how it would fund infrastructure. A paper went to the Assets and Infrastructure Committee on 6 June 2023 to consider whether infrastructure should be funded via financial contributions in the PDP or development contributions.

The paper provided a comprehensive analysis of the funding options and concluded that:

“Given the current situation in Gore, the Council is effectively starting from scratch in terms of developing a policy for funding infrastructure to service growth. Both financial contributors and development contributors are a suitable option and would require the same financial modelling to justify the amount to be collected. Development contributions are however recommended as preferable. They offer greater security to Council as a funding stream given the impending reforms and are a flexible tool, able to be to respond to the district. It is recommended that a development contributions policy is developed for the Gore District, noting developer agreements are also available under sections 207A - F LGA. This approach is considered to be the most equitable given the current financial situation and the uncertainty associated with RMA and 3 waters reform.”

The Committee resolved to commence the development of a Development Contribution Policy in conjunction with the 2024-2034 Long Term Plan. As a consequence, financial contributions are not included in the PDP. Infrastructure will be funded as outlined in the current Long Term Plan by ratepayers or via conditions of resource consent directly, as required. Infrastructure required for growth will be funded through Development Contributions taken at the time of development following the completion of the Development Contribution policy.

3.10 Climate Change

The effects of climate change have been added to other matters decision makers should have particular regard to (RMAs7(i)).

In accordance with 2020 RMA amendments, by 2022 District Plans will not only need to have regard to the effects of climate change (adaptation) but also climate change mitigation and national adaptation and emission reduction plans prepared under the Climate Change Response act 2002.

The National Adaption Plan released in 2022 contains strategies, policies and actions to assist with adapting to the changing climate and its effects to ensure that the potential harm from climate change is reduced. Further guidance will be provided in relation to Climate change as emission targets and RMA reform progresses.

Compact urban form, locating activities around good transport connections and accounting for the changing nature of natural hazards will help achieve the necessary requirements.

The effects of climate change have been given regard by encouraging infill development of existing urban areas and carefully identifying greenfield development to ensure urban sprawl is managed. The Natural Hazards chapter further provides guidance on provisions to ensure that further development in urban areas is managed.

4. Resource Management Issue Analysis

4.1 Background

Section 2.1 of this report identified 7 resource management issues which the PDP provisions address.

1. Greenfield opportunities for residential development are not provided in the District.

The *Gore District Plan Review Economic and Population Growth Analysis*⁴ indicates that Gore and Mataura together form an Urban Environment with a collective population and labour force of greater than 10,000 people. The report also indicates that by 2038 the Gore district will need to provide for a total population of 14,300 and an additional workforce of 410 FTE's.

The *Gore District Plan Review Economic and Population Growth Analysis* discusses the need to provide a range and choice in housing, which includes more medium density and smaller housing typologies, as well as larger lifestyle block options.

Residential greenfield areas have been identified in Gore-west and Gore-north to accommodate residential growth in conjunction with anticipated intensification within the existing residential area, Gore Town Centre Zone⁵, the Mixed Use Zone⁶ and the Mataura Local

⁴ Gore District Plan Review – Economic and population growth analysis, The Property Group October 2021

⁵ Enables residential activities above the ground floor

⁶ Enables medium density residential living

Centre Zone⁷. Given the size of the Gore-west area, a Development Area is proposed over the land to ensure comprehensive development.

The research undertaken quantifies 860 new dwellings are required to accommodate 1,300 additional permanent residents in Gore over the next 20 years (to 2038), to support the growth of existing and new industries and to provide housing for the ageing population.

Housing opportunities will be provided via:

- the Gore West Development Area (650 houses),
- the Large lot Residential Zones in Mataura and Gore,
- the Medium Density Residential Zone in Gore,
- the Mixed Use zones in Gore and Mataura which enables medium density dwelling density,
- the Town Centre in Gore and Local Centre in Mataura which enable residential activity above ground floor, and
- the Rural Lifestyle Zones on the outskirts of Gore, Mataura and the Settlements areas.

This will cater for the 860 households anticipated in the next 30 years.

2. Diversity in housing is not provided for in the district.

The *Gore District Plan Review Economic and Population Growth Analysis*⁸ discusses the need to provide a range and choice in housing, which includes more medium density and smaller housing typologies, as well as large lifestyle block options. This can be achieved by earmarking greenfield areas for future development but also providing provision within the PDP which enable a 'roadmap' to successful multi-unit and infill development.

The *Ready for Tomorrow – Gore District Spatial Plan* has identified a number of greenfield areas that could accommodate residential growth. The *Gore District Plan Review Economic and Population Growth Analysis* determined that the expected levels of population growth would not generate sufficient demand in the short to medium term for the entirety of this land. Rather than rezoning all the land identified for residential growth in the Spatial Plan, a reduced release of greenfield land should be enabled to ensure infrastructure investment can be focused and efficiencies can be achieved. The staging in the Spatial Plan highlighted an area in West Gore as a focus for re-zoning through the District Plan. This area provides the potential development site which is closest to existing amenities and infrastructure networks. Though a high level estimate, *Gore District Plan Review Economic and Population Growth Analysis* hypothesises that this area could accommodate between 930 and 1,400 new residential lots which more than accommodates the districts housing needs. Further feasibility work has been undertaken for the West Gore area which has reduced this yield estimate due to land constraints. This is detailed below.

Conversely, but in conjunction with greenfield development, intensification within the existing residential areas of Gore, Gore Town Centre Zone, the Mixed Use Zone and the Mataura Local Centre Zone is important to ensure a mix of dwelling typologies are enabled. There should be

⁷ Enables residential activities above the ground floor

⁸ Gore District Plan Review – Economic and population growth analysis, The Property Group October 2021

a focus on housing in the main centres, Gore and Mataura. This supports the demographic analysis that demonstrates the aging population typically locate within the main centres, close to services and amenities. In addition, focusing the growth within the existing centres leads to an efficiency in infrastructure provision.

As has been demonstrated it is important to ensure a mix of dwelling typologies are enabled, particularly to support the attraction of a new workforce and to provide for the ageing population. This includes both small dwelling types that are available as investment properties that can be rented, dwellings for the elderly close to amenities or more affordable homes for the transitional workforce or first time homebuyers. Quality homes that attract highly skilled workers to the area are further recommended to support industry growth.

The residential provisions and zoning provide for diversity in living environment sought by residents, while still maintaining an environmental quality appropriate for residential areas. They focus on providing affordable housing solutions in areas close to amenities as larger lots on the fringes of urban areas.

- 3. An aging population requires consideration of alternative planning approaches, including smaller section sizes in parts of the town, retirement home developments and provision of activities and services sought by the elderly close to their homes (retail, health, community facilities etc)**

The demographic profile of the Gore district shows an aging population. *Gore District Plan Review Economic and Population Growth Analysis* states the 2018 census data shows there is a trend for older people to be located within the more urban areas of Gore. The urban areas of Gore have greater accessibility to amenities. The proposed provisions encourage a mix of dwelling typologies, particularly small dwelling types for the elderly close to amenities; supported residential care homes; and retirement villages.

- 4. Components of amenity (including privacy, sunlight admission, open space, visual streetscape, glare, noise and public health and safety), which are considered by many to be the number one priority to protect, are at risk from activities and structures on other sites.**

Well-being is enhanced by a pleasant living environment. This often depends on the character of existing residential areas. This character includes the location and scale of open space, density and predominant style of residential development, and heights of buildings.

Lack of adequate bulk and location standards, although permissive, may potentially lead to undesirable urban design outcomes. The residential zone provisions include bulk and location standards in relation to setbacks, height, recession planes, outdoor living space and landscape permeable areas. The provisions differ depending on the zone to create distinct residential character within the zones. For example, larger setbacks are required in the Large Lot Residential Zone.

- 5. The current restrictions on direct retailing and provision of services within residential areas unnecessarily restricts home business activities of low impact.**

Home-based business activities may employ local residents and bring many social and economic benefits but can also cause problems in residential areas. Resource consent data

shows commercial activities occurring in the residential zone are mainly home businesses that provide a service such as hairdressers. The current plan does not permit home businesses that provide an in-person service offering. The PDP enables service based home-businesses provided they meet standards to maintain residential amenity (for instance operating hours and size of business area).

6. The scale, character and intensity of the effects of non-residential activities in the residential zone, despite their desirability, can be incompatible with residential activities and must be managed.

Residential areas have always contained a range of complementary non-residential activities catering for the educational, spiritual, social, recreational, and day-to-day economic needs of the residents. The scale, character, and intensity of the effects of non-residential activities in the residential zone, despite their desirability, can be incompatible with residential activities. Compatibility between residential and non-residential activities is desirable if the standard of amenity in these areas is to be maintained at an acceptable level.

The PDP enables non-residential activities that are compatible with residential activities. The scale is managed through permitted standards. Non-residential activities which are considered to be at odds with the anticipated character of the residential zone are avoided. Policy direction is provided in support of this.

7. Council reticulated infrastructure requires upgrading to provide for new greenfield development and ensure capacity is available to support infill development.

Infrastructure in Gore and Mataura requires upgrading. Gore and Mataura's wastewater and stormwater systems are old and do not meet today's environmental standards. Around two-thirds of properties in the district have combined wastewater and stormwater pipes, which is a system that is not efficient or effective. In 2018, Gore Stormwater Master Plan (SMP) stage one was started, with the installation of a new stormwater main in Elizabeth Street and St Andrew's Street. This project is one of the first of many that the Gore District needs to undertake over the next 30 to 50 years.

A potential barrier to smaller lot sizes in Gore is the lack of a reticulated stormwater network. Stormwater must be disposed of on site in these instances and tanks are required to be installed where soak pits are insufficient.

The proposed large lot residential sites are situated where reticulated services are not currently available but are located so that services may be extended in the future. Some sites will have to dispose of their wastewater and stormwater on site and will therefore not impact Council infrastructure.

4.2 Operative Plan Approach

There are two residential zones in the ODP, Residential A and Residential B. The defining difference between the two is the allowance of a higher density in the Residential B zone which is located closer to the Gore Town Centre.

The ODP objectives seek to maintain and enhance the amenity values of the various localities but respect individual character; ensure compatible land uses in term of amenity and quality of environment, manage effects of earthworks, and avoid adverse effects of land use activities on infrastructure. Policies require the establishment of zones to maintain character and amenity of areas and control adverse effects of land use on environment and infrastructure.

Activities in the zone are managed as follows:

Table 3: ODP land use activities permitted, managed and avoided.

	Residential A	Residential B
Rules enable (Permitted Activity / Controlled Activity)	Health Care Activity; Home Occupation; Home Stay; Hospital Activity; Land Development; Residential Care Activity limited to 6 persons. Residential Activity within 30m of sewage reticulation = 400m ² ; residential activity not within 30m = 2000m ² ; Up to 6 residential units on one site provided that the site area is no less than 400m ² per unit.	Health Care Activity; Home Occupation; Home Stay; Hospital Activity; Residential Care Activity limited to 6 persons; Land Development. Residential Activity on a site 300m ² ; Up to 6 residential units on one site provided that the site area is no less than 300m ² for each residential unit
Rules Restrict (Restricted Discretionary Activity / Discretionary Activity)	Any other activity not listed as permitted - DA Residential Activity more than 30m from reticulated sewerage system with area less than 2,000m ² ; Undertaking any activity that provides accommodation for people in the “wastewater treatment facility buffer area” More than 6 units on a site – 400m ² net area per unit	Any other activity not listed as permitted – DA Undertaking any activity that provides accommodation for people in the “wastewater treatment facility buffer area” More than 6 units on a site – 300m ² net area per unit
Rules avoid (Non-complying Activity / Prohibited)	The rules do not avoid any activities as there are no prohibited or non-complying statuses.	

The following bulk and location standards apply across the Residential A and Residential B zone:

Table 4: Bulk and location building standards for the Residential A and B zones

Yards	4.5m setback from road boundaries 1m setback from all other boundaries Garages or carports permitted 0.5m from boundaries if no greater than 6m in length No more than 16m building length adjacent to boundaries, or further setback required
Daylight Admission	Building envelope (daylight admission) measured 2.6m above boundary
Height	8m building height
Building Coverage	40% coverage in residential A zone; 50% coverage in residential B zone

4.3 Effectiveness of Operative Plan

Table 5: Effectiveness Analysis

Issue	Comment	Response
Objectives and policies are not specific enough to direct or achieve outcomes sought. The differences between the two residential zones are not readily apparent as the rules relating to them are generally the same except for a slightly increase in density and building coverage provision.	The structure of the plan and lack of clear policy direction can lead to poor outcomes when rules are breached as the objectives and policies are not prescriptive on how to assess the non-compliance.	Separate the existing residential zoned land into three residential zones. Each zone will have a separate chapter with specific objectives and policies to depict the character anticipated in each zone and guide what activities are enabled, managed and avoided.
The existing District Plan enables non-residential activities that may be large scale and can cause adverse effects, however, limits compatible home businesses that offer service activities.	The land uses, such as hospitals and healthcare activities, are enabled but with no standards to manage these, particularly as it is not clear what standards apply to all buildings or just residential dwellings. The land uses can therefore not be managed to maintain the quality of the environment or amenity.	Existing healthcare activities which desire to expand will require a controlled activity resource consent to manage adverse effects. The Gore Hospital is identified within a precinct to enable the activity to continue in a managed way. Community facilities and education activities will require a resource consent. Home businesses that provide a service offering are permitted subject to standards.

The plan lacks adequate provision for retirement villages and general smaller housing typologies, such as minor residential units, which does not address the demographic needs of the district.	As discussed previously, a district should cater for varying demographics at different life stages. A variety of housing choice is paramount to a well-functioning urban environment.	Minor units are proposed to be introduced across all three urban zones to provide housing for family members or rental income. A much higher density is proposed in the medium density zone to encourage smaller dwellings on smaller lots and redevelopment of older housing stock. Retirement villages have been introduced as a restricted discretionary activity with clear matters to be addressed and a policy pathway to consent.
The sweeping discretionary rule for activities not permitted with a lack of directive objectives and policies further creates ambiguity and can lead to inconsistencies in implementation.	There is a lack of clarity and direction for plan users and decision makers	The PDP contains a specific zone purpose and objectives and policies for all three zones. These objectives and policies are given effect to through the rule and standard framework which provides clarity and certainty.
Uptake of multi-unit and infill development has been slow. This may be due to the structure of the plan and lack of clear policy direction to achieve higher densities where enabled.	There are no specific objectives and policies relating to anticipated character of the residential zones or expectation of amenity.	A much higher density is proposed in the medium density zone to encourage smaller dwellings on smaller lots and redevelopment of older housing stock. A comprehensive unit development rule is further proposed to enable development of larger sites into multi-unit complexes.
Bulk and location standards for the zone are relatively permissive. However, some rules are not easy to interpret and create some confusion or inconsistency in their application	The bulk and location standards may not lead to desirable urban design outcomes given the lack of requirement for outdoor space. Provisions which are difficult to interpret lead to inconsistent outcomes.	The standards have been refined to provide greater clarity. They have been adapted slightly for the Medium Density Zone to enable the density. Outdoor living space rules have been added to ensure onsite amenity is achieved for residents. The PDP enables non-residential activities that

		are compatible with residential activities. The scale is managed through permitted standards. Non-residential activities which are considered to be at odds with the anticipated character of the residential zone are avoided. Policy direction is provided in support of this.
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The ODP approach, as is typical for a first generation plan, is not efficient or effective as there is a lack of specific objectives and policies, which can result in inefficient consent processing and a lack of clarity and direction for both plan users and decision makers.

The ODP also enables non-residential activities that are large scale and can cause adverse effects, however limits compatible home businesses that offer service activities. The land uses, such as hospitals, are enabled but with no standards to manage these, particularly as it is not clear what standards apply to all buildings or just residential dwellings. The land uses can therefore not be managed to maintain the quality of the environment or amenity.

The ODP residential zones in general are ineffective in that opportunities for compact living and provision for housing choice are not enabled. The plan lacks adequate provision for retirement villages and general smaller housing typologies, such as minor residential units. This does not address the demographic needs of the district. The sweeping discretionary rule for any activity which is not permitted, together with a lack of directive objectives and policies, creates ambiguity and can lead to inconsistencies in implementation.

Densities permitted within the ODP Residential A zone does enable a compact urban form and some infill development has started to occur, however given the need in the market, the number of infill developments are likely to increase. In this respect, growth via infill development is likely to increase and revised bulk and location standards are required to better manage effects.

The density within the ODP Residential A zone is in line with what the NPS-UD is directing, however, uptake of multi-unit and infill development has been slow. This may be due to the structure of the plan and lack of clear policy direction to achieve higher densities where enabled.

4.4 Technical Reports and Research

Gore District Plan Review Economic and Population Growth Analysis 2021⁹

The *Gore District Plan Review and Population Growth Analysis* report reviews the *Ready for Tomorrow – Gore District Spatial Plan* as well assessing market research and providing an up to date assessment of the future demand for new residential zoned land utilising the latest census data, available industry information and NZ Statistics growth projections. Key recommendations of this report include:

⁹ Gore District Plan Review – Economic and population growth analysis, The Property Group October 2021

- Gore and Mataura are identified as an “Urban Environment” under the NPS-UD, which has implications for minimum carparking standards and monitoring requirements but will see their importance elevated at a regional level.
- Based on the review of population projections and taking into consideration Council’s vision for the future it is estimated that there will be a requirement for between 650 and 860 new dwellings for 1,300 additional permanent residents in Gore over the next 20 years (to 2038).
- There needs to be a focus on affordable and smaller housing typologies as well as worker accommodation.
- Industry growth is likely to remain focused on the agricultural and primary production sector.
- Subject to additional feasibility work, rezoning of the following greenfield areas should be considered as part of the District Plan review in order to accommodate projected residential growth:
 - Residential Stage 1 land in West Gore with additional areas identified as Future Urban in West Gore and East Mataura in the event that population growth exceeds high estimates.

In relation to the demand for additional dwellings, to support the shifting demographic and future industry growth, the report recommends that planning for these homes will need to take the following into consideration:

- **A focus on housing in the main centres, Gore and Mataura** – the demographic analysis demonstrates that the aging population locate generally within the main centres, close to services and amenities. In addition, focusing the growth within the existing centres leads to an efficiency in infrastructure provision.
- **Introduction of more medium density and smaller housing typologies** – Based on the anticipated demographic shift it can be assumed that a large proportion of the new demand for new homes will be smaller typologies in close proximity to services and amenity. However, based on information from industry representatives providing a range and choice in housing which includes provision of large lifestyle blocks options is also important for attracting workers to the area.
- **Both affordable and quality accommodation for workers** – To support new industries to locate within Gore it is recommended that a focus on providing opportunities for both affordable housing solutions in areas close to the amenities and also high-quality options.

Based on the report’s high-level assessment of future housing, the extent of land identified for residential growth in the Spatial Plan is well over what will be required to support Gore’s growth over the next 30 years. The report recommends that, through the District Plan review process, a staged release of greenfield land is enabled for residential development to ensure infrastructure investment can be focused and efficiencies can be achieved. The West Gore area is supported as the focus for rezoning as part of this District Plan review.

The West Gore area is estimated by the report to accommodate between 930 and 1,400 new residential lots which more than achieves the districts housing needs. The report however iterates this is a high-level estimate, and a more detailed yield and structure plan analysis of this area is recommended.

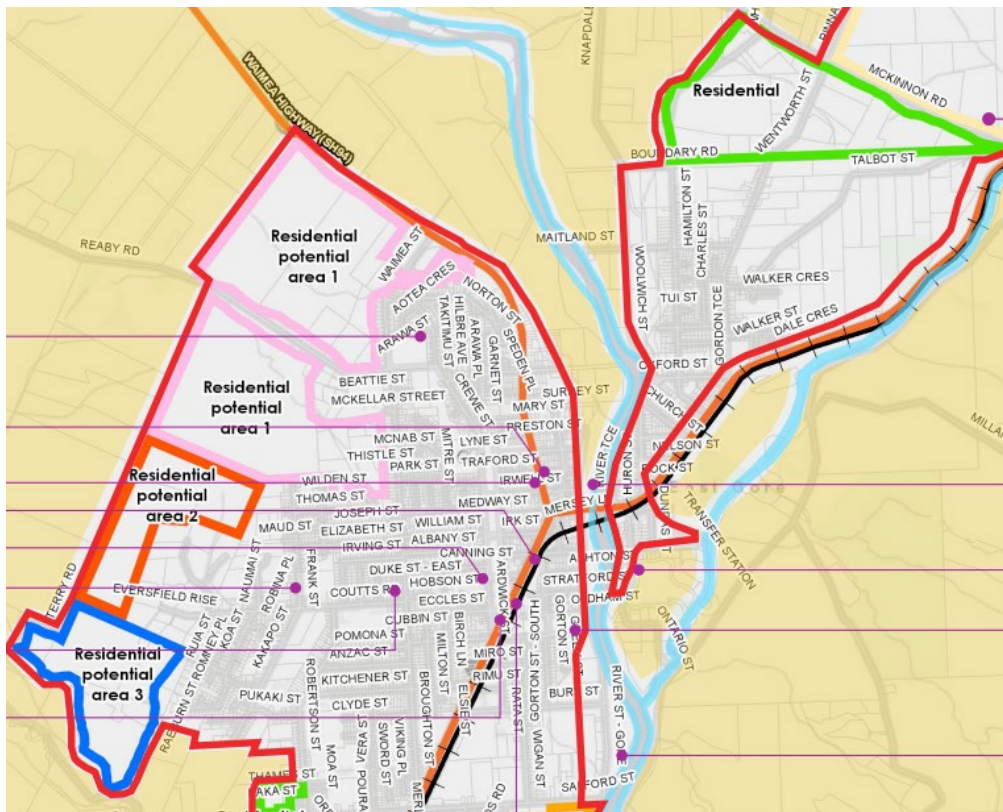


Figure 1: Opportunities identified for Residential growth within Gore (the Gore Spatial Plan)

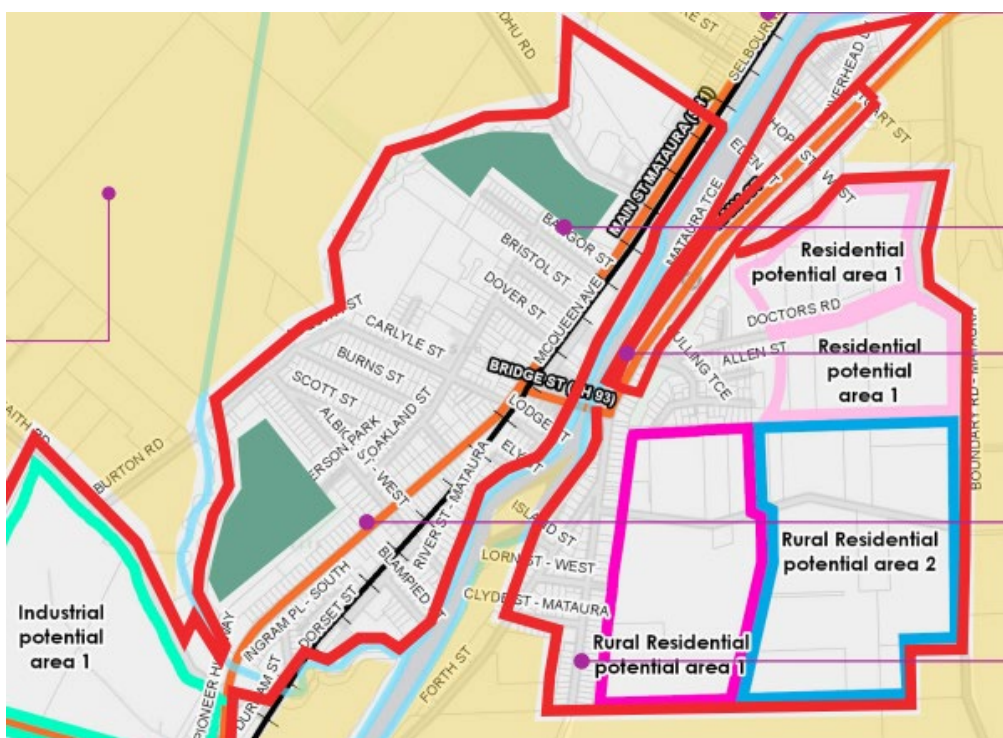


Figure 2: Opportunities identified for Residential growth within Mātaura (the Gore Spatial Plan)

Gore District Plan Review Planning for Growth June 2022¹⁰

¹⁰ Gore District Plan Review – Planning for growth, The Property Group June 2022

This report follows on from the *Gore District Plan Review and Population Growth Analysis* summarised above. This report provides additional analysis to further assess how the Gore District Plan provisions can be drafted to ensure the district's growth needs are met and industry continues to be attracted to the district.

The report recommends:

- The District Plan review facilitates an increase in density in appropriate urban locations alongside rezoning additional new areas for residential development. This should include additional general residential and large lot residential areas.
- To meet the growing demand for smaller housing types, in close proximity to services and amenity and to reduce urbanisation of the rural area, it is recommended that the introduction of medium density and smaller housing typologies is provided within the existing urban area.
- There is a need to consider additional areas of greenfield land to provide residential growth for a range of housing choices across the district.

The report provides recommendations of areas to be considered for growth under the general residential and large lot residential zone provisions and further an assessment of the proposed medium density zone provisions.

Gore West is considered suitable for general residential development (area shaded green in Figure 3 below) due to its proximity to the Town Centre and Reaby Road along with existing infrastructure connections. It also falls outside areas identified with class 1 or 2 soils and is not subject to significant flooding. The area to east of the green shaded area, circled in pink in Figure 3 below, is recommended to be re-zoned from rural to General Residential to continue the urban development, and recognise the land has been development ad hoc over time.

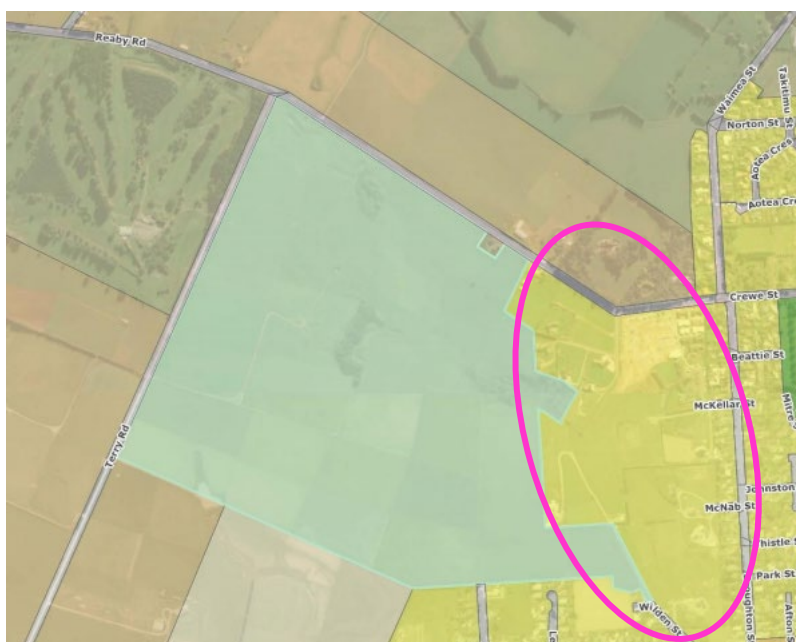


Figure 3: Land recommended to be upzoned from rural to residential (Gore District Plan Review Planning for Growth June 2022)

The report cites that market assessment indicates there is demand for large lot residential development from those people downsizing from farms or moving to the district for the rural living opportunities. Based on interviews with industry and real estate representatives the demand for large residential lots tends to be in those areas of high rural amenity that are within the proximity to urban areas.

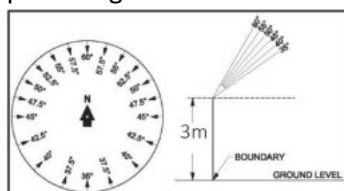
The report identifies two areas as suitable for large lot residential development. This includes West Gore within the vicinity of Ruia Street and on the ridgeline in Mataura East. These areas both have existing rural/residential character and good access to the town and local centre. Due to anticipated lots sizes (1000m²), they would be able to manage water servicing on site.

In relation to medium density, an expanded area is recommended, inclusive of a new area in east Gore, than that covered by the current Residential B zone. This expanded area will allow for increases in densities within a walking catchment of the Gore town centre and the neighbourhood centres. A review of the average lot sizes in this area was undertaken to ensure that there are opportunities to undertake both infill medium density development and comprehensive redevelopment of existing lots.

Given the increased density (150m² per residential unit) proposed in the Medium Density Zone, an assessment was undertaken to determine design controls to ensure a range of different housing typologies could be achieved across typical lot sizes, as well as sufficient landscaping, privacy, access and parking.

Based on the assessment, the following built form controls were recommended:

- **Yard** controls – a front yard of between 3m - 2.5m could be accommodated to achieve adequate amenity at the street frontage whilst allowing for increased densities; 1m side yard control allow for distance from neighbouring properties.
- **Height** – 8m maximum height limit and height in relation to boundary - 3m plus recession plane angle.



- **Landscaped area** – minimum 30% of the site
- **Private Open Space**- A minimum area of 20m² per dwelling with a minimum dimension of 4m
- **Site coverage**– up to 50% can be accommodated alongside the requirement for landscaping
- **Density** – Minimum lot size - 1 unit per 150m²

Further assessment of the Medium Density Zone provision is provided in Appendix 2.

Āpiti Hono Tātai Hono Assessment Report¹¹

As part of the ongoing partnership with Hokonui Rūnanga Kaupapa Taiao the Council commissioned six Āpiti Hono Tātai Hono cultural landscape assessments to inform the District Plan review in relation to growth and up-zoned areas.

The assessments were undertaken using the Āpiti Hono Tātai Hono assessment process, as outlined in Āpiti Hono Tātai Hono: Ngā Whenua o Ngāi Tahu ki Murihiku Stage 1 Southland Cultural Landscape Assessment Study. An assessment on the east Mātaura proposed Large Lot Residential Zone and west Gore Large Lot Residential Zone and Residential Development Area were undertaken.

East Mātaura

The report advises that *“The area is part of the wider Takitimu waka narrative, as well as linking to a range of historical events due to being located near or on ara tawhito connecting, and potential temporary nohoanga related to, various mahinga kai sites. It also has strong connections with narratives focused on Matamata & Te Rakitaunke, and Paroparo Te Whenua & Te Au Nui Pihapiha Kanakana. The hapū associations with this area are closely tied to these cultural narratives that extend throughout the surrounding landscape. These pūrakau connect this area with the wider Otago/Southland region both geographically & via whakapapa links. Historic events such as the discovery of Te Au Nui Pihapiha Kanakana, use of ara tawhito, mahinga kai activities, and the battle of Tūtau also give the area significance to both local whānau & the wider iwi. The cemetery in this area adds cultural significance for mātāwaka Māori as well as mana whenua due to the number of whānau Māori buried in this cemetery.”*

It concludes, *“This site is well-suited for increased residential uses as it extends an already existing residential area which has pockets of strong mauri and ecological values existing in harmony with this land use. Development would need to ensure that the strong mauri present in parts of this area is protected through retention and expansion of indigenous planting, protection of natural quiet through traffic management, and Low Impact Urban Design. Special considerations would be needed to areas adjacent to the cemetery, including tailoring land-uses to avoid reverse sensitivity issues (with particular attention to Māori mourning rituals), and retention of natural quiet and privacy. Retention of viewshafts towards the Hokonui Hills should also be prioritised, where possible, and place-based pūrakau and histories should be reflected in urban design and naming conventions.”*

West Gore

The report advises that *“This area and its surroundings are strongly connected with narratives focused on Matamata & Te Rakitaunke, due to its proximity to the Hokonui Hills. The area is also part of the wider Takitimu waka narrative, as well as linking to a range of historical events due to being located near or on ara tawhito connecting various mahinga kai sites. The Ngāi Tahu whānui associations with this area are closely tied to these cultural narratives that extend throughout the surrounding landscape. These pūrakau connect this area with the wider Otago/Southland region both geographically and via whakapapa links”.*

It concludes *“This area is appropriate for development that can be undertaken in a way that increase the amount of indigenous planting within the area, recognises and celebrates the presence of Ngāi Tahu whānui within the Māruawai takiwā, retains amenity for existing adjacent residential land uses, and preserves viewshafts to and between landforms of significance. Retention of ecological values*

¹¹ Āpiti Hono Tātai Hono Assessment Report, Hokonui Rūnanga Taiao 23 May 2022

adjacent to the Hokonui Hills should also be prioritised, and place-based pūrākau and histories should be reflected in urban design and naming conventions”.

GDC Future Development Modelling Assessments – WSP October 2022¹²

The modelling assessments looked at capacity for three waters servicing and the potential upgrades required to service the land proposed to be re-zoned from Rural to General Residential and Large Lot Residential.

Large Lot Residential Re-zoning

Upgrades would be required in both Large Lot Residential areas to provide reticulated wastewater, water, firefighting supply, these upgrades are significant.

Gore West

The Large Lot Residential area in west Gore will require upgrades to the wastewater network including pipeline upgrades along Charlton Road and Oreti Street. In relation to water supply, upgrades will be required to meet the level of service and FW2 firefighting requirements. It is plausible that the system can accommodate development for everyday use of firefighting provision was provided on site or communally within a development.

Mataura East

The Large Lot Residential Area proposed in Mataura East requires extensive upgrades to achieve reticulated wastewater provision. Given this onsite wastewater treatment is recommended for this area.

The report recommends that the stormwater flows from the residential development are conveyed to Mataura River directly. Gore District Council has a global discharge consent for the Mataura River, however this would need to be varied. A more likely alternative is that stormwater will be disposed of on site. Reticulated water supply also would require upgrades in order to facilitate additional connections.

Modelling Assessment Thomas Street Catchment Attenuation – WSP August 2021¹³

This report considered stormwater attenuation, in relation to 950 lots in the Gore West Development Area:

- Existing catchment performance.
- Catchment performance post stormwater separation.
- Attenuating the runoff from the proposed development catchment (pre-development) and limiting the peak discharge rate where it enters the stormwater network.

The report surmises there is potential benefit for Council in further flow attenuation from the development site. The main benefit will be with regards costs savings when constructing the stormwater assets in the Richmond Street pump station area as part of the stormwater separation project.

¹² GDC Future Development Modelling Assessment, WSP October 2022 and GDC Future Development Modelling Assessment - Water Supply, WSP October 2022

¹³ Modelling Assessment Thomas Street Catchment Attenuation, WSP August 2021

Thomas Street Development Water Supply Capacity Assessment – WSP July 2022¹⁴

This modelling assessment looked at capacity for water supply identifying the current system constraints and the impacts of 950 lots in the Gore West Development Area.

The pipes from the Hilbre Avenue pump station to the development are at maximum capacity and the booster pumps are undersized to meet the level of service for the new development. To achieve the level of service, options may include:

- Upsizing the booster pumps at Hilbre Avenue and upgrading the pipes feeding to the network.
- Exploring options of adding a booster zone and storage at the development area.
- Reviewing water treatment capacity to service the area.

Thomas Street Development Wastewater Capacity Assessment – WSP July 2022¹⁵

This modelling assessment looked at capacity for wastewater provision and the impacts of 950 lots in the Gore West Development Area.

The impact of the development on the network was assessed for three scenarios:

1. Dry weather flow (DWF)
2. Wet weather flow (WWF) during a 50% AEP rainfall event
3. WWF during a 20% AEP rainfall event

The assessment found that connection of the development to the gravity network is not predicted to cause an adverse impact on the existing wastewater system during DWF. However, it is predicted to increase existing predicted overflows and create new overflows from the system during WWF, as the wastewater system's capacity is already exceeded.

Memorandum - Preliminary Stormwater Memo, North-West Gore – Rev A¹⁶

This memo provided high level input on potential Stormwater management areas for the proposed Gore West Development Area including a high level assessment to map major flow paths and identify areas of potential flooding. Calculations were based on a draft Outline Development Plan containing areas of General Residential, Medium Density and Large Lot development.

The 1%AEP stormwater event shows a large area of land in the eastern portion of the site contains an existing overland flow path. The report anticipates this area would require engineering of the overland flow path to reduce its footprint to enable development.

The memorandum displays potential catchment locations and size of stormwater retention basins across the site. Notably the memorandum applies across the entirety of the Development Area, with stormwater attenuation areas shown cross boundaries. Stormwater will be required to be managed within the bounds of a development site to mitigate offsite effects and avoid limiting developable land on neighbouring sites.

¹⁴ Thomas Street Development Water Supply Capacity Assessment, WSP July 2022

¹⁵ Thomas Street Development Wastewater Capacity Assessment, WSP July 2022

¹⁶ Memorandum - 7830 – Preliminary Stormwater Memo, North-West Gore – Rev A, Bonisch March 2023

Mining Report Reaby and Terry Road Subdivision, Gore - Geosolve July 2022¹⁷

The report presents the results of a desk top assessment and site inspection undertaken by GeoSolve Ltd. to determine the location and extent of the historic mines (known as Greens No.1 and No.2 mines) at the Reaby and Terry Road, site in Gore, Southland. The mines were operational from circa 1890-1940.

The following recommendations are provided with respect to re-zoning of the area.

- The area directly above the mine should not be developed.
- An exclusion zone is recommended around the mine. The extent of this zone is shown on Figure 4 below. Development should not be undertaken inside this zone.
- The area to the south of the mine exclusion zone, and south of the fault, should not be subject to intensive development unless detailed intrusive investigations are completed. Individual building platforms are likely to appropriate in this area however should be subject to specific investigation.

The Geosolve report findings has resulted in a loss of anticipated yield from this greenfield area. Whereas 950 houses were anticipated, a potential yield of 650 residential units is more likely achievable.

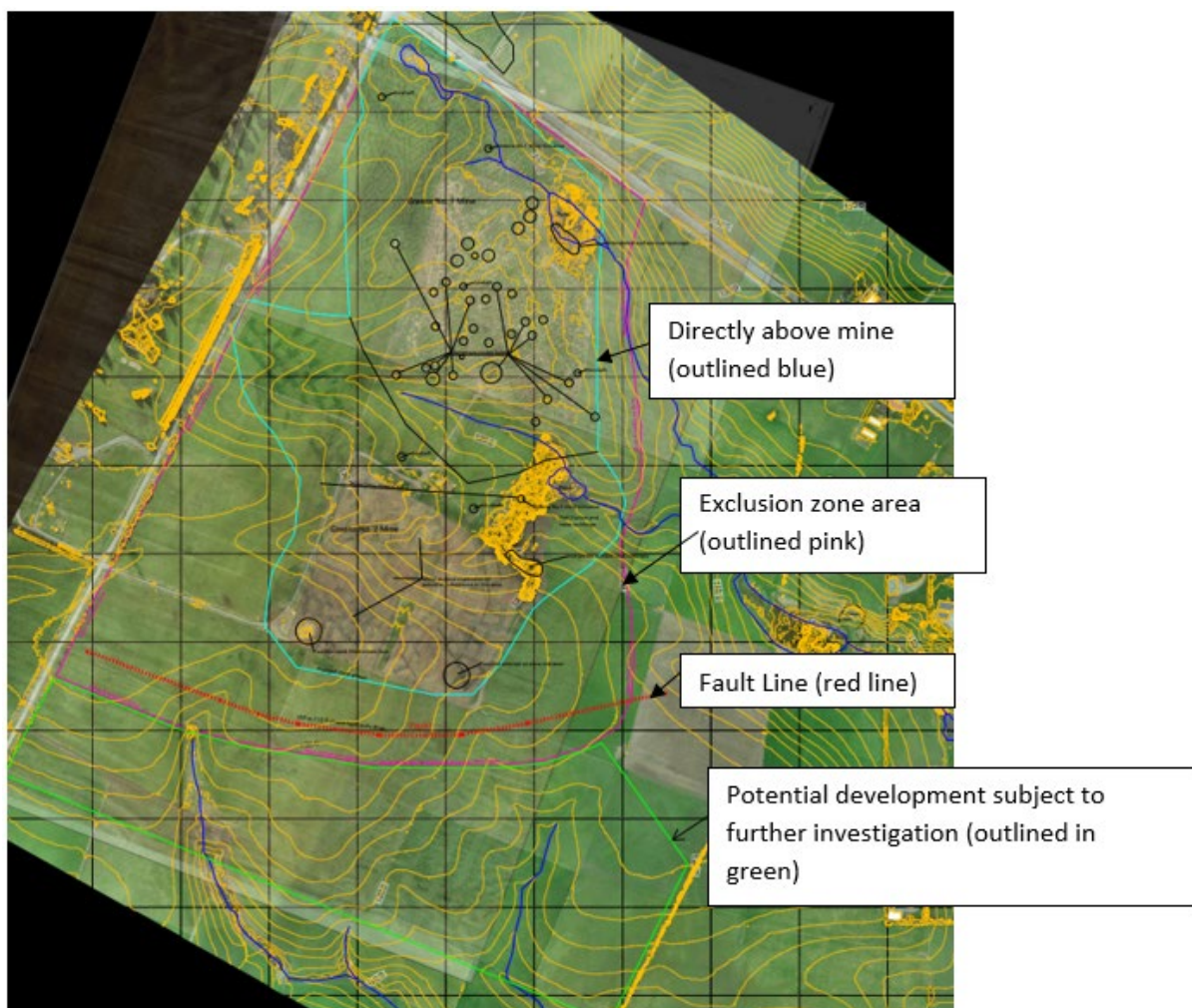


Figure 4: Appendix A Geosolve report, extent of mine area

¹⁷ Mining Report Reaby and Terry Road Subdivision, Gore, Geosolve July 2022

4.5 Analysis of Best Practice – how other Councils are addressing the same issue

Table 6: Analysis of Other Council Provisions

Proposed Timaru District Plan (Notified 2022)	The Proposed Timaru District Plan - He Po. He Ao. Ka Awatea contains two residential zones, a General Residential Zone and a Medium Density Residential Zone. Both zones permit a variety of activities compatible with residential amenity as they are required to be undertaken within a residential unit e.g. visitor accommodated; homes businesses and small scale education facilities. Retirement villages and emergency service facilities are managed. Industrial activities and similar activities are avoided. The plan is simpler to navigate as it is an e-plan. The objectives, policies, rules, and provisions are all contained in one chapter which creates an easier plan to navigate.
Invercargill City Council District Plan (Operative 2019)	This District Plan although relatively new was made operative prior to the National Planning Standards. The rules for the entire District are contained in one chapter. The Residential Zones are split into 5 zones (1, 1a, 2-4). Residential 1a is a medium density one, Residential 3 is a Large Lot zone and Residential 4 is a transition zone enabling residential activities at such a time council pass a resolution. The densities are as follows Res 1 – 400m ² ; Res 1a – Medium density housing permitted with a density of less than 350m ² ; Res 2 – 750m ² ; Res 3 – 2000m ² ; Res 4 – 4000m ² .
Selwyn Proposed District Plan (notified on 5 October 2020 with a variation notified on 20 August 2022)	This District Plan was established under the National Planning Standards. There are 3 residential zones: General Residential Zone; Low Density Residential Zone and Large Lot Residential Zone. Density is controlled by minimum lot size rather than a land use standard as only one unit is permitted per site. Additional activities are provided for such as 'small site development' and 'comprehensive development' where multiple units are enabled subject to extensive design controls.

4.6 Analysis Results and Proposed District Plan Approach

Three residential zones are proposed – General Residential Zone, Medium Residential Zone and Large Lot Residential Zone. The purpose of each zone will be consistent with the National Planning Standards description for these zones.

General Residential Zone

The purpose of the General Residential Zone is to ensure the urban areas of Gore and Mataura are developed in an integrated, sustainable and well-planned manner to enhance people and communities' quality of life by creating and maintaining safe, healthy and pleasant environments with appropriate access to services, infrastructure, transport and facilities.

The General Residential Zone will generally encompass the existing Residential A zone of the ODP. It is proposed to be extended to include the triangle of land between Waimea Highway, Waimea Street and Norton Street. This area is an isolated area of rural land. It is unlikely to be utilised for

productive uses due to size (although does have class II soils) and given the land is surrounded by residential development. The area has good roading access and can be connected into reticulated services however, upgrades would be required.

The objectives, policies and rules provide the framework for managing the effects of development and ensuring that residential amenity values and the quality of the built environment are maintained and enhanced, alongside the underlying relationships Ngāi tahu hold with the natural environment.

The zone provides for a wide range of housing types and living arrangements to provide for the district's predicted growth and changing demographic. This includes stand-alone houses, semi-detached housing, minor residential units, social and community housing and multi-generational living. Infill development and the redevelopment of existing housing stock are encouraged as well as the provision for greenfield development in Gore West (Gore West Residential Development Area) and Gore North (noted above).

The different land use activities are broken down so that they are more specific and easier to interpret in relation to what standards are applicable. It is proposed to enable supported residential care homes and encourage retirement villages through provisions and policy direction to provide for the ageing population. An allowance for minor residential units associated with a main dwelling, will provide residents with the ability to establish a 'granny flat' for family or a potential rental income, which will in turn provide additional housing supply.

Comprehensive residential developments and retirement villages, although requiring consent are 'restricted discretionary' activities. Consents are required in order to manage effects but matters of discretion and policies are directive to provide surety to developers on the matters Council wishes to be addressed and desired outcomes. The focus on encouraging minor residential units, retirement villages, residential care and multi-unit developments will achieve a range of housing types for the demographic of Gore.

Compatibility between residential and non-residential activities is desirable if the standard of amenity in these areas is to be maintained at an acceptable level. Resource consent data shows around 35 applications for commercial activities in the residential zone; 12 of which are located along Hokonui Drive which is now proposed to be zoned Mixed Use. As the PDP makes clear provision for commercial, industrial and retail activities within their respective zones, it is not envisaged that such activities will locate within the General Residential Zone. The resource consent data shows the majority of the other commercial consents in the residential zone are for home-based business activities that involve service activities such as hairdressers.

Such home-based business activities (known as 'home businesses') may employ local residents and bring many social and economic benefits but can also cause problems in residential areas. The range of home businesses and their character and scale vary considerably. Like other non-residential activities, the potential of these activities to generate traffic and noise can become a problem. The likely rate at which traffic is drawn to a site often relates to the scale of service provided and the extent of retailing that may be involved. Measures, such as placing limitations on the scale of activities, including floor areas and the number of persons employed in the activity who are not living on the site, are proposed to mitigate these potential adverse effects.

Limited new non-residential activities or additions to existing premises are managed where they support the health and wellbeing of people and communities, and where they are compatible with the character and qualities of the Zone.

Density provisions of one residential unit per 400m² are retained as per the ODP. This is considered to be in line with what the NPS-UD is directing and as uptake of infill development has been slow, the majority of sites within the zone are capable of being subdivided. The density is enabling a compact urban environment if realised. The market analysis demonstrates these smaller lots are in high demand but short supply. The ODP does not provide guidance or direction through the objectives and policies to promote growth via infill. The PDP provisions have been refined to encourage infill with clear objectives and policies to provide a roadmap for people to develop their sites if they wish.

Given the density has been rolled over, in the most part, from the ODP demand on existing infrastructure will largely be unchanged in the General Residential Zone.

The bulk and location standards in the ODP are relatively permissive and are largely rolled over into this new zone. However, to ensure good urban design outcomes and high amenity for residents as the potential density is realised, some standards have been modified and additional provisions proposed. The most notable change is the inclusion of an outdoor space standard.

Non-residential activities that are incompatible with residential character and amenity values, or which are more appropriately located within the Town Centre Zone, Mixed Use Zone, General Industrial Zone, Local Centre Zone or the Neighbourhood Centre Zone are discouraged.

Medium Density Residential Zone

The Medium Density Residential Zone areas are located in proximity to the Gore Town Centre and neighbourhood centre in Gore East. The purpose of the zone is to provide for residential development at a greater density than the General Residential Zone. A Medium Density Residential zone in Mataura is not provided given medium density housing is enabled in the Mixed Use Zone proposed for Mataura.

The objectives, policies and rules provide the framework for managing the effects of development and ensuring that residential amenity values and the quality of the built environment are maintained and enhanced, alongside the underlying relationships Ngāi Tahu hold with the natural environment.

The *Gore District Plan Review Economic and Population Growth Analysis* recommends smaller housing typologies are required to accommodate the ageing population, who wish to locate closer to local centres. Further, the report states that two people households are the most common in the district and make up 37.8% of all households. The second most common household size is one person, this makes up 30.5% of households in the district, followed by three people households at 12.5% and four people households at 11.9%. Given these statistics, smaller housing typologies are proposed to be permitted on smaller sites within the MDR zone to encourage multiple one and two bedroom houses.

The current Residential B zone permits 1 unit per 300m². It is proposed to double the density by enabling 1 unit per 150m². Standards such as building coverage, landscape area and outdoor space

will manage the degree of built form so that privacy and access to open space is still provided on site. The area zoned MDR will undergo change over time as development occurs in line with the PDP, to provide for the district's predicted growth and changing demographic. In particular, the zone provisions aim to provide a greater diversity of housing options for smaller households including single persons, couples, small families and older people seeking to downsize.

The built form standards encourage a compact urban form, increasing housing supply on flat land, closer to amenities and services. Provision for increased density will further facilitate demand for goods and services in the town centre and neighbourhood zones and reduce travel to improve climate change resilience.

Home business, small scale visitor accommodation, supported residential care homes and other activities that support the social and economic health and wellbeing of the community may occur in the zone where these are compatible with residential character and amenity values.

Comprehensive residential developments and retirement villages, although requiring consent are 'restricted discretionary' activities. A consent is required in order to manage effects but matters of discretion and policies are directive to provide surety to developers on the matters Council wishes to be addressed and desired outcomes. The focus on encouraging minor residential units, retirement villages, supported residential care and multi-unit developments will achieve a range of housing types for the demographic of Gore.

Non-residential activities that are incompatible with residential character and amenity values, or which are more appropriately located within the Town Centre Zone, Local Centre Zone, Mixed Use Zone, General Industrial Zone, Light Industrial Zone or the Neighbourhood Centre Zone are discouraged.

The provisions provide for two precincts:

The Hospital Precinct (Precinct 7)

The Hospital Precinct encompasses the existing hospital site accessed off Eccles Street and Hobson Street. The purpose of the precinct is to enable the existing hospital activities on site to continue and provide for additional activities that meet the needs of the community, whilst managing residential amenity for adjacent sites.

This chapter contains objectives, policies, and rules which apply specifically to the Hospital Precinct *in addition to* the provisions of the underlying Medium Density Residential Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Historic Dairy Factory Precinct (Precinct 9)

The Historic Dairy Factory Precinct encompasses the heritage setting around the historic dairy factory site accessed off Broughton Street and Thomas Street. The purpose of the precinct is to enable commercial activities and light industrial activities to be undertaken on site. This acknowledges the historic use of the buildings, and allows for the continuation of and provision of additional activities that meet the needs of the community, whilst managing residential amenity for adjacent sites.

This chapter contains objectives, policies, and rules which apply specifically to the Historic Dairy Factory Precinct in addition to the provisions of the underlying Medium Density Residential Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Large Lot Residential Zone

The purpose of the Large Lot Residential Zone is to provide for lower density living than the General Residential Zone. The Large Lot Residential Zone provides an opportunity for people to enjoy a spacious living environment while being close to an urban centre. The Large Lot Residential Zones are typically located on the fringe of urban areas and provides a transition to the surrounding rural area. The Large Lot Residential Zone enables sites to be developed on the fringe of the urban environment that have a rural feel without the commitment of a 1 hectare block.

The elements that generally define the district's large lot residential character are large sections that have capacity for large residential units and extensive landscaping; high levels of on-site amenity and privacy; and where reticulation is not available, on-site servicing is provided.

The Large Lot Residential areas are located west of the Gore Township; a small area to the west of Waimea Street; a strip of land utilised for residential activity adjacent to the state highway in Mataura and a new area of Large Lot Residential in Mataura east of the Mataura River.

Market evidence has shown that there is evidence for large lot residential development in areas of high amenity.¹⁸ The area on the ridge looking down over Mataura and the Mataura River provides an area suitable for this type of development with a high level of visual amenity. The location of high amenity residential sites in this location would encourage the revitalisation of the Mataura Local Centre.

The objectives, policies and rules provide the framework for managing the effects of development and ensuring that residential amenity values and the low density built environment are maintained and enhanced, alongside underlying Ngāi Tahu relationships with the natural environment. The potential adverse effects of buildings are controlled by bulk and location standards.

Home business, small scale visitor accommodation, supported residential accommodation and other activities that support the social and economic health and wellbeing of the community may occur in the Zone where these are compatible with large lot residential character and amenity values.

Non-residential activities that are incompatible with residential character and amenity values, or which are more appropriately located within the Town Centre Zone, Local Centre, Mixed Use Zone, General Industrial Zone, Light Industrial, or the Neighbourhood Centre Zone are discouraged.

Density is proposed to be one residential unit per 2000m². This figure is representative of a lot size that enables provision for onsite servicing. It is envisaged that as part of subdivision applications the subdivider will be required to demonstrate the ability of the ground to accept and dispose of the treated effluent in accordance with AS/NZS 1547: 2000, On-Site Domestic Wastewater

¹⁸ Gore District Plan Review – Economic and population growth analysis, The Property Group October 2021

Management or its applicable successor¹⁹. On site treatment/disposal systems must further comply with the requirements of Environment Southland.

Given these lots are self-sufficient, the provision of a Large Lot Residential zone would enable residential sites to be provided for in the short term as additional Council infrastructure will not be required.

The bulk and location standards are markedly different from those in the General Residential and Medium Density zones as they will encourage provision for open space and landscaping to achieve a particular character of spacious living on the outskirts of the built-up urban areas.

The provisions provide for one precinct:

Eversfield Precinct (PREC12)

The location of the Precinct reflects the sprawl of urban development into the rural zone. The existing subdivision pattern has enabled sites smaller than the ODP 2 hectare minimum, ranging from 6000m² to 1.8 hectares. The sites have reticulated wastewater services and partial water supply (limited to properties on Eversfield Rise).

Located adjacent to the urban edge this area is the logical next step for urban growth and would lend itself well to infill development. It is acknowledged there are both consent notice conditions and private covenants on the titles restricting further development. As a result, the purpose of this precinct is to recognise and protect the existing development pattern of larger lots in this residential area. Low impact agricultural activities are further enabled to maintain the larger landholdings.

This chapter contains objectives, policies, and rules which apply specifically to the Eversfield Precinct in addition to the provisions of the underlying Large Lot Residential Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Gore West Residential Development Area

Growth utilising greenfield land was explored by the *Gore District Plan Review Economic and Population Growth Analysis 2021*. This report recommended an area in west Gore as the focus of future residential development.

The new residential zones in west Gore are proposed to have a development area overlay. The National Planning Standards explain the function of a development area:

“A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.”

A Development Area Chapter is proposed to provide an overview of the Development Area. It includes the Development Area purpose and function, the objectives, policies, rules and standards,

¹⁹ Section 5.5, Gore Subdivision, Land Use and Development Bylaw 2019, Page 125

as well as, an Outline Development Plan. All future development in the development area must be consistent with the Outline Development Plan.

The Development Area was originally proposed to extend from Terry Road to the rear of the existing urban development along Broughton Street. This is demonstrated in Figure 5 below.

A large part of this area was held in a single ownership and was presented to Council as a potential private plan change project, to deliver residential development in west Gore. Given the timing of the Proposed District Plan review the decision was made to explore the upzoning of the land through the review process. Servicing reports as well as geotechnical data were provided by the landowner to demonstrate feasibility of the project. Further technical data was obtained by Council in relation to stormwater management.



Figure 5: Development Area outlined in red

This decision to include the entirety of this area, even though some residential development and the Bupa retirement village have been established, was to ensure that potential connections and infill development opportunities could be explored. On further analysis of the area and taking into account the stakeholder engagement, the Development Area has been scaled back so that it no longer includes the Large Lot Residential area shaded yellow in Figure 5 above. This is predominantly due to the topography of the land. As the land falls steeply east to west, roading connections will be impracticable and the likelihood of greater residential intensification limited.

The site presents the following opportunities and constraints for development:

Table 7: Opportunities and constraints for greenfield development in West Gore

Opportunities	Constraints
Proximity to Gore Town Centre	Some steep topography limits development areas and access opportunities across site
The site location natural extension between existing residential areas and golf course	Transpower transmission lines along the western boundary of the areas and Powernet HV Lines through the centre
The existing road network along boundaries	Former old mining areas
Varying topography offers varying views and outlook	Impact on existing neighbouring properties with a mix of landownership and size
Large site with a range of different neighbouring residential zones and densities offers potential for a mix of dwelling types and sizes	Natural stream runs diagonally through site with potential wetland areas
Opportunity to improve biodiversity and water quality through landscaping and improved stormwater management	
Natural stream through site offers amenity opportunities	

The focus for the development area is to ensure:

- A range of typologies and lot sizes to address site opportunities and constraints and respond to Gore's residential needs.
- Zoning and provisions are responsive to the historic mining risk area.
- Improved stormwater outcomes and amenity incorporating the natural ground form and stream area.
- Optimised views and outlook.
- A high level of connectivity with existing communities is established through a network of open space, pedestrian paths and vehicle linkages from existing street network connections.

Given development of this area is likely to occur over time, sporadic development could result in poor urban design outcomes such as multiple road access points, ad hoc service connections which do not adequately provide for future development and a lack of integrated open space or green corridors. An Outline Development Plan has been formulated with the above in mind (Figure 6 below). The Outline Development Plan sits as a layer over the zones within the Development Area and acts as a guidance tool for development.

The Development Area contains a mix of the three residential zones to provide comprehensive development opportunities with varied housing choice. A large portion of the Development Area is zoned for rural lifestyle use where the historic mining activity has occurred. Development, including clustered housing²⁰, can occur in this area subject to further geotechnical investigation. Low impact agricultural activities are anticipated in this area as a form of land management. A neighbourhood centre has further been included to enable small-scale commercial development to support the Development Area and surrounds.

The Outline Development Plan includes an indicative road layout. This has been designed to ensure connectivity with the existing urban environment and provide access to the wider Development Area. The indicative road layout seeks to allow for staged development. Whilst the main connector road is proposed from Frank Street, opportunity is provided to extend Wilden Street. Consequential roading upgrades to Wilden Street and Thomas Street are anticipated as part of the development.



Figure 6: Proposed Outline Development Plan

The servicing reports outline that development of the site is feasible but will require upgrades to the existing networks following further detailed design of the development. The servicing modelling was calculated on an estimate of 950 dwellings. Following the results of the geotechnical data, the potential residential yield will be in the region of 650 dwellings.

²⁰ A bespoke density rule is proposed for the Rural Lifestyle Zone with the Development Area to enable houses to be clustered on 'good ground' provided an average density is maintained

5. Scale and Significance

5.1 Scale and Significance Evaluation

Section 32(1)(c) of the RMA requires that this report contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

Table 8: Scale and significance evaluation table

	Comments	Assessment		
		Low	Medium	High
Degree of change from the Operative Plan	The PDP proposes three residential zones (General Residential, Medium Density Residential and Large Lot residential) with provisions that are more directive and targeted.		X	
Scale of effects – geographically (local, district wide, regional, national).	The zone provisions and new zones will have localised effects.		X	
Effects on matters of national importance (s6 RMA)	The location of proposed upzoned residential land have been chosen to maintain and enhance some s6 matters such as Māori cultural values and natural hazards.	X		
Scale of effects on people (how many will be affected – single landowners, multiple landowners, neighbourhoods, the public generally, future generations?).	Multiple landowners will be affected by the proposed provisions and the upzoning. The medium density areas may be affected as the density is realised, although this is not anticipated to happen in the short term.		X	
Scale of effects on those with specific interests, e.g., Mana Whenua	Council has worked in partnership with Mana Whenua to prepare the PDP and consider Maori cultural values in relation to the new zones.	X		
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	The PDP residential provisions give effect to relevant higher order documents and are consistent with the National Planning Standards. The provisions align with other relevant standards within the PDP and adopt best practice.	X		
Likelihood of increased costs or restrictions on individuals, communities or businesses.	The proposed provisions seek to enable a wider range of residential development with the inclusion of minor units, comprehensive development activities and retirement villages. The PDP further provides for additional land zoned residential which will reduce the cost of resource consents by providing for existing patterns of development and necessary growth. Furthermore, where recourse consent is required the clear direction in the PDP will provide for more efficient processing. Therefore, the PDP is considered to reduce the cost on businesses and individuals.	X		

5.2 Evaluation Summary

Overall, the scale of significance is considered to be moderate and therefore, the level of detail provided within this evaluation is commensurate with the scale and significance of the environmental, economic and cultural effects that are anticipated from the implementation of the provisions.

6. Consultation

6.1 Overview

During the preparation of the District Plan Review, the Council is required by Clause 3 of Schedule 1 of the RMA to consult with the Minister for the Environment; other Ministers of the Crown and local authorities who may be affected and the mana whenua of the area through iwi authorities. The Council may consult anyone else during the preparation of a proposed policy statement or plan.

The Section 32 – Overview and Urban Form and Development Evaluation Report provides an overview of the consultation undertaken to date in respect of the PDP. The PDP has been prepared in partnership with Hokonui Rūnanga who have reviewed and provided feedback on the Residential Zones to ensure consistency with the Mana Whenua Chapter and that cultural values are appropriately integrated throughout the proposed provisions.

6.2 Iwi Engagement

As part of the ongoing partnership with Hokonui Rūnanga Kaupapa Taiao the Council commissioned six Āpiti Hono Tātai Hono cultural landscape assessments to inform the District Plan review in relation to growth and up-zoned areas.

The assessments were undertaken using the Āpiti Hono Tātai Hono assessment process, as outlined in Āpiti Hono Tātai Hono: Ngā Whenua o Ngāi Tahu ki Murihiku Stage 1 Southland Cultural Landscape Assessment Study. An assessment on the Gore west residential growth areas and Mātaura east Large Lot area was provided and has been summarised above.

6.3 Community and Stakeholder Engagement

6.3.1 Targeted Community Engagement

Targeted consultation was undertaken with landowners situated between the existing urban edge and the proposed residential Development Area in Gore West. Feedback was sought from this group on the aspiration for the area in terms of density provision and residential character.

The general theme of the feedback was that a Large Lot Residential Zoning was preferable. The smaller lots and proximity to the town centre suggested the area was residential in character rather than rural, however, domesticating factors such as sealed roads, kerb and channel and Council bin disposal were inconsistent across the area.

A Large Lot Zoning would permit some infill development but would maintain the existing character overall. Whilst opportunities were explored to create vehicle and/or pedestrian connection to the Development Area further west, topographic constraints limited such possibilities.

6.3.2 Full Community Engagement

Engagement with the whole community on the draft District Plan was undertaken between 10th August 2022 and 30th September 2022. Letters were sent out to those who's land was proposed to be upzoned from Rural to Large Lot Residential (within West Gore and Mataura).

The feedback received in respect of the Residential Zones Chapter is summarised in Appendix 1.

In summary:

- The feedback on the inclusion of an MDR zone in general was positive. An extension to the Hospital Precinct within the zone was sought.
- The Large Lot Residential Zone as a new zone was generally supported however its location in West Gore was not supported. This is mainly due to concerns over existing restrictions on further subdivision, rate increases, a change to the amenity or the area and potential restriction on existing activities occurring in the zone.
- Transpower sought amendments to ensure the protection of their asset in the LLR Zone.
- Additional General Residential land was proposed in north Gore, along with a request to rationalise zoning boundaries in east Gore.
- Feedback requested the inclusion of relocatable buildings and education facilities.
- Minor clarifications were sought for building standards to remove ambiguity including yard setback rules and exemptions and landscaped permeable areas.
- Concerns were raised for servicing provision and requiring services as a standard across all zones.
- Concerns were raised for the lack of protection of heritage buildings from neighbouring development.
- Mixed feedback was received on short term visitor accommodation, the main themes included the rating of properties compared to commercial rates, and the restriction on days.

Recommendations following feedback

- The provisions in the Infrastructure Chapter are considered robust enough to protect Transpower assets and future growth. No changes are proposed to the zone specific chapters.
- A new activity rule for relocatable buildings is proposed in the Temporary Activities Chapter.
- In response to the Ministry of Education, provisions will be amended to define educational facilities and healthcare facilities separately. New education facilities however can result in adverse effects, and so the existing Discretionary Activity status is appropriate. The Ministry of Education also have course of action through notice of requirement provisions.
- In response to Waka Kotahi, a matter of discretion is proposed in relation to reverse sensitivity effects and the State Highway, in relation to road boundary setbacks.
- The definition of "Supported Residential care" will be updated to ensure it includes 'supervision, assistance, care and/or wellbeing respite support on a 24 hour basis or less'.
- In relation to heritage, the proposed height limit and side yard requirements are consistent with the current Plan. Additional rules relating to sites adjoining heritage buildings are not considered best practice and the Historic Heritage Chapter further protects heritage settings.

- Density non-compliances will continue to be a non-complying activity as the density aids in shaping the character of the area.
- Firefighting provision for non-serviced sites will be included in the GRZ and LLRZ. Servicing standards and the NCA status were included in the GRZ and LLRZ to strongly encourage applicants to connect to Council services. From further work it is clear the LLRZ will likely be a self-sufficient zone, so this standard has been amended. Matters of discretion have been amended in the GRZ to include reasoning for not connecting to Council services.
- The visitor accommodation standards have been amended to require VA activities to register with Council. This means Council has a clear record of operators and then can rate them should they so wish. The number of people permitted is considered small scale and the number of nights appropriate to prevent the activity appearing commercial in nature. The matters of discretion have been amended so that they are more specific, highlighting potential nuisance effects such as noise, traffic generation and waste management.

Recommended Zoning Changes

- 16 Hobson Street has been included in the Hospital Precinct, 8 Birch Lane is too removed. It is currently used as Doctors house the MDR zone will enable this activity to continue.
- The MDR zone has been extended such that its southern boundary is along Kitchener Street rather than Crombie Street. Bounding the zone along a road creates a defensible edge.
- The zone boundaries in East Gore have been amended to follow the protection afforded by the stop banks. The land zoned residential is afforded protection by the stopbank. Where it is not protected it is zoned General Rural.
- The northwest side of Waimea St from the Norton St intersection to the Croydon Lodge has been re-zoned Large Lot Residential.
- The triangle of land bounded by Waimea Steet, Norton Street and the Waimea Highway has been re-zoned from General Rural to General Residential.

7. Proposed Plan Provisions

7.1 Strategic Direction

The Urban Form and Development Chapter sets out the overarching direction for sustainable management of growth, land use and development within the Gore district. The provisions have been informed by the 'Ready for Tomorrow – Gore District Spatial Plan' and the 'Gore District Plan Review Economic and Population Growth Analysis'. The Chapter contains objectives to:

- Direct how and where future development should be undertaken.
- Ensure sufficient growth is provided to meet demand.
- Ensure the district has a hierarchy of commercial centres which are vibrant and viable.
- Ensure that rural land resources are protected and maintained.

The following objectives are relevant to residential zones and in particular the location of land for residential growth:

- UFD-01 The district develops in a cohesive, compact and structured way that:*
1. *maintains a compact urban form;*

2. *minimises adverse impacts on natural, historic heritage, and cultural values;*
3. *recognises the relationship of Māori with their culture, traditions, lands, waterbodies, sites, areas and landscapes and other taonga of significance;*
4. *provides for social and cultural vitality, productivity and economic growth*
5. *takes into account the short, medium, and long term impacts of climate change and natural hazards, and the associated uncertainty*
6. *utilises existing infrastructure and/or can be efficiently serviced with new infrastructure*
7. *meets the community's short, medium and long-term housing, business and social infrastructure needs,*
8. *responds to the underlying relationships Ngāi Tahu hold with the natural environment, and*
9. *manages adverse effects between incompatible activities and zones.*

UFD – O2 There is sufficient land to meet the short, medium and long-term housing demand for the district, that provides development capacity for up to 860 new dwellings as follows:

1. *in the short to medium term in:*
 - a) *the existing residential area;*
 - b) *new residential areas, particularly in North, West and East Gore and Mātaura East;*
 - c) *and around the centres and in Settlement Zones; and*
 - d) *Māori Purpose Zones as deemed necessary by Māori communities; and*
 - e) *Rural lifestyle zones.*
2. *in the long-term in:*
 - a) *new residential areas in West-Gore and Mātaura; and*
 - b) *extensions to, or new Māori Purpose Zones as deemed necessary by Māori communities.*

UFD – O3 A variety of housing types, sizes and tenures are available across the district in quality living environments to meet the community's diverse social and economic housing needs in the following locations:

1. *Suburban housing forms in the Residential zone*
2. *Medium to high density housing within the Town centre, Local Centre, Neighbourhood centres and surrounds along with the Mixed Use Zones*
3. *Housing within the Māori Purpose Zone where culturally and environmentally appropriate*
4. *Low density housing in the Rural Lifestyle Zone and Large Lot Residential Zones.*

UFD – O7 Urban environments are liveable, connected, accessible, safe and well-designed spaces for the community to live, work and play in, which:

1. *incorporate natural features, water management and topography into design to minimise environmental effects;*
2. *recognise the local context, heritage values and character of an area including cultural histories;*
3. *have connected and efficient transport networks;*
4. *are adequately serviced by utilising and/or upgrading existing infrastructure or with new infrastructure or additional infrastructure.*

The Mana Whenua Chapter articulates mana whenua and Te Taiao values. The objectives, policies and matters of discretion for rules within the residential zone chapters, integrate with the values identified in the Mana Whenua Chapter to ensure appropriate consideration of cultural values. In particular, all new buildings are subject to stream setbacks to minimise adverse effects on water quality and health, the Section 32 – Rivers and their Margins Evaluation report assesses the stream setback provisions in relation to the Mana Whenua Chapter and the purpose of the Act.

7.2 Zone Structure

Three residential zones are proposed in the PDP.

- General Residential Zone,
- Medium Residential Zone and
- Large Lot Residential Zone.

The purpose of each zone will be consistent with the National Planning Standards description for these zones.

A development area is further proposed in west Gore which will contain a combination of the above residential zones as well as a Rural Lifestyle Zone and Neighbourhood Centre Zone.

7.3 Objectives, Policies, Rules and Standards

General Residential Zone

Table 9: General Residential Provisions

Objectives
There are four general objectives for the General Residential Zone. The objectives seek to ensure the existing and future residential needs of the district are met. They outline the character and qualities of the zone highlighting the anticipated single and two-storey buildings, inclusion of outdoor living areas and maintaining a good level of daylight access and privacy. Additionally, the objectives seek to safeguard the residential character of the zone from non-residential activity and efficiently utilise existing infrastructure and minimise impacts on infrastructure networks.
Policies
There are nine general policies for the General Residential Zone. The policies provide more specific direction on the purpose of the zone, the types of activities which should be enabled, managed or avoided and the anticipated level of amenity within the zone. GRZ-P1 – GRZ-P3 focus on encouraging a range of housing typologies across the district. They speak to the density requirements and built form and location standards of the zone. This addresses Issues 1, 2 and 4. GRZ-P4 provides guidance on the expectation of comprehensive residential development and retirement village developments. This addresses issues 1 and 3 in terms of providing for growth and considering the ageing demographic of Gore.

GRZ-P5 enables home businesses where they are compatible with the character and qualities of the surrounding area. Nuisance effects are to be managed. This addresses issue 5. GRZ-P6 manages the establishment of community facilities, healthcare activities, education facilities and emergency service facilities. These activities must be complimentary to the character and qualities of the surrounding area; and contribute to the health and wellbeing of people in the surrounding area. This addresses issue 6 and the potential effects of non-residential activities in the residential zone. GRZ-P7 relates to adequacy of infrastructure in line with Issue 7. GRZ-P8 relates to the use of reserve land. This is enabled so long as the activity is consistent with the relevant Reserve Management Plan. GRZ-P9 is necessary to deter non-residential activities occurring within the zone which detract from the character, qualities and purpose of the General Residential Zone. This aligns with Issue 6.
Rules
The following activities are permitted: • Residential Activity including the construction of residential units, minor residential units and other buildings utilised for residential activity such as garages. • Home Business limited to using 50m² of the buildings on the site; with controls relating to storage, number of employees, vehicle access times and operating hours. These limits are in place to protect residential amenity in relation to visual effects, noise and traffic movements. • Visitor Accommodation provided the activity is undertaken in a residential unit, limited to 6 guests, for no more than 90 days a year. The activity must be registered with Council. The limits on scale are proposed to manage nuisance effects. The requirement to register will enable Council to monitor and track the take-up of the activity. • Homestay where someone resides at the property full time and is limited to 5 people. • Supported Residential Accommodation Activity limited to 8 residents. • Education Facility provided the activity is undertaken in a residential unit, limited to 8 children and operating between 0700 and 1900 hours Monday to Friday. • Use of Reserve Land all activities, where they comply with a Reserve Management Plan. The following activities require a controlled activity consent: • Additions to existing healthcare activities or education facilities are controlled. The activity is established within the area however changes to the activity are to be managed to protect residential character and amenity. The following activities require a restricted discretionary consent: • Retirement Village • Community Facility • Comprehensive Residential Development, noting a slightly higher density is permitted where reticulated services are available to maximise land efficiency. As the site is designed comprehensively other factor can be considered such as shared open space areas. • Health Care Activity • Emergency Services Facility The following activities require a discretionary consent: • Water Supply Treatment Facility Buffer Area where a sensitive activity is located within this mapped area consent is required. • Education Facility that does not meet permitted standards above.

All other activities are Non-Complying
Standards
The standards provide bulk and location controls, such as: • density (400m² for reticulated sites, 2000m² where no wastewater reticulation available; one minor unit per residential unit) • servicing (requires connection to Council's 3 waters network where available, otherwise provides standards for self-sufficient servicing) • maximum building height (8m), • daylight admission controls, (measured 2.6m vertical height from the boundary) • setbacks to side and rear boundaries (1m), • road boundary setbacks (3m) • stream setbacks • building coverage (45% residential activity; 50% for retirement village and Comprehensive residential development) • outdoor living space (40m² per ground floor residential unit, 6m² per above ground unit and 20m² per minor unit) • landscaped permeable area (30% of the net site area shall comprise landscaped permeable area to promote stormwater management and visual dominance of buildings.

Medium Density Residential Zone

Table 10: Medium Density Residential Provisions

Objectives
There are five general objectives and one objective for each precinct in the Medium Density Residential Zone. The objectives seek to ensure the existing and future residential needs of the district are met. They outline the character and qualities of the zone highlighting the anticipated moderate density, variety in housing typology and the inclusion of onsite and adjacent site amenity. A specific objective supports higher density living in proximity to amenities. Additionally, the objectives seek to safeguard the residential character of the zone from non-residential activity and efficiently utilise existing infrastructure and minimise impacts on infrastructure network. The objective relating to the Hospital Precinct highlights the civic focus of the precinct and the necessity to meet the needs of the community. The objective relating to the Historic Dairy Factory Precinct seeks to enable the ongoing use of the former dairy factory building, in relation to its commercial and industrial use whilst maintaining residential character and amenity; and the historic heritage values of the site.
Policies
MRZ-P1 – MRZ-P5 focus on encouraging a range of housing typologies across the district. They speak to the density requirements and built form and location standards of the zone, as well as encouraging infill and the redevelopment of older housing stock. This addresses Issues 1, 2 and 4. GRZ-P6 provides guidance on the expectation of retirement village developments and supported residential care. This addresses issue 3 in terms of considering the ageing demographic of Gore. GRZ-P7 enables home businesses where they are compatible with the character and qualities of the surrounding area. Nuisance effects are to be managed. This addresses issue 5.

GRZ-P8 manages the establishment of community facilities, healthcare activities, education facilities and emergency service facilities. These activities must be complimentary to the character and qualities of the surrounding area; and contribute to the health and wellbeing of people in the surrounding area. This addresses issue 6 and the potential effects of non-residential activities in the residential zone.

GRZ-P9 relates to the use of reserve land. This is enabled so long as the activity is consistent with the relevant Reserve Management Plan.

GRZ-P10 is necessary to deter non-residential activities occurring within the zone which detract from the character, qualities and purpose of the General Residential Zone. This aligns with Issue 6.

GRZ-P11 relates to adequacy of infrastructure in line with Issue 7.

MRZ-PREC7-P1 provides principles for the establishment of activities within the Hospital Precinct taking into account the amenity values of adjacent properties and connectivity for the community.

MRZ- PREC9-P1 provides for light industrial and commercial activities in the Historic Dairy Factory Precinct that is compatible with amenity values; historic heritage; contributes to an attractive streetscape and does not undermine the vibrancy and functionality of the Town Centre.

Rules

The following activities are permitted:

- **Residential Activity** including the construction of residential units, minor residential units and other buildings utilised for residential activity such as garages.
- **Home Business** limited to using 50m² of the buildings on the site; with controls relating to storage, number of employees, vehicle access times and operating hours. These limits are in place to protect residential amenity in relation to visual effects, noise and traffic movements.
- **Visitor Accommodation** provided the activity is undertaken in a residential unit, limited to 6 guests, for a maximum of 90 days a year. The activity must be registered with Council. The limits on scale are proposed to manage nuisance effects. The requirement to register will enable Council to monitor and track the take-up of the activity.
- **Homestay** where someone resides at the property full time and is limited to 5 people.
- **Supported Residential Accommodation Activity** limited to 8 residents.
- **Education Facility** provided the activity is undertaken in a residential unit, limited to 8 children and operating between 0700 and 1900 hours Monday to Friday.
- **Use of Reserve Land** all activities, where they comply with a Reserve Management Plan.

Hospital Precinct only

- **Hospital Activity**
- **Community Facilities**
- **Commercial Activities** ancillary to a permitted activity and limited to 50m²

Historic Dairy Factory Precinct only

- **Commercial Activities**
- **Light Industrial Activities** subject to operating hours and landscape screening along boundaries

The following activities require a controlled activity consent:

• Additions to existing healthcare activities or education facilities are controlled. The activity is established within the area however changes to the activity are to be managed to protect residential character and amenity. The following activities require a restricted discretionary consent: • Retirement Village • Community Facility • Comprehensive Residential Development • Health Care Activity • Emergency Services Facility The following activities require a discretionary consent: • Education Activity All other activities are Non-Complying
Standards
The standards provide bulk and location controls, such as: • density (150m² per residential unit; one minor unit per residential unit where the net site area is 300m² or greater) • servicing (requires connection to Council's 3 waters network where available, otherwise provides standards for self-sufficient servicing) • maximum building height (8m), • daylight admission control (measured 3m vertical height from the boundary) • setbacks to side and rear boundaries (1m), • road boundary setbacks (2.5m) • stream setbacks • building coverage (50% residential activity; 60% for retirement village and Comprehensive residential development) • outdoor living space (20m² per ground floor residential unit, 6m² per above ground unit) • landscaped permeable area (30% of the net site area shall comprise landscaped permeable area to promote stormwater management and visual dominance of buildings.
Precincts
As relevant above

Large Lot Residential Zone

Table 11: Large Lot Residential Provisions

Objectives
There are four general objectives for the Large Lot Residential Zone and one further objective for the Eversfield Precinct. The objectives seek to ensure the existing and future residential needs of the district are met. They outline the character and qualities of the zone highlighting the anticipated low density living on large sites, retention of open space and high amenity living environments. Additionally, the objectives seek to safeguard the residential character of the zone from non-residential activity and efficiently utilise existing infrastructure and minimise impacts on infrastructure networks.
Policies
There are eight general policies for the Large Lot Residential Zone and one further policy for the Eversfield Precinct.

The policies provide more specific direction on the purpose of the zone, the types of activities which should be enabled, managed or avoided and the anticipated level of amenity within the zone.

LLRZ-P1 – LLRZ-P3 focus on encouraging low density, spacious living. Where reticulated services are not available adequate onsite servicing must be provided and designed to respond to the site characteristics. They speak to the density requirements and built form and location standards of the zone. This addresses Issues 1, 2, 4 and 7.

LLRZ-P4 enables home businesses where they are compatible with the character and qualities of the surrounding area. Nuisance effects are to be managed. This addresses issue 5.

LLRZ-P5 and LLR-P6 manages visitor accommodation and homestay and the establishment of community facilities, healthcare activities, education facilities, retirement village developments and emergency service facilities. These activities must be complimentary to the character and qualities of the surrounding area; and contribute to the health and wellbeing of people in the surrounding area. This addresses issues 3 and 6 and the potential effects of non-residential activities in the residential zone.

LLRZ-P7 relates to the use of reserve land. This is enables so long as the activity is consistent with the relevant Reserve Management Plan.

LLRZ-P8 is necessary to deter non-residential activities occurring within the zone which detract from the character, qualities and purpose of the General Residential Zone. This aligns with Issue 6.

LLRZ-PREC-12 enables low impact agricultural, horticultural and pastoral activities in the Precinct where they are compatible with the amenity and values of the precinct and surrounding residential area to assist in land management.

Rules

The following activities are permitted:

- **Residential Activity** including the construction of residential units, minor residential units and other buildings utilised for residential activity such as garages.
- **Home Business** limited to using 50m² of the buildings on the site; with controls relating to storage, number of employees, vehicle access times and operating hours. These limits are in place to protect residential amenity in relation to visual effects, noise and traffic movements.
- **Visitor Accommodation** provided the activity is undertaken in a residential unit, limited to 6 guests, for a maximum of 90 days a year. The activity must be registered with Council. The limits on scale are proposed to manage nuisance effects. The requirement to register will enable Council to monitor and track the take-up of the activity.
- **Homestay** where someone resides at the property full time and is limited to 5 people.
- **Supported Residential Accommodation Activity** limited to 8 residents.
- **Education Facility** provided the activity is undertaken in a residential unit, limited to 8 children and operating between 0700 and 1900 hours Monday to Friday.
- **Use of Reserve Land** all activities, where they comply with a Reserve Management Plan are permitted.

Eversfield Precinct only

- **Agricultural, horticultural and pastoral activities**

The following activities require a discretionary consent:

- **Retirement Village**
- **Community Facility**
- **Health Care Activity**

• Sensitive Activities where they are located within the Water Supply Treatment Facility Buffer Area All other activities are Non-Complying.
Standards
The standards provide bulk and location controls, such as: • density (2000m² per residential unit; one minor unit per residential unit; 8000m² within the Eversfield Precinct) • servicing (requires connection to Council's 3 waters network where available, otherwise provides standards for self-sufficient servicing) • maximum building height (8m) • daylight admission control (measured 2.6m vertical height from the boundary) • setbacks to side and rear boundaries (4m) • road boundary setbacks (6m) • stream setbacks • building coverage (35%) • landscaped permeable area (30% of the net site area shall comprise landscaped permeable area to promote stormwater management and visual dominance of buildings)
Precincts
As above except a lower density is permitted at 8000m² per residential unit in the Eversfield Precinct as well as low impact agricultural activities.

Gore West Residential Development Area

Table 12: Gore West Residential Development Area Provisions

Objectives
One objective is proposed to guide development within the Development Area. The objective seeks to ensure that development is undertaken in a comprehensive manner to deliver: - a range of housing typologies, - a well-connected neighbourhood centre, - co-ordinated infrastructure, pedestrian and vehicle connections which are efficient and safe, - stormwater provision utilising the area's topography and natural drainage channels, and which improves downstream effects, and - mitigation of natural hazard such that effects are avoided or mitigated.
Policies
Five policies are proposed in support of this objective. DEV2-P1 requires future development to be undertaken in general accordance with the Outline Development Plan. 'General accordance' is purposefully included to enable flexibility to respond to site characteristics. i.e. if a primary road is shifted 10-20m to account for topography, this is still considered in accordance with the Outline Development Plan. Alternative design solutions that achieve the same or better outcomes, whilst providing for high quality urban design and efficient and sustainable service provision is enabled. DEV2-P2 requires directive compliance with the Development Area objective. DEV2-P3 discusses Hazard Area 1. This area contains the highest hazard risk and requires further geotechnical testing to identify buildable areas. The policy encourages the use of building platforms as a tool to be used to manage the hazard.

DEV2-P4 relates to stormwater management. The policy requires systems to be designed taking into account the natural contours of the land where possible, and utilise on-site stormwater management areas to avoid inundation within the subdivision or on adjoining land. DEV2-P5 relates to all subdivision, development and activities, including earthworks within the hazard areas. Appropriate geotechnical testing and data must be supplied in support of development in this area. It is anticipated remediation works will be required or ongoing management. This may transpire through consent notice conditions on new titles. The policy however requires such remediation techniques to be reasonably achievable and not result in undue cost or responsibility on future owners.
Rules
The provisions within the Development Area Chapter apply in addition to the underlying zone provisions and district wide chapters to ensure growth occurs in a coordinated and integrated manner and provide a degree of certainty for all parties around the establishment of future land uses. Where there is any conflict with the Zone provisions, the Development Area provisions shall prevail. The following rules are permitted within the development area. • Low impact Primary Production is permitted within the residential areas until such as time the land is developed. This is to recognise the development will take time to implement and so the land can continue to be worked. In the rural lifestyle area, given the majority of this will remain undeveloped due to the hazard, primary production can continue. • New buildings, structures, earthworks, and land disturbance is permitted when the building, structure or earthworks is undertaken in accordance with an implemented subdivision or land use consent, and is compliant with the zone chapter rules. If a subdivision or land use has not been obtained, a restricted discretionary activity is required. It is envisaged this rule will enable lots to be developed on an individual basis once a subdivision consent has been approved and implemented or a land use consent obtained. Should development precede these approvals, they will be required to obtain consent pursuant to this rule to ensure development is in accordance with the overarching development plan. The rule is broken down as it applies differently to the hazard areas. The activity status' are on a sliding scale dependant on whether development meets requirements such as being in accordance with the Outline Development Plan, and is connected to reticulated services. One marked difference is the density within the Rural Lifestyle Hazard Area 1. A density average is provided for to enable dwellings to be clustered where developable land is available.
Standards
Standards relate to infrastructure provisions. It is envisaged these standards will direct future subdivisions, or land use consents where subdivision consent is not obtained. If lots are developed via a large-scale subdivision consent, it is envisaged the standards (detailed below) would have been met, and by virtue of the permitted rules (listed above), development will proceed in accordance with the relevant zone chapter. <i>Roading</i> All roads must be constructed in general accordance with the layout shown on the Outline Development Plan. As discussed in above, it is envisaged roads may be shifted to accommodate topography or other constraints. Roads must be constructed in accordance

with the Transport chapter. No buildings or structures may obstruct roads, and connectivity to future development must not be hindered.

Stormwater

Stormwater provision shall be designed and constructed by the developer such that:

(a) downstream flooding from the Council's Primary Stormwater and Wastewater Network in a 20% AEP rainfall event is not increased; and

(b) downstream flooding on any private property in a 1% AEP rainfall event is not increased.

Note this does not apply to the Rural Lifestyle zone where onsite servicing may be provided.

Water

New occupied buildings must be provided with reticulated water supply. Note this does not apply to the Rural Lifestyle zone where onsite servicing may be provided.

Wastewater

Reticulated wastewater provision shall be provided such that:

(a) the overflows of Council's reticulated wastewater network during all 20% AEP rainfall events are not increased.

7.4 Definitions

Key definitions which are particularly relevant to the residential zones and precincts are as follows:

Residential activity means the use of land and building(s) for people's living accommodation.

Has the same meaning as per the National Planning Standards

Residential unit means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

Has the same meaning as per the National Planning Standards

Minor residential unit means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.

Has the same meaning as per the National Planning Standards

Comprehensive Residential Development means a group of four (4) or more residential units that are designed, positioned and built in an integrated manner.

Home Business means a commercial activity that is:

(a) undertaken or operated by at least one resident of the site; and

(b) incidental to the use of the site for a residential activity

Has the same meaning as per the National Planning Standards

Supported Residential Accommodation Activity means the use of a residential unit(s) by people who live together and receive supervision, assistance, care and/or wellbeing respite support on a 24 hour basis or less to assist with independent living. This definition does not include retirement villages (and ancillary nursing and medical facilities) or regular and ongoing home-based care and assistance to a dependent person.

Retirement Village means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such

people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

Has the same meaning as per the National Planning Standards

Visitor Accommodation means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

Has the same meaning as per the National Planning Standards

Homestay means the use of a residential unit including a minor residential unit by paying guests at the same time that either the residential unit or minor residential unit is occupied by residents for use as a residential activity. Includes bed & breakfasts.

Hospital Activity means an activity providing medical assessment, treatment and care services for patients, health administration, community health services: and includes associated infrastructure, support activities including non-clinical support services and activities that are required for the functioning of the hospital, emergency land and air transportation services, mortuary and ancillary commercial and residential activities.

Agricultural, horticultural and pastoral activities means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying or direct sales.

8. Evaluation of Objectives

This section of the report evaluates the proposed objectives as to whether they are the most appropriate to achieve the purpose of the Act.

Table 13: Objective Evaluation

Existing Objective	Appropriateness to achieve the purpose of the Act
Land Use Activities Framework Objectives: 3.3(1) - Maintain and enhance the amenity values of the various localities within the district whilst respecting the different values and characteristics that exist within each area. 3.3(2) - Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.	These objectives provide high level guidance to decision makers around the expectations for maintaining, enhancing and managing adverse effects on amenity values within the district and in this respect they are broadly consistent with RMA Section 5(2)(c) but are not considered to fully achieve the purpose of the Act due to the lack of specific clarity and direction. Relevance and Usefulness Due to the broad nature of these objectives they are of limited relevance and provide little guidance and direction therefore they are of limited usefulness to decision makers or plan users. The objectives do not clearly address the relevant resource management issues which have already been identified in this report. Furthermore, they do not assist Council in undertaking its functions under s31, particularly 31(aa) as there is no framework for providing sufficient growth development capacity for the demands of the district. The objectives do not achieve best practice as they do not provide for clear outcomes or sufficiently describe an end state given these generic objectives are applicable to all zones. Reasonableness Provisions have the potential to result in unnecessary costs on the community, given the lack of clarity and direction in the objectives, which do not provide clear guidance on the appropriateness or otherwise of non-residential activities locating in the residential zones. Achievability The objectives seek outcomes within the scope of Council's responsibilities and can be realistically achieved through regulations at a district level. However, the objectives are not consistent with the identified mana whenua values or community outcomes which seek a more directive approach to manage growth and infrastructure provision.
Proposed Objective	Appropriateness to achieve the purpose of the Act
GRZ-O1 - Existing and future residential needs are met within the district. GRZ-O2 – The character and qualities of the General Residential Zone are maintained, including: - a built form of single and two-storey buildings; and - space around buildings; and - residential development with on-site outdoor living areas; and - a good level of daylight access and privacy on and between properties. GRZ-O3 - The purpose and character of the residential zones is not compromised by non-residential activities. GRZ-O4 - Development utilises existing infrastructure and minimises impacts on infrastructure networks. MDZ-O1 - Existing and future residential needs are met within the district. MDZ-O2 - The character and qualities of the Medium Density Residential Zone comprise: - a moderate density of residential activities; and - a variety of housing types and sizes to respond to community needs; and - good quality on-site residential amenity; and - good quality amenity for adjacent sites.	The objective is considered the most appropriate way to achieve the purpose of the Act because it: - Section 5(2) – The objectives provide for sustainable management to enable people and the community to provide for their social, economic and cultural well-being. - Section 7(b) – The objectives ensure that land is used efficiently and appropriately. - Section 7(c) – The objectives ensure character and amenity of the zones are outlined such that values can be maintained and enhanced. - Section 7(f) – The objectives will ensure that the quality of the environment is maintained and enhanced. Relevance The objectives address the identified resource management issue by providing for residential activities in appropriate locations and provide growth to support economic and population increase. The objectives provide clearer direction as to the purpose and function of the Residential Zones. They ensure that the residential zone is prioritised for residential activities and incompatible activities which may result in adverse amenity effects are discouraged. The objectives relate to the 7 issues noted in section 2.1 of this report. The objectives assist with achieving the Strategic Direction Objectives by enabling the district to develop in a cohesive, compact and structured way; providing additional residential land to meet population growth and enabling a variety of housing typologies through varied densities. The objectives give effect to the NPS-UD by providing for a well-functioning urban environment which meets the needs of people and the community now and in the future. The zone provisions provide for a range of activities which can co-exist with residential activities to provide for peoples social, economic and cultural well-being. The objectives assist Council to undertake its functions under s31 by providing clear direction and an appropriate framework for managing development and land uses within the district. The objectives reflect the technical assessments which include market analysis on future demand for residential land and urban design outcomes for the development areas.

MDZ-03 - Enable increased residential densities to occur in close proximity to the Town Centre, Neighbourhood Centres, public amenities, and public open spaces and provide a range of residential unit typologies to meet the diverse needs of the community. MDZ-04 - The role, function, and predominant character of the residential zones is not compromised by non-residential activities. MDZ-05 - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks. LLRZ-01 - Existing and future residential needs are met within the district. LLRZ-02 - The character and qualities of the Large Lot Residential Zone comprise: - low density residential activity on large sites - retention of an open and spacious semi-urban character at the rural interface - high amenity living environments LLRZ-03 - Non-residential activities in the Large Lot Residential Zone are limited to those activities that provide for the health and well-being of the community, and preserve residential character and amenity by being in keeping with the scale and intensity of development anticipated by the zone.	Usefulness: The objectives provide clarity and direction for Plan users and decision makers as they clearly articulate the anticipated outcomes for the Residential Zones in terms of their purpose and function. The objectives align with best practice by clearly articulating the intended outcomes and provide clear direction for plan users and decision makers. Reasonableness: The objectives will avoid unjustifiably high costs on the community as they will enable existing land use activities and patterns of development to remain. Small scale activities such as minor residential units, home businesses, visitor accommodation and homestays can occur without unnecessary resource consent approval. The PDP also provides additional residential zoned land which will assist in driving down the cost of residential sites by providing capacity. Infill development to a higher density is further permitted within the residential zone. The objectives are clear and directive and therefore avoid uncertainty and risk for those looking to develop within the Residential Zones. Achievability: The objectives are consistent with the identified mana whenua values expressed in the mana whenua chapter. The objectives also take account of community feedback received and provide for appropriate social, cultural and economic outcomes to meet the identified needs of the community. The objectives seek outcomes within the scope of Council's responsibilities and can be realistically achieved through regulations at a district level.
Proposed Objective	Appropriateness to achieve the purpose of the Act
MRZ-PREC8-01 The Historic Dairy Factory Precinct enables the ongoing use of the former Gore Dairy Factory building and associated setting for commercial and light industrial activities that are compatible with the residential character of the surrounding area. The precinct supports the maintenance and enhancement of identified historic heritage values and provides a small-scale commercial hub that contributes positively to pedestrian amenity and the vibrancy of the local community.	The objective is considered the most appropriate way to achieve the purpose of the Act because it: - Section 5(2) – The objectives provide for sustainable management to enable people and the community to provide for their social, economic and cultural well-being. - Section 6(f) – The objective recognises the heritage values of the site and seeks to maintain or enhance the historic heritage by managing use and development. - Section 7(b) – The objectives ensure that land is used efficiently and appropriately. - Section 7(c) – The objectives ensure character and amenity of the zones are outlined such that values can be maintained and enhanced. - Section 7(f) – The objectives will ensure that the quality of the environment is maintained and enhanced. Relevance The objective addresses resource management issue 6. It recognises the historic activities that have happened on this site. Whilst these have been enabled, it is only to the extent that they are compatible with the surrounding residential area. The objective provides clearer direction as to the purpose and function of the precinct. The objective assists with achieving the Strategic Direction Objectives by recognising the local context, heritage values and character of the site. The objective gives effect to the NPS-UD by providing for a well-functioning urban environment which meets the needs of people and the community now and in the future. The small-scale commercial activities will be supported by the surrounding residential households without detracting from the main centre. The objective assists Council to undertake its functions under s31 by providing clear direction and an appropriate framework for managing development and land uses within the district. Usefulness: The objective provides clarity and direction for Plan users and decision makers as to the anticipated outcome and function of the Precinct.

	Reasonableness: The objective will avoid unjustifiably high costs on the community as it will enable existing land use of the site to remain. The objective is clear and directive and therefore avoids uncertainty and risk for those looking to develop within the precinct. Achievability: The objective takes into account community feedback received and provides for appropriate social, cultural and economic outcomes to meet the identified needs of the community. The objective seeks outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.
Proposed Objective	Appropriateness to achieve the purpose of the Act
MRZ - PREC-7- O1 - The Hospital Precinct has a civic focus and provides a network of facilities which meet the needs of the community now, and in the future.	The objective is considered the most appropriate way to achieve the purpose of the Act because it: • Section 5(2) – The objectives provide for sustainable management to enable people and the community to provide for their social, economic and cultural well-being. • Section 7(b) – The objectives ensure that land is used efficiently and appropriately. Relevance The objective addresses resource management issue 6. It recognises the existing land use undertaken within the precinct and how this meets the needs of the community. The objective provides clearer direction as to the purpose and function of the Precinct. The objective assists with achieving the Strategic Direction Objectives by recognising the hospital as a major facility. The objective gives effect to the NPS-UD by providing for a well-functioning urban environment which meets the needs of people and the community now and in the future. The objective assists Council to undertake its functions under s31 by providing clear direction and an appropriate framework for managing development and land uses within the district. Usefulness: The objective provides clarity and direction for Plan users and decision makers as to the anticipated outcome and function of the Precinct. Reasonableness: The objective will avoid unjustifiably high costs on the community as it will enable existing land use of the site to remain. The objective is clear and directive and therefore avoids uncertainty and risk for those looking to develop within the Precinct. Achievability: The objective takes into account community feedback received and provides for appropriate social, cultural and economic outcomes to meet the identified needs of the community. The objective seeks outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.
Proposed Objective	Appropriateness to achieve the purpose of the Act
LLRZ - PREC12- O1 - The Eversfield Precinct primarily provides for residential activities and compatible low impact rural activities on larger lots.	The objective is considered the most appropriate way to achieve the purpose of the Act because it: • Section 5(2) – The objectives provide for sustainable management to enable people and the community to provide for their social, economic and cultural well-being. • Section 7(b) – The objectives ensure that land is used efficiently and appropriately. • Section 7(c) – The objectives ensure character and amenity of the zones are outlined such that values can be maintained and enhanced. • Section 7(f) – The objectives will ensure that the quality of the environment is maintained and enhanced.

	Relevance The objective addresses resource management issue 2 and issue 4. It recognises that a diverse range of living environments should be provided in the district and that amenity values are maintained. The objective provides clearer direction as to the purpose and function of the Precinct. The objective assists with achieving the Strategic Direction Objectives by enabling a variety of housing typologies through varied densities. The objective assists Council to undertake its functions under s31 by providing clear direction and an appropriate framework for managing development and land uses within the district. Usefulness: The objective provides clarity and direction for Plan users and decision makers as to the anticipated outcome and function of the Precinct. Reasonableness: The objective will avoid unjustifiably high costs on the community as it will enable existing land uses of the site to remain i.e. low impact agricultural use to aid in land management. The objective is clear and directive and therefore avoids uncertainty and risk for those looking to develop within the Precinct. Achievability: The objective takes into account community feedback received and provides for appropriate social and economic outcomes to meet the identified needs of the community. The objective seeks outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.
Proposed Objective	Appropriateness to achieve the purpose of the Act
DEV2-O1 - Development occurs in the Gore West Residential Development Area in a comprehensive manner that ensures: 1. Efficient provision of suburban residential development, that results in a range of housing typologies and allotment sizes; 2. A centrally located, well connected neighbourhood centre; 3. Development is integrated and coordinated with infrastructure; 4. Road and pedestrian networks are efficient, connected and safe; 5. The development is integrated with the area’s topography and natural drainage channels; 6. Adverse effects of natural hazards are avoided or mitigated; and 7. Stormwater is managed to improve downstream effects.	The objective is considered the most appropriate way to achieve the purpose of the Act because it: • Section 5(2) – The objectives provide for sustainable management to enable people and the community to provide for their social, economic and cultural well-being. • Section 6(h) – The objective seeks to manage significant risks from natural hazards. • Section 7(b) – The objectives ensure that land is used efficiently and appropriately. • Section 7(c) – The objectives ensure character and amenity of the zones are outlined such that values can be maintained and enhanced. • Section 7(f) – The objectives will ensure that the quality of the environment is maintained and enhanced. Relevance The objective addresses resource management issues 1, 2, and 6. It provides for the comprehensive development of a greenfield site to increase housing supply in the district. The objective provides clearer direction as to the anticipated outcome of the development area. The objective assists with achieving the Strategic Direction Objectives by enabling the district to develop in a cohesive, compact and structured way; providing additional residential land to meet population growth and enabling a variety of housing typologies through varied densities. The objective gives effect to the NPS-UD by providing for a well-functioning urban environment which meets the needs of people and the community now and in the future. The objective assists Council to undertake its functions under s31 by providing clear direction and an appropriate framework for managing development and land uses within the district. The objective reflects the technical assessments which include market analysis on future demand for residential land and urban design outcomes for the Development Area. Usefulness: The objective provides clarity and direction for Plan users and decision makers as they clearly articulate the anticipated outcomes for the development area in terms, its purpose and function. Reasonableness: The PDP provides additional residential zoned land which will assist in driving down the cost of residential sites by providing capacity. The varied densities permitted in the Development Area will provide for a variety of housing typologies. The objective is clear and directive and therefore avoids uncertainty and risk for those looking to develop within the Development Area.

	<i>Achievability:</i> The objective takes account of community feedback received and provides for appropriate social, cultural and economic outcomes to meet the identified needs of the community. The objective seeks outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.
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Summary

Overall, the proposed objectives provide greater clarity and certainty for Plan users and decision makers whilst also achieving the purpose of the Act in a reasonable, useful, relevant and achievable manner. The objectives will allow Council to fulfil their obligations under s31 of the Act, are consistent with identified mana whenua outcomes and align with relevant strategic direction. The proposed objectives are the preferred option to address the key resource management issues identified in sections 2 and 4 of this report.

9. Evaluation of Options to Achieve the Objectives

9.1 Evaluation

Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must if practicable quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 4 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s). For the purpose of this evaluation, the Council has considered the following potential options:

- Option A - The proposed provisions for 3 residential zones
- Option B - The ‘status quo’ provisions
- Option C – Inclusion of 2 residential zones

Section 32(2)(b) requires that if practicable the benefits and costs of a proposal are quantified.

Based on the scale and significance of the proposed changes, specifically the degree of change from the ODP, level of policy risk and scale of effects, it is considered that quantifying costs and benefits is unnecessary. However, the technical reports identified in section 4.4, specifically the Planning for Growth report, include the following in relation to growth:

- Based on the review of population projections and taking into consideration Council’s vision for the future it is estimated that there will be a requirement for between 650 and 860 new dwellings for 1,300 additional permanent residents in Gore over the next 20 years (to 2038).
- There is a growing demand for smaller housing types, in close proximity to services and amenity.
- There is a need to consider additional areas of greenfield land to provide residential growth for a range of housing choices across the district, including high amenity areas to attract high quality workers to the district.

The PDP provisions address this demand for residential accommodation by enabling greater infill development within the Medium Density Residential Zone, upzoning rural land to Large Lot Residential and creating a residential Development Area in West Gore. These areas will meet the identified demand and provide considerable benefits for the economy, including employment opportunities and additional more in-depth quantification is unnecessary and would not provide a significant additional benefit to the overall evaluation under section 32. Instead, the table below generally identifies where there may be additional cost(s) and benefit(s).

Table 14: Provisions Evaluation

Option A – Proposed Provisions for 3 residential zones
Residential Zone Chapters
General Residential Zone
GRZ-O1 Existing and future residential needs are met within the district.
GRZ-P1 Enable residential development which provides a range of housing typologies that are consistent with a compact urban character by managing the density of development and the scale of built form.
GRZ-P2 Encourage infill development and the redevelopment of older housing stock that maximises the efficient use of land in a way that is compatible with the scale and character of residential development anticipated by the zone.
GRZ-P4 Allow comprehensive residential development and retirement villages where they are: 1. located, where possible, within walking distance of essential facilities such as convenience shops, health and community facilities, public transport, and open space; 2. sited and designed to promote interaction with other sections of the community, without compromising privacy; 3. of a scale and appearance that reflects the residential style and character of the locality, noting smaller residential units at increased densities are considered;

4. provided with outdoor living space and landscaping; and
5. designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents.

GRZ-P5 Enable home business activities and the expansion of existing healthcare activities and educational facilities where:

1. they are compatible with the character and qualities of the surrounding area; and
2. nuisance effects on adjacent sites are avoided; and
3. traffic effects, including employee, customer and visitor visits to the site are managed; and
4. the hours of operation are compatible with residential character and do not compromise residential amenity.

Permitted Rules:

GRZ-R1 – Residential Activity including residential units and minor residential units

GRZ-R2 – Home Business

GRZ-R3 – Visitor Accommodation

GRZ-R4 – Homestay

GRZ-R5 - Supported Residential Accommodation Activity

GRZ-R6 – Education facility – limited to residential units accommodating 8 children

Restricted Discretionary Rules:

GRZ-R9 – Retirement Village

GRZ-R11 – Comprehensive Residential Development

Standards relating to density, height, height in relation to boundary, setbacks from front, side and rear boundaries and streams, outdoor living space and landscape permeable area.

GRZ-O2 The character and qualities of the General Residential Zone are maintained, including:

1. a built form of single and two-storey buildings; and
2. on-site outdoor living areas; and
3. a good level of daylight access and privacy on and between properties.

GRZ-P3 Enable a diverse range of residential unit types and sizes where:

1. they are compatible with the anticipated character and qualities of the zone.
2. outdoor living areas:
 - (a) are of a size and dimension that provides for the needs of residents; and
 - (b) have an appropriate relationship between open space and buildings; and
 - (c) are functional and directly accessible from main living areas; and
3. residential units and accessory buildings are located to:
 - (a) mitigate adverse effects of building height, bulk and location; and
 - (b) protect rivers and streams from inappropriate built form; and
 - (c) provide for a reasonable level of on-site privacy, and access to daylight.

Permitted Rules:

GRZ-R1 – Residential Activity including residential units and minor residential units

Restricted Discretionary

GRZ-R9 – Retirement Village

GRZ-R11 – Comprehensive Residential Development

GRZ-R14 – Sensitive activities within the water-supply treatment facility buffer area

Standards relating to density, height, height in relation to boundary, setbacks from front, side and rear boundaries and streams, building coverage, outdoor living space and landscape permeable area.

GRZ-O3 The purpose and character of the residential zones is not compromised by non-residential activities.

GRZ-P6 Allow community facilities, healthcare activities and education facilities and emergency service facilities where:

1. adverse effects on the residential amenity values of adjoining residential properties and the surrounding area are avoided or mitigated; and
2. they do not compromise the character and qualities of the surrounding area; and
3. they contribute to the health and wellbeing of people in the surrounding area; and
4. the scale, form and design of any buildings means the amenity values of the surrounding area are maintained; and
5. road safety and efficiency is maintained; and
6. the activity has an operational or functional need to locate in the General Residential Zone.

GRZ-P8 Enable the use of reserve land where the activity and/or development is consistent with the relevant Reserve Management Plan

GRZ-P9 Avoid activities that are incompatible with the character, qualities and purpose of the General Residential Zone.

Permitted Rules:

GRZ-R7 – Use of reserve land permitted where aligns with Reserve Management Plan

GRZ-R8 – Additions to existing healthcare or education facilities

Restricted Discretionary Rules:

GRZ-R10 – Community Facility

GRZ-R12 – Healthcare Activity

GRZ-R13 – Emergency Services Facility

Non-complying Rule:

GRZ-R15 – Any other activity not listed

GRZ-O4 Development is provided with appropriate infrastructure and adverse effects on infrastructure networks are mitigated.

GRZ-P7 Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management.

Standards relating to density and services.

Medium Density Residential

MRZ-O1 Existing and future residential needs are met within the district.

MRZ-P1 Enable density in line with the standard where they are located within easy walking distance of employment centres, amenities and transport routes.

MRZ-P2 Enable a variety of different housing forms, including terrace, semi-detached, duplex, townhouse, or small lots with detached housing, whilst ensuring amenity, cultural, and environmental effects are mitigated through bulk and location controls.

MRZ-P3 Encourage infill development and the redevelopment of older housing stock that maximises the efficient use of land in a way that is compatible with the scale and character of residential development anticipated by the zone.

MRZ-P4 Recognise residential character may change over time as higher density development is undertaken to meet the purpose of the zone.

MRZ-P6 Enable supported residential accommodation and retirement villages that are:

1. located, where possible, within walking distance of essential facilities such as convenience shops, health and community facilities, public transport, and open space
2. sited and designed to promote interaction with other sections of the community, without compromising privacy;
3. of a scale and appearance that reflects the residential style and character of the locality, noting smaller residential units at higher densities are anticipated;
4. provided with outdoor living space and landscaping; and
5. designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents.

MRZ-P7 Enable home business activities and the expansion of existing healthcare activities and educational facilities where:

1. they are compatible with the character and qualities of the surrounding area; and
2. nuisance effects on adjacent sites are avoided; and
3. traffic effects, including employee, customer and visitor visits to the site are managed; and
4. hours of operation are reflective of typical residential routine, i.e. daytime hours.

Permitted rules:

MRZ-R1 – Residential Activity including residential units and minor residential units

MRZ-R2 – Home Business

MRZ-R3 – Visitor Accommodation

MRZ-R4 – Homestay

MRZ-R5 - Supported Residential Accommodation Activity

MRZ-R6 – Education facility – limited to residential units accommodating 8 children

Restricted Discretionary Rules:

MRZ-R9 – Retirement Village

MRZ-R11 – Comprehensive Residential Development

Standards relating to density, height, height in relation to boundary, setbacks from front, side and rear boundaries and streams, building coverage, outdoor living space and landscape permeable area.

MRZ-O2 The character and qualities of the Medium Density Residential Zone comprise:

1. a moderate density of residential activities;
2. a variety of housing types and sizes to respond to community needs;
3. good quality on-site residential amenity; and
4. good quality amenity for adjacent sites.

MRZ-P2 Enable a variety of different housing forms, including terrace, semi- detached, duplex, townhouse, or small lots with detached housing, whilst ensuring amenity, cultural, and environmental effects are mitigated through bulk and location controls.

MRZ-P5 Enable a diverse range of residential unit types and sizes where:

1. they are compatible with the anticipated character and qualities of the zone.
2. outdoor living areas:
 - (a) are of a size and dimension that provides for the needs of residents; and
 - (b) have an appropriate relationship between open space and buildings; and
 - (c) are functional and directly accessible from main living areas; and
3. residential units and accessory buildings are located to:
 - (a) mitigate adverse effects of building height, bulk and location; and
 - (b) protect rivers and streams from inappropriate built form; and
 - (c) provide for a reasonable level of on-site privacy, and access to daylight.

Permitted Rules:

MRZ-R1 – Residential Activity including residential units and minor residential units

Restricted Discretionary

MRZ-R9 – Retirement Village

MRZ-R11 – Comprehensive Residential Development

Standards relating to density, height, height in relation to boundary, setbacks from front, side and rear boundaries and streams, building coverage, outdoor living space and landscape permeable area.

MRZ-O3 Provide for higher residential densities to occur in close proximity to the Town Centre, Neighbourhood Centres, public amenities, and public open spaces and provide a range of residential unit typologies to meet the diverse needs of the community.

MRZ-P3 Encourage infill development and the redevelopment of older housing stock that maximises the efficient use of land in a way that is compatible with the scale and character of residential development anticipated by the zone.

MRZ-P4 Recognise residential character may change over time as higher density development is undertaken to meet the purpose of the zone.

Permitted Rules:

MRZ-R1 – Residential Activity including residential units and minor residential units

Restricted Discretionary

MRZ-R9 – Retirement Village

MRZ-R11 – Comprehensive Residential Development

Standards relating to density

MRZ-O4 The role, function, and predominant character of the residential zones is not compromised by non-residential activities.

MRZ-P8 Only allow community facilities, healthcare activities and education facilities and emergency service facilities that:

1. avoid adverse effects on the residential amenity values ; and
2. contribute to the health and wellbeing of people in the district; and
3. are of a scale and design that maintains the character of the surrounding area; and
4. maintains road safety and efficiency; and
5. has an operational need or functional need to locate in the Medium Density Residential Zone.

MRZ-P9 Enable the use of reserve land where the activity and / or development is consistent with the relevant Reserve Management Plan.

MRZ-P10 Avoid activities that are incompatible with the character, qualities and purpose of the Medium Density Residential Zone.

Permitted Rules:

MRZ-R7 – Use of reserve land permitted where aligns with Reserve Management Plan

MRZ-R8 – Additions to existing healthcare or education facilities

Restricted Discretionary Rules:

MRZ-R10 – Community Facility

MRZ-R12 – Healthcare Activity

MRZ-R13 – Emergency Services Facility

MRZ-R14 – Education Facility

Non-complying Rule:

MRZ-R15 – Any other activity not listed.

MRZ-O5 Development is provided with appropriate infrastructure and adverse effects on infrastructure networks are mitigated.

MRZ-P11 Ensure development does not compromise existing infrastructure networks, including infrastructure capacity, and, where practicable, incorporates low impact approaches to stormwater management.

MRZ-PREC7-O1 The Hospital Precinct has a civic focus and provides a network of facilities which meet the needs of the community now and in the future.

MRZ-PREC7-P1 Development in the Hospital Precinct will be undertaken in accordance with the following principles:

1. retail and commercial activities will only be provided for where they are limited in scale and are ancillary to community or hospital activities;
2. on-site amenity values are maintained and enhanced;
3. residential amenity for adjacent properties is protected and nuisance effects avoided;
4. access through and around facilities and buildings will be clear and convenient for all visitors and workers; and
5. opportunities for transport choice and efficiency are maximised, including integration with public and community transport where possible in the future.

Permitted rules:

MRZ-PREC7-R1 Hospital Activities

MRZ-PREC7-R2 Community Facilities

MRZ-PREC7-R3 Commercial Activities ancillary to a hospital activity or community facility

MRZ-PREC9-O1 The Historic Dairy Factory Precinct enables the ongoing use of the former Gore Dairy Factory building and associated setting for commercial activities and light industrial activities that are compatible with the residential character of the surrounding area. The precinct supports the maintenance and enhancement of identified historic heritage values and provides a small-scale commercial hub that contributes positively to pedestrian amenity and the vibrancy of the local community.

MRZ- PREC9-P1 Enable light industrial and commercial activities in the Historic Dairy Factory Precinct that:

1. are compatible with residential amenity values; and
2. maintains and enhances identified historic heritage features or protected elements; and
3. contributes to an attractive streetscape through landscaping and screening of outdoor storage; and
4. provides for a safe pedestrian traffic environment through the design and location of any parking areas and vehicle access; and
5. are of a scale that do not undermine the vibrancy and functionality of the Town Centre.

Permitted rules:

MRZ-PREC9-R1 Commercial Activities

MRZ-PREC9-R2 Light Industrial Activities

Large Lot Residential Zone

LLRZ-O1 Existing and future residential needs are met within the district.

LLRZ-P1 Provide for a low density and spacious residential character.

LLRZ-P3 Require development to be of a height and bulk, and have sufficient setbacks and open space to:

1. maintain the open character and spaciousness of the zone; and
2. maintain sufficient open space through setbacks and building coverage, to provide for landscaping, outdoor living space, and, where required, on-site water, wastewater and stormwater disposal; and
3. protect rivers and streams from inappropriate built form; and
4. respond to the underlying relationship Ngāi Tahu hold with the natural environment, including those listed in MW2.3.

LLRZ-P4 Enable home business activities where:

1. they are compatible with the character and qualities of the surrounding area; and
2. nuisance effects on adjacent sites are avoided; and
3. traffic effects, including employee, customer and visitor visits to the site are managed; and
4. the hours of operation are compatible with residential character and do not compromise residential amenity.

LLRZ-P5 Visitor Accommodation and Homestay activities are enabled where they are contained within a residential unit and adverse effects on residential character and amenity is managed through limiting the scale and/or frequency of activity.

Permitted rules:

LLRZ-R1 – Residential Activity including residential units and minor residential units

LLRZ-R2 – Home Business

LLRZ-R3 – Visitor Accommodation

LLRZ-R4 – Homestay

LLRZ-R5 - Supported Residential Accommodation Activity

LLRZ-R6 – Education facility – limited to residential units accommodating 8 children

Discretionary Rules:

LLRZ-R8 – Retirement Village

LLRZ-R11 – Sensitive Activity within Water supply Treatment Facility Buffer Area

Standards relating to density, height, height in relation to boundary, setbacks from front, side and rear boundaries and streams, building coverage and landscape permeable area.

LLRZ-O2 The character and qualities of the Large Lot Residential Zone comprise:

1. low density residential activities on large sites;
2. retention of an open and spacious semi-urban character at the rural interface; and
3. high amenity living environments.

LLRZ-P3 Require development to be of a height and bulk, and have sufficient setbacks and open space to:

1. maintain the open character and spaciousness of the zone; and
2. maintain sufficient open space through setbacks and building coverage, to provide for landscaping, outdoor living space, and, where required, on-site water, wastewater and stormwater disposal; and

3. protect rivers and streams from inappropriate built form; and
4. respond to the underlying relationship Ngāi Tahu hold with the natural environment, including those listed in MW2.3.

Permitted rules:

LLRZ-R1 – Residential Activity including residential units and minor residential units

Discretionary Rules:

MRZ-R8 – Retirement Village

Standards relating to density, height, height in relation to boundary, setbacks from front, side and rear boundaries and streams, building coverage and landscape permeable area.

LLRZ-O3 Non-residential activities in the Large Lot Residential Zone are limited to those activities that provide for the health and well-being of the community. They must preserve residential character and amenity by being in keeping with the scale and intensity of development anticipated by the zone.

LLRZ-P6 Allow healthcare activities, education facilities, retirement villages and community facilities where they:

1. have a functional and compelling need to locate within a Large Lot Residential Zone; or
2. avoid any adverse effects on the residential amenity values of adjoining residential properties and the surrounding area; and
3. contribute to the health and wellbeing of people in the surrounding area; and
4. are of a scale and design that maintains the character of the surrounding area; and
5. provide adequate transport provision to maintain road safety and efficiency; and
6. are adequately serviced.

LLRZ-P7 Enable the use of reserve land where the activity and/or development is consistent with the relevant Reserve Management Plan.

LLRZ-P8 Avoid activities that are incompatible with the character, qualities and purpose of the Large Lot Residential Zone.

Permitted rules:

LLRZ-R2 – Home Business

LLRZ-R3 – Visitor Accommodation

LLRZ-R4 – Homestay

LLRZ-R5 - Supported Residential Accommodation Activity

LLRZ-R6 – Education facility – limited to residential units accommodating 8 children

Discretionary Rules:

LLRZ-R8 – Retirement Village

LLRZ-R9 – Community Facility

LLRZ-R10 – Healthcare Activity

LLRZ-R11 – Sensitive Activity within Water supply Treatment Facility Buffer Area

Standards relating to density, height, height in relation to boundary, setbacks from front, side and rear boundaries and streams, building coverage and landscape permeable area.

LLRZ-O4 Development is provided with appropriate infrastructure and adverse effects on infrastructure networks are minimised.

LLRZ-P2 Where reticulated services are not available, require activities to be self-sufficient and ensure appropriate on-site service provision is provided, having particular regard to:

1. the method of sewage and stormwater treatment and disposal;
2. the location, capacity and design of the proposed on-site services;
3. the environmental and cultural effects of the proposed on-site services, including minimising adverse effects on ecosystems; and
4. ensuring the location of vehicle accessways, manoeuvring and stormwater dispersal areas do not adversely affect the functioning of any onsite wastewater system.

Standards relating to density and services.

LLRZ-PREC12-O1 The Eversfield Precinct primarily provides for residential activities and compatible low impact rural activities on larger lots.

LLRZ-PREC12-P1 Enable low impact agricultural, horticultural and pastoral activities where they are compatible with the amenity and values of the precinct and surrounding residential area.

<i>Permitted rules:</i> LLRZ-PREC12-R1 Agricultural, horticultural and pastoral activities	
Benefits	Costs
Environmental - Increased certainty and clarity from the types of effects that are anticipated from activities within the zone. - The provisions provide for enhanced amenity values and avoid activities which would have an adverse effect on the local environment. - Additional residential greenfield land in appropriate locations to provide for growth and a variety of housing typologies. - The provisions provide guidance and direction to promote growth via infill. This creates compact urban form which is a positive environmental effect as it is an efficient use of land and infrastructure. - Outdoor living area provisions are proposed to achieve high quality urban design outcomes for residents. - Water quality, public access and cultural values are respected and maintained through setbacks to waterways.	Environmental There is a potential environmental cost associated with increased discharges to land from development which is not serviced. Council's engineering standards, building consent requirements and the Regional Council Plan are in place to manage such effects.
Economic - Clear direction means that Plan users and landowners will have reduced costs in understanding and complying with the residential provisions of the Plan. The provisions will also ensure efficient and consistent decision-making. - The Development Area provisions support economic growth and future development. - Home business options will be increased by the provision which provides an economic benefit to residents. As consents will not be required costs will be saved. - Additional housing supply – both high amenity large lot residential sites and rental accommodation in town is anticipated to support employment growth. - The provisions are clear in the anticipated outcomes for large developments such as comprehensive unit development and retirement villages providing surety to developers. - The Large Lot provisions are more reflective of actual development patterns on the fringes of the existing residential zone, which may help reduce some consenting costs.	Economic - Some of the bulk and location standards and landscape permeable area standards may reduce the ability to fully maximise a site for development. - Upgrading services and installing new roading for greenfield sites or where infill development requires it, will be a cost for developers. - Undertaking development in accordance with the Outline Development Plan may place restrictions on staging, timing and location of development.
Social - Smaller housing typologies are required to accommodate the ageing population who wish to locate closer to local centres. The MDR zone provides for this. - Minor residential units are enabled which have multiple uses, as above, and providing additional accommodation for family which can provide a social benefit for residents. - The provisions of the development area and Outline Development Plan will ensure new development occurs in an integrated, holistic and co-ordinated manner to provide for high quality urban design outcomes and manage adverse effects.	Social There are no anticipated social costs associated with the proposed provisions.
Cultural - The provisions integrate cultural values associated with water through stream setbacks and require Plan users to consider the potential and actual adverse effects on cultural values as a result of activities. - Cultural wellbeing is further provided by the provision responding to community needs i.e. housing typologies and amenities	Cultural There are no anticipated cultural costs associated with the proposed provisions.
Efficiency	
The proposed provisions are an effective method of addressing the issues given they will provide increased environmental, economic, social and cultural benefits as outlined above. The provisions provide a robust roadmap for the management of existing residential land for infill development and introducing larger lots aimed at providing high amenity.	
Effectiveness	
The proposed provisions are an efficient method of addressing the issues and achieving the objectives.	

The community is provided with a General Residential Chapter which is not vastly dissimilar from the existing plan but provides greater direction in terms of infill development, anticipated amenity and character. The Medium Density Residential Zone enables a higher density of living accommodation, with provisions encouraging smaller, compact housing typologies. The Large Lot Residential Zone provides further variety in housing type. The provisions will meet best practice structure and content to be consistent with the requirement of Section 31 of the RMA. The provisions will give effect to the relevant higher order documents such as the National Planning Standards, NPS-UD and the Regional Policy Statement. The three separate zones will enable bespoke bulk and location standards to be applied to each area to achieve a certain character. Further, additional activities can be enabled where suitable such as motels in the MDR zone; or discouraged where they are not compatible with the character of the zone.
Risk of acting or not acting
The ODP was notified in 1998 and made operative in 2006. As a district plan is required to be reviewed every 10 years, this is overdue. The Plan was developed prior to the Southland Regional Policy Statement, the NPS-UD, and the National Planning Standards. As such it has not given effect to these higher order documents as required. The Council has sufficient information to determine the Option A residential provisions are appropriate to meet the social, economic and cultural needs of the community. The Medium Density Residential zone provisions have been tested and determined to be feasible and to provide for good quality outcomes. The PDP contains clear bulk and location standards to control adverse effects on amenity and the quality of the environment. The PDP densities are further in line with efficient land use, and address the resource management issues such as the ageing demographic, residential growth and the scale of non-residential activities. The proposed provisions are prescriptive and separate the residential areas into three zones. Each zone has a clear character described in the zone purpose. Overall, the risk of acting is considered to be low. However, the risk of not acting is higher as the ODP does not sufficiently address both the resource management issues identified and National Direction.
Option A – Proposed Provisions for 3 residential zones
Development Area Chapter
DEV2-O1 Development occurs in the Gore West Residential Development Area in a comprehensive manner that ensures: 1. Efficient provision of suburban residential development, that results in a range of housing typologies and allotment sizes; 2. A centrally located, well connected neighbourhood centre; 3. Development is integrated and coordinated with infrastructure; 4. Road and pedestrian networks are efficient, connected and safe; 5. The development is integrated with the area’s topography and natural drainage channels; 6. Adverse effects of natural hazards are avoided or mitigated; and 7. Stormwater is managed to improve downstream effects. Policies DEV2-P1 Enable subdivision and development which is in general accordance with the Outline Development Plan, unless an alternative design solution achieves the same or better outcomes whilst providing for high quality urban design, and efficient and sustainable service provision. DEV2-P2 Require subdivision, development and activities to be designed and located in general accordance with the Outline Development Plan that delivers: 1. A suburban residential development that provides a range of housing typologies and allotment sizes; 2. A centrally located, well connected neighbourhood centre; 3. Development that is integrated and coordinated with infrastructure, ensuring Council’s existing network can support the proposed development capacity; 4. Roading and pedestrian networks that are efficient, connected and safe; 5. Integration with topography and natural drainage channels; 6. The avoidance and mitigation of natural hazards; and 7. Stormwater management that improves downstream effects. DEV2-P3 In Hazard Area 1, recognise the benefits of clustering residential development in areas identified as appropriate by geotechnical testing, and require, where necessary building platforms to distinguish the extent of these areas, in order to avoid the historic mining hazard. DEV2-P4 Require efficient and sustainable stormwater control and disposal systems to be designed and installed at the time of subdivision and development that:

- incorporates low impact design principles, utilising the natural contours of the land where possible, that are sufficient for the amount and rate of anticipated runoff, in accordance with Council's standards; and - mitigates the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land. DEV2-P5 Ensure subdivision, development and activities, including earthworks, proposed within Hazard Area 1 and Hazard Area 2 incorporates: - an assessment by a suitably qualified and experienced geotechnical professional and appropriate geotechnical data; and - techniques proposed for remediation and/or mitigation of the effects of the hazard identified are reasonably achievable; and - a siting and layout plan that adequately avoids or mitigates adverse effects of the hazard identified DEV2-R1 Primary Production DEV2-R2 New buildings, structures, earthworks, and land disturbance DEV2-S1 Rooding DEV2-S2 Stormwater DEV2-S3 Water supply DEV2-S4 Wastewater	
Benefits	Costs
Environmental - Increased certainty and clarity from the types of effects that are anticipated from activities within the zone. - The provisions provide for enhanced amenity values and avoid activities which would have an adverse effect on the local environment. - Additional residential greenfield land in appropriate locations to provide for growth and a variety of housing typologies. - Improvement of downstream effects is required to limit adverse effects of storm events.	Environmental There is unlikely to be an environmental cost as the provisions seek to enhance the urban environment and undertake subdivision in a co-ordinated, efficient manner.
Economic - The provisions will also ensure efficient and consistent decision-making. - The provisions support economic growth and future development. - Additional housing supply – both high amenity large lot residential sites and smaller lots is anticipated to support employment growth. - The provisions are clear in the anticipated outcomes for large developments such as comprehensive unit development and retirement villages providing surety to developers.	Economic - Upgrading services and installing new roading for greenfield sites will be a cost for developers. - Undertaking development in accordance with the Outline Development Plan may place restrictions on staging, timing and location of development.
Social The provisions of the development area and Outline Development Plan will ensure new development occurs in an integrated, holistic and co-ordinated manner to provide for high quality urban design outcomes and manage adverse effects.	Social There are no anticipated social costs associated with the proposed provisions.
Cultural - The provisions integrate cultural values associated with water through stream setbacks and require Plan users to consider the potential and actual adverse effects on cultural values as a result of activities. - Cultural wellbeing is further provided by the provision responding to community needs i.e. housing typologies and amenities.	Cultural There are no anticipated cultural costs associated with the proposed provisions.
Efficiency	
The proposed provisions are an effective method of addressing the issues given they will provide increased environmental, economic, social and cultural benefits as outlined above.	
Effectiveness	
The proposed provisions are an efficient method of addressing the issues and achieving the objectives. The community is provided with a General Residential Chapter which is not vastly dissimilar from the existing plan but provides greater direction in terms of infill development, anticipated amenity and character. The Medium Density Residential Zone enables a higher density of living, with provisions encouraging smaller, compact housing typologies. The Large Lot Residential Zone provides further variety in housing type. The provisions will meet best practice structure and content to be consistent with the requirement of Section 31 of the RMA. The provisions will give effect to the relevant higher order documents such as the National Planning	

Standards, NPS-UD and the Regional Policy Statement. The three separate zones will enable bespoke bulk and location standards to be applied to each area to achieve a certain character. Further, additional activities can be enabled where suitable such as motels in the MDR zone; or discouraged where they are not compatible with the character of the zone.
Risk of acting or not acting The current District Plan was notified in 1998 and made operative in 2006. As a district plan is required to be reviewed every 10 years, this is overdue. The Plan was developed prior to the Southland Regional Policy Statement, the NPS-UD, and the National Planning Standards. As such has not given effect to these higher order documents as required. The Council has sufficient information to determine that the Development Area provisions are appropriate to meet the social, economic and cultural needs of the community. The Plan provisions have been tested and determined to be feasible and to provide for good quality outcomes. The provisions address both the resource management issues identified and the shortcomings identified with the ODP. Overall, the risk of acting is considered to be low. However, the risk of not acting is higher as the ODP has does not sufficiently provide for development opportunities and not including a Development Area over the new zone could allow for ad hoc development and poor urban design outcomes. Although, the ODP contains bulk and location standards to control adverse effects on amenity and the quality of the environment. The densities are further in line with efficient land use, however do not address the resource management issues such as the ageing demographic, residential growth and the scale of non-residential activities. The structure of the plan lacks clear policy direction which can lead to poor outcomes when rules are breached as the objectives and policies are not prescriptive on how to assess the non-compliance. The proposed provisions are prescriptive and separate the residential areas into three zones. Each zone has a clear character described in the zone purpose. In relation to usefulness the existing plan provides some direction, but it is very broad and generic. There are no zone specific objectives and policies. The policies further use terminology that seeks to manage activities which are then permitted by the zone. The definitions in the plan create ambiguity around where activities fall in terms of permitted or requiring consent which can lead to inconsistencies in implementation. Economic costs are occurring due to the out of date provisions in relation to home businesses and minor residential units. Further, there is confusion surrounding the implementation of the Subdivision and Development Bylaw and its impact of who bears what costs at what time of development.

Table 15: Status Quo Evaluation

Option B – Status Quo	
Land Use Activities Framework Objectives: 3.3(1) - Maintain and enhance the amenity values of the various localities within the district whilst respecting the different values and characteristics that exist within each area. 3.3(2) - Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality. Land Use Activities Framework Policies 3.4(1) - Establish zones that reflect the characteristics and amenity values of the area. 3.4(2) - Control the adverse effects of land use activities on the environment. Rules permit: Health Care Activity; Home Occupation; Home Stay; Hospital Activity; Land Development; Residential Care Activity limited to 6 persons. Residential Activity in A zone: within 30m of sewage reticulation = 400m²; residential activity not within 30m = 2000m²; Up to 6 residential units on one site provided that the site area is no less than 400m² per unit. Residential Activity in B zone: 300m²; Up to 6 residential units on one site provided that the site area is no less than 300m² per unit. Bulk and Location Standards: 4.5m setback from road boundaries 1m setback from all other boundaries Garages or carports 0.5m from boundaries 16m building length adjacent to boundaries Building envelope (daylight admission) measured 2.6m above boundary 8m building height 40% coverage in residential A zone; 50% coverage in residential B zone	
Benefits	Costs
Environmental No benefits identified from retaining current Plan provisions.	Environmental

	The current provisions provide some environment protection but enable activities with the potential of adverse and reverse sensitivity effects. Although infill is enabled for growth, the plan does not contain specific objectives and policies to outline the intended outcomes.
Economic Consenting cost will remain. No changes to densities will mean existing infrastructure constraints will not be worsened.	Economic Costs are occurring due to the out-of-date provisions in relation to home businesses and minor residential units. Further, there is confusion surrounding the implementation of the Subdivision and Development Bylaw and its impacts on the question of who bears what costs at what time of development.
Social The Plan is familiar to the community.	Social The existing plan lacks adequate encouragement for retirement villages and smaller housing typologies. For example, the plan does not contain allowances for minor residential units (granny flats) which can provide a multitude of uses.
Cultural There are no identified cultural benefits from the Status Quo.	Cultural There is unlikely to be a cultural cost
Efficiency	
While the status quo would provide some environmental, economic and social benefits, the objectives and policy provisions are considered too broad and not zone specific enough to provide direction in terms of growth, amenity and appropriate non-residential activities.	
Effectiveness	
There are identified gaps with the status quo, the provisions are not entirely efficient because the broad discretionary approach does not provide sufficient certainty or take account for high quality future development which meets the needs of the community.	
Risk of acting or not acting	
The current District Plan was notified in 1998 and made operative in 2006. As a district plan is required to be reviewed every 10 years, this is overdue. The plan was developed prior to the Southland Regional Policy Statement, the NPS-UD, and the National Planning Standards. As such has not given effect to these higher order documents as required. In terms of addressing resource management issues, the current District Plan is appropriate in that it contains bulk and location standards to control adverse effects on amenity and the quality of the environment. The densities are further in line with efficient land use. However, the structure of the Plan and lack of clear policy direction can lead to poor outcomes when rules are breached as the objectives and policies are not prescriptive on how to assess the non-compliance. In relation to usefulness, the existing Plan provides some direction, but it is very broad and generic. There are no zone specific objectives and policies. The policies further use terminology that seeks to manage activities which are then permitted by the zone. The definitions in the plan create ambiguity around where activities fall in terms of permitted or requiring consent which can lead to inconsistencies in implementation. Economic costs are occurring due to the out of date provisions in relation to home businesses and minor residential units. Further, there is confusion surrounding the implementation of the Subdivision and Development Bylaw and its impact on the question of who bares what costs at what time of development.	

Table 16 – Inclusion of 2 residential zones Evaluation

Option C – Inclusion of 2 residential zones
An alternative option considered included a General Residential Zone and a Medium Density Residential Zone. Both would be situated in the urban areas of Gore and Mataura. The purpose of the zones would be to provide for the maintenance of existing residential areas with low densities with an allowance for higher densities in existing urban areas located near commercial centres. Objectives would seek to enable existing and future residential needs to be met; encourage infill; diversity in living environments and housing typologies; maintaining the character and qualities of the zone in relation to built form, safeguard the residential character of the zone from non-residential activity and efficiently utilise existing infrastructure and minimise impacts on infrastructure networks. Policies would seek to encourage an intensity of development that maximises the efficient use of land in a way that is compatible with the scale and character of existing suburban residential development; to ensure appropriate design and siting of development in relation to residential amenity; enable compatible non-residential activities and avoid incompatible non-residential activities. Additional objectives and policies are proposed for the MDR Zone specific to the higher density enabled in the zone with a focus on a more varied housing typology such as terrace, duplex, townhouse, or small lot detached housing. Density provisions of one residential unit per 400m2 for the General Residential zone and one residential unit per 300m2 for the MDR precinct will be retained as per the Operative District Plan. An additional provision is proposed in the MDR zone to enable a smaller net site area per dwelling (150m2) if the dwellings are less than 70m2. The bulk and location standards in the existing plan are relatively permissive and will largely be rolled over into this new zone. However, to ensure good urban design outcomes and high amenity for residents as the potential density is realised, some standards have been modified and additional provisions proposed. For example, outdoor living space and landscape permeable services will be added.

Benefits		Costs	
Environmental - Increased certainty and clarity from the types of effects that are anticipated from activities within the zone. - The provisions provide for enhanced amenity values and avoid activities which would have an adverse effect on the local environment. - The provisions provide guidance and direction to promote growth via infill. This creates compact urban form which is a positive environmental effect as it is an efficient use of land and infrastructure. - Outdoor living area provisions are proposed to achieve high quality urban design outcomes for residents. - Water quality, public access and cultural values are respected and maintained through setbacks to waterways.		Environmental - Additional greenfield areas for upzoning are not proposed, therefore in order to achieve the housing demand, infill development is relied upon. - Urban sprawl may continue as additional residential greenfield land is not proposed. If additional land were upzoned to general residential there would be servicing constraints preventing development of the land as the lots would not be large enough to be self-sufficient.	
Economic - The densities have been rolled over, in the most part, from the current District Plan demand on existing infrastructure will largely be unchanged. Where higher densities are enabled in the MDR precinct the house size are purposefully smaller. - More home business activities can locate in the zone. - Minor residential units will enable people the opportunity of rental income.		Economic - There is unlikely to be an economic cost as the provisions are largely consistent with the previous plan. Demand on infrastructure may increase if infill development is undertaken, however no more than what is currently enabled by the plan. - An extensive variety of housing choice is not enabled and as market evidence suggested larger residential sites were sought after, and would encourage individuals to locate to the district for work. Not providing a Large Lot Residential Zone may reduce worker locating in Gore. - This option does not realise the potential for additional land to be zoned for residential development, providing large quality housing in the short term, in the form of a Large Lot Zone. - Some of the bulk and location standards and landscape permeable area standards may reduce the ability to fully maximise a site for development.	
Social - The ageing demographic of Gore is provided for. A variety of housing typologies are encouraged to an extent, although the plan is similar to what exists already, which is lacking in housing variety. - Community has certainty of expectations in a residential zone.		Social An extensive variety of housing choice is not enabled as there is no zone to bridge the gap between rural lifestyle and general residential. Stakeholder consultation to date has revealed that lots much larger than 400m² but smaller than a typical 1ha lifestyle block are sought after in the market.	
Cultural The provisions will integrate cultural values associated with water through stream setbacks and require Plan users to consider the potential and actual adverse effects on cultural values as a result of activities.		Cultural There is unlikely to be a cultural cost	
Efficiency			
The proposed provisions are an effective method of addressing some of the issues given they will provide increased environmental, economic, social and cultural benefits as outlined above. The provisions provide a robust roadmap for the management of existing residential land for infill development. The do not however introduce larger lots aimed at providing high amenity and is therefore not considered the most efficient option.			
Effectiveness			
The proposed provisions are an efficient method of addressing some of the issues and achieving some of the objectives. The community is provided with a General Residential Chapter which is not vastly dissimilar from the existing plan but provides greater direction in terms of infill development, anticipated amenity and character. The Medium Density Residential Zone enables a higher density of living, with provisions encouraging smaller, compact housing typologies. The provisions will meet best practice structure and content to be consistent with the requirements of Section 31 of the RMA. The provisions will give effect to the relevant higher order documents such as the National Planning Standards, NPS-UD and the Regional Policy Statement. This option does not realise the potential for additional land to be zoned for residential development, providing large quality housing in the short term, in the form of a Large Lot Zone. Overall, Option C therefore has potential to miss an opportunity to create a diverse housing stock and a variety of residential character by not providing for a Large Lot Residential zone. It Is not the most effective option for the Proposed District Plan.			
Risk of acting or not acting			

The current District Plan was notified in 1998 and made operative in 2006. As a district plan is required to be reviewed every 10 years, this is overdue. The Plan was developed prior to the Southland Regional Policy Statement, the NPS-UD, and the National Planning Standards. As such has not given effect to these higher order documents as required. The Plan provisions have been tested and determined to be feasible and to provide for good quality outcomes. The provisions address some resource management issues identified and the shortcomings identified with the ODP. They do not however realise the potential for additional land to be zoned for residential development, providing large quality housing in the short term, in the form of a Large Lot Zone.

The risk of acting is considered to be low. However, the risk of not acting is higher as the ODP has does not sufficiently provide for development opportunities.

9.2 Summary of Preferred Options

Summary

Overall, the preferred option is Option A – inclusion of three residential zones and a development area.

This option:

- Gives effect to higher order documents and achieves the purpose of the Act.
- Addresses the identified resource management issues by providing greater land zoned for residential activities to meet current and future demand. Provide for the social and economic wellbeing of the community by enabling a range of compatible activities within the zones, whilst ensuring amenity values and the quality of the environment is maintained.
- Provides greater direction and certainty for plan users and decision makers.
- Ensures development within the Development Area is undertaken in an integrated and co-ordinated manner to ensure good future outcomes.

Appendix 1. Feedback Summary

Table 16: Feedback Summary

Person / Organisation	Feedback summary	Response
House Movers Section of the New Zealand Heavy Haulage Association Inc	New rule for relocated dwellings in all zones where building activities are provided for; permitted subject to standards. Then RD activity for non-compliance	New activity rule for relocatable buildings included in Temporary Activities Chapter
Chris Penson	Support MDR chapter and density proposed	No changes required
Heritage New Zealand Pouhere Taonga	- Concern about effects on heritage values from intensification. Concerned with height of buildings, construction vibration of neighbouring sites - Recommends that appropriate standards are applied to sites adjoining a scheduled historic heritage item	- The proposed height limit and side yard requirements are consistent with the current Plan. - On review of other District Plans, this approach is not adopted and so is not considered a best practice approach.
Ministry of Education	- Supports Policy MRZ – P7 and P8, GRZ-P5 and P6, LLRZ-P5 - Seek in all rules and policies that educational facilities and healthcare facilities are specifically separate terms in all residential zones - Seek permitted activity rule for new education facilities in all residential zones	- Provisions will be amended to define educational facilities and healthcare facilities separately. - Education facilities can result in adverse effects, the existing discretionary activity status is appropriate. MoE also have course of action through notice of requirement provisions.
Waka Kotahi	- MRZ-O3; MRZ-O5; MRZ – P1; MRZ -P8 supported - Request reasoning for road setback requirement and if additional setback required adjoining State Highway - LLRZ-S6 – request State highways are excluded from this standard and provide a separate setback elsewhere.	- There are speed restrictions in areas where residential development adjoins SH, reducing need for acoustic mitigation and extended setback. - A matter of discretion is proposed in relation to reverse sensitivity to SH.
Department of Corrections	Seek to ensure the activities undertaken by Ara Poutama are captured in either the Residential Activity definition or Supported Residential Accommodation Activity definition	The definition of “Supported Residential care” will be updated to ensure it includes ‘supervision, assistance, care and/or wellbeing respite support on a 24 hour basis or less’
Fire and Emergency NZ	- Support the provision of emergency service facilities in the General Residential Zone and Medium Density Residential Zone, as an RD activity and the matters of discretion provided. - Seek permitted or RDA rule for Emergency Service Facility in LLR zone - GRZ-S2 servicing rule should apply to all zones	- LLR is an amenity zone so not suitable for emergency services facilities. Provision has been made in the GRZ and MDR zones. - Firefighting provision for non-serviced sites will be included in the GRZ and LLR.
Transpower	- Generally support LLRZ-O3 but seek to resolve the potential for the Objective to prevent the National Grid in a manner that is contrary to the NPSET. - Oppose Policy LLRZ-P7 on the basis that the Policy has the potential to prevent the upgrade and development of the National Grid in the Large Lot Residential Zone because the Policy includes a requirement to ‘avoid’.	The Infrastructure Chapter includes objectives and policies to specifically enable infrastructure and protect it from reverse sensitivity effects of other activities. No changes are necessary.
Clark Fortune McDonald & Associates	- Concerns with servicing capacity for MDR zone, especially stormwater - Amend wording to remove ambiguity in garage exemption for side yards (GRZ & MDR) - Allow for garage exemption in road boundary setback (GRZ & MDR) - What is the reasoning for Landscaped Permeable Area’ define ‘Landscaped’ (GRZ. MDR & LLRZ) - Landscaped Permeable Area and Building coverage should apply to net site area only - GRZ-S1 density and GRZ-S2 servicing, breach should be RDA or DA, not NCA - Re-zone northwest side of Waimea St from the Norton St intersection to the Croydon Lodge either residential or large lot residential - Question LLRZ in northwest Gore between existing urban edge and future general residential area - Rationalise zoning boundary of GRZ and GRUZ in East Gore in relation to stop banks	- The landscape permeability is to aid stormwater management along with the existing bylaw requiring attenuation on site. - Wording in setback exemption updated to remove ambiguity. - Road boundary setback has been reduced already. Exemption specifically not included to encourage good urban design outcomes. - Landscape permeability is to help stormwater and onsite amenity given density is increasing. - Building Coverage only applies to net site area, as does landscape permeable area. - Servicing standards and the NC activity status were included in the GRZ and LLRZ to strongly encourage applicants to connect to Council services. From further work it is clear the LLR zone will likely be a self-sufficient zone so this standard has been amended. Matter of discretions included in GRZ to include reasoning for not connecting to Council services. - Breaching density will continue to be a NC activity as the density sets the character of the area.

		- Given surrounding environment creating this isolated rural lot, and that access to roading and services are achievable upzoning is suitable. Nonetheless, the current servicing capacity needs to be upgraded and resolved through a subdivision application. - LLRZ has been chosen for the land between the existing urban edge and new GRZ development area due to the topography of the site and existing subdivision patterns. - The zone boundaries in East Gore have been amended to follow the protection afforded by the stop banks.
Fairlight Williams	- Encourage small accessible units for the elderly, and affordable housing - Allow additional commercial area in East Gore - Include guidelines for tiny houses, what is acceptable, for what time frames and what boxes need to be ticked (ie waste water etc) with practicality in mind - Maintain green spaces; encourage community gardens	Achieved with density of MDR zone and enabling minor units. Already existing use for commercial area in Gore and existing industrial land. Zoning the existing neighbourhood centre to permit commercial activities. GDC has a practice note for tiny houses, they are effectively treated as a residential unit and must meet the same standards under the District Plan. Green spaces are protected with reserve status and NOSP zone.
Gillian Cooper	Airbnb should be rated as commercial activities	The visitor accommodation standards have been amended to require VA activities to register with Council. This means Council has a clear record of operators and then can rate them should they so wish.
Charlton Motel	- Airbnb homes should be paying commercial rates and have water meters - More controls needed on noise, number of people, number of nights	As above. The number of people permitted is considered small scale and the number of nights appropriate to prevent the activity appearing commercial in nature.
Airbnb Ltd	- Support intention to allow VA as a permitted activity in most zones - Strongly disagree with the proposed 90 night-cap and discretionary matters around amenity value and parking	The 90 night standard shall remain as the visitor accommodation undertaken in a residential unit must maintain a sense of residential amenity and must not be commercial in nature. The matters of discretion have been amended so that they are more specific.
Alliance Group Ltd	- Amend GRZ-03 to recognise non-residential activity effects if GRZ zone neighbours industrial or commercial zone - As above with LLR-02	The zone interfaces are dealt with in the corresponding zone. The residential objectives and policies relate to activities in the residential zone.
Southland branch of Hospitality New Zealand	Need appropriate controls on short-term rental accommodation; not subject to same regulations as commercial operators which is unfair; should explore rate changes	The visitor accommodation standards have been amended to require VA activities to register with Council. This means Council has a clear record of operators and then can rate them should they so wish. The number of people permitted is considered small scale and the number of nights appropriate to prevent the activity appearing commercial in nature.
Robin and Irene McCall	Intend to subdivide block to 2-5 acres, will LLR allow this	Proposed zoning will allow this level of subdivision. Although the proposed minimum lot size is a minimum, resultant sites can be larger provided adequate future proofing is included for access.
Daniel Knowles	Concerned a LLR zoning will increase rates with no benefits	District plan changes do not directly affect the rates charged to a property. This is because rates are set on rating boundaries via the Long Term Plan. There may be an indirect effect on rates caused by changes to the District Plan zones as changes to the permitted activities can affect the market price of property which, in turn, can affect the rateable values.
Steve Smith	- Supports the LLR zone but does not want it to include Eversfield Rise subdivision - LLRZ-R3 too restrictive on existing commercial activities in LLR Zone - LLR-P7 too open to interpretation	It is recognised that the existing Eversfield Rise subdivision has a distinct character and properties still undertake some agricultural activities in order to maintain their sites. As such a precinct is proposed over this area which will include an increased minimum lot size and provision for grazing and hay making. Existing commercial activities operating under resource consents or existing use rights are permitted to continue. The character and qualities of the Large Lot Residential Zone are listed in Objective 2.
Donald Martin	- Doctors Road – concerns raised over servicing and historical pipes - Happy with zoning but highlights potential constraints with stormwater	Lot size has been increased to enable onsite services and capacity on site to deal with stormwater.
Gore Hospital / Gore Health Centre	Include 16 Hobson Street and 8 Birch Lane in Hospital Precinct	16 Hobson Street updated to be included in precinct, 8 Birch Lane is too removed, currently used as Drs house and so enabled in MDR zone.
Nurkhanim Orujova	- Need larger MDR Zone, extend MDR Zone to Pomona Street, Anzac Street and Kitchener Street 31 Oxford Steet - rezone from rural to gen res zone 30a Hamilton street - rationalise so entire site is Gen res not split zoned with rural	- The MDR Zone proposed is enabling a much higher density than the existing Res B zone. The character of the area has the potential to change quite drastically. It is proposed to extend the MDR zone to Kitchener Street so that it is bounded by road as a defensible edge. 31 Oxford Street rezoning to General Residential accepted. In line with stopbank and hazard mapping

		30A Hamilton Street zoning submission accepted as per above
Southern Horizons	North Gore land between State Highway and Waimea Street should be rezoned from General Rural to General Residential	Accepted given surrounding environment creating isolated rural lot and that access to roading and services are achievable upzoning is suitable. Nonetheless, the current servicing capacity needs to be upgraded which can be addressed through a subdivision application.
Richard & Isobel Agnew	Wish to maintain rural character of site and not be zoned residential	Site is currently Residential A and so General Residential is maintained in this zoning.
Kate Bratschi	Albion Street – rural paddocks should be GRZ	Soil is High Class 1 and therefore up-zoning not recommended.
Richard Dore + 17 properties	- Large Lot Residential - Eversfield Rise, Spittle Way & Willow Lane - oppose zoning - Seek to maintain rural character; poor servicing and roads; have animals to upkeep sites - Seek Rural Lifestyle zoning	It is recognised that the existing Eversfield Rise subdivision has a distinct character and properties still undertake some agricultural activities in order to maintain their sites. As such a precinct is proposed over this area which will include an increased minimum lot size and provision for grazing and hay making.
Grant & Lynnley Pope	Doctors Rd - servicing, location of pipes may prevent future development, review zoning choice	Zoning maintained however extended towards to Crawford Road.
Ian Maclean	Extend large lot residential zone to Crawford Road, Doctors Rd too steep	Extending to flat land up to Crawford Road until land fall away to the west. Additional 11.4 hectares.
Janine Smith	90A Ruia Street seek rural lifestyle zoning state not possible to subdivide further as house in middle of lot	The NPS-HCL has limited the capacity of land available for residential living outside of urban zones. The area of land is not subject to constraints such as flooding, historic mine sites or liquefaction.
Paul and Sarah Cross	90 Ruia Street seek rural lifestyle, no intention of subdividing	The NPS-HCL has limited the capacity of land available for residential living outside of urban zones. The area of land is not subject to constraints such as flooding, historic mine sites or liquefaction.
Gary Bishop	Support the proposed changes and seek 32 Reaby Rd (and likely the adjoining ones) to be classified as "Large Lot Residential"	Not supportable. Reaby Road is a defendable boundary for the exiting urban edge and the Rural Lifestyle zoning provides an appropriate buffer.
Feedback summary		
In general, the feedback for the MDR zone was positive. An extension to the MDR Zone and Hospital Precinct were sought. Additional General Residential land was proposed along with request to rationalise zoning boundaries. The Large Lot Residential Zone as a new zone was generally supported however its location in West Gore is not supported. This is mainly due to concerns over existing restrictions on further subdivision, rate increases, a change to the amenity or the area and potential restriction on existing activities occurring in the zone. Transpower seek amendments to ensure the protection of their asset in the LLR Zone. Minor clarifications were sought for activities and building standards to remove ambiguity including, relocatable buildings, education facilities, supported residential care, yard setback and exemptions and landscaped permeable areas. Concerns were raised for servicing provision and requiring services as a standard across all zones. Concerns were raised for the lack of protection of heritage buildings from neighbouring development. Mixed feedback was received on short term visitor accommodation, main themes included the rating of properties and restriction on days.		
Key changes in response to feedback		
Zoning changes are summarised below. The provisions in the Infrastructure Chapter are considered robust enough to protect Transpower assets and future growth. No changes are proposed to the zone specific chapters. A new activity rule for relocatable buildings is proposed in the Temporary Activities Chapter. In response to MoE, provisions will be amended to define educational facilities and healthcare facilities separately. New education facilities however can result in adverse effects, and so the existing Discretionary Activity status is appropriate. MoE also have course of action through notice of requirement provisions. In response to Waka Kotahi, a matter of discretion is proposed in relation to reverse sensitivity to SH. The definition of “Supported Residential care” will be updated to ensure it includes ‘supervision, assistance, care and/or wellbeing respite support on a 24 hour basis or less’. In relation to heritage, the proposed height limit and side yard requirements are consistent with the current Plan. Additional rules relating to sites adjoining heritage buildings are not considered best practice and the Historic Heritage Chapter further protects heritage settings. Breaching density will continue to be a NC activity as the density sets the character of the area. Firefighting provision for non-serviced sites will be included in the GRZ and LLRZ. Servicing standards and the NCA status were included in the GRZ and LLRZ to strongly encourage applicants to connect to Council services. From further work it is clear the LLR Zone will likely be a self-sufficient zone so this standard has been amended. Matter of discretions included in GRZ to include reasoning for not connecting to Council services. The visitor accommodation standards have been amended to require VA activities to register with Council. This means Council has a clear record of operators and then can rate them should they so wish. The number of people permitted is considered small scale and the number of nights appropriate to prevent the activity appearing commercial in nature. The matters of discretion have been amended so that they are more specific highlighting potential nuisance effects such as noise, traffic generation and waste management.		

Changes to Zone boundaries
• The MDR extended such that its southern boundary is along Kitchener Street rather than Crombie Street. Bounding the zone along a road creates a defensible edge. • The zone boundaries in East Gore have been amended to follow the protection afforded by the stop banks. The land zoned residential is afforded protection by the stopbank. • The northwest side of Waimea St from the Norton St intersection to the Croydon Lodge has been re-zoned Large Lot Residential. • The triangle of land bounded by Waimea Steet, Norton Street and the Waimea Highway has been re-zoned from General Rural to General Residential.

Appendix 2: Urban Design Assessment of Medium Density Residential Bulk and Location Standards

The standards proposed seek to enable an increased residential density in these areas whilst retaining amenity values.

The proposed provisions have been tested on sites in Gore which are deemed representative of a typical site. The standards have been adjusted so that they are fit for purpose for both development of vacant sites and infill development. Infill development is the development of underutilised areas of land which typically contain an existing dwelling.

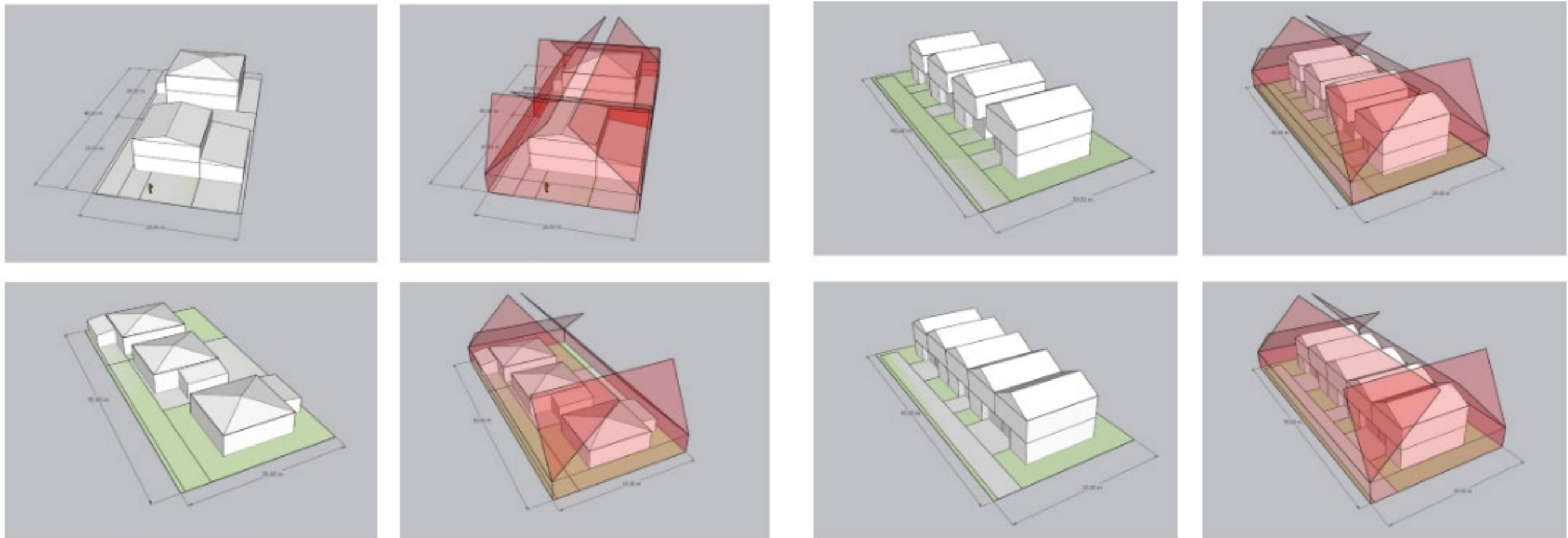
Vacant Sites

Test Site area: 812 m²

Dimensions: 20 x 40.6 m

Orientation: North facing

The test sites for developing a vacant lot allow for range of options for single and two storey units of various typologies, including standalone units, duplexes, and terrace housing. The sites could accommodate a density of 1-3 dwellings as a permitted activity compliant with all performance standards, with vehicle access and garaging or at grade parking. Further, the testing illustrated 4-5 units could be constructed on the larger sites, which would be achieved by obtaining a Restricted Discretionary Activity resource consent as a comprehensive residential development.



Infill Sites

Test Site:

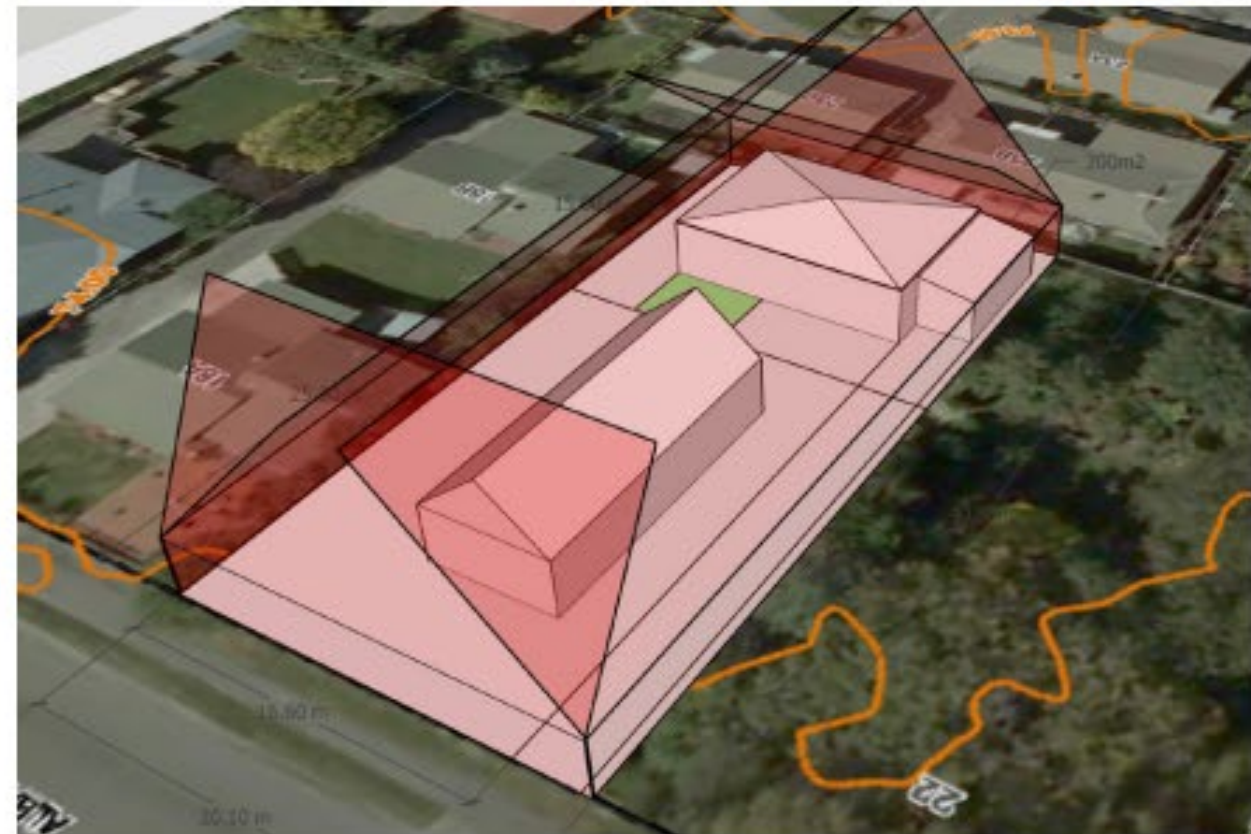
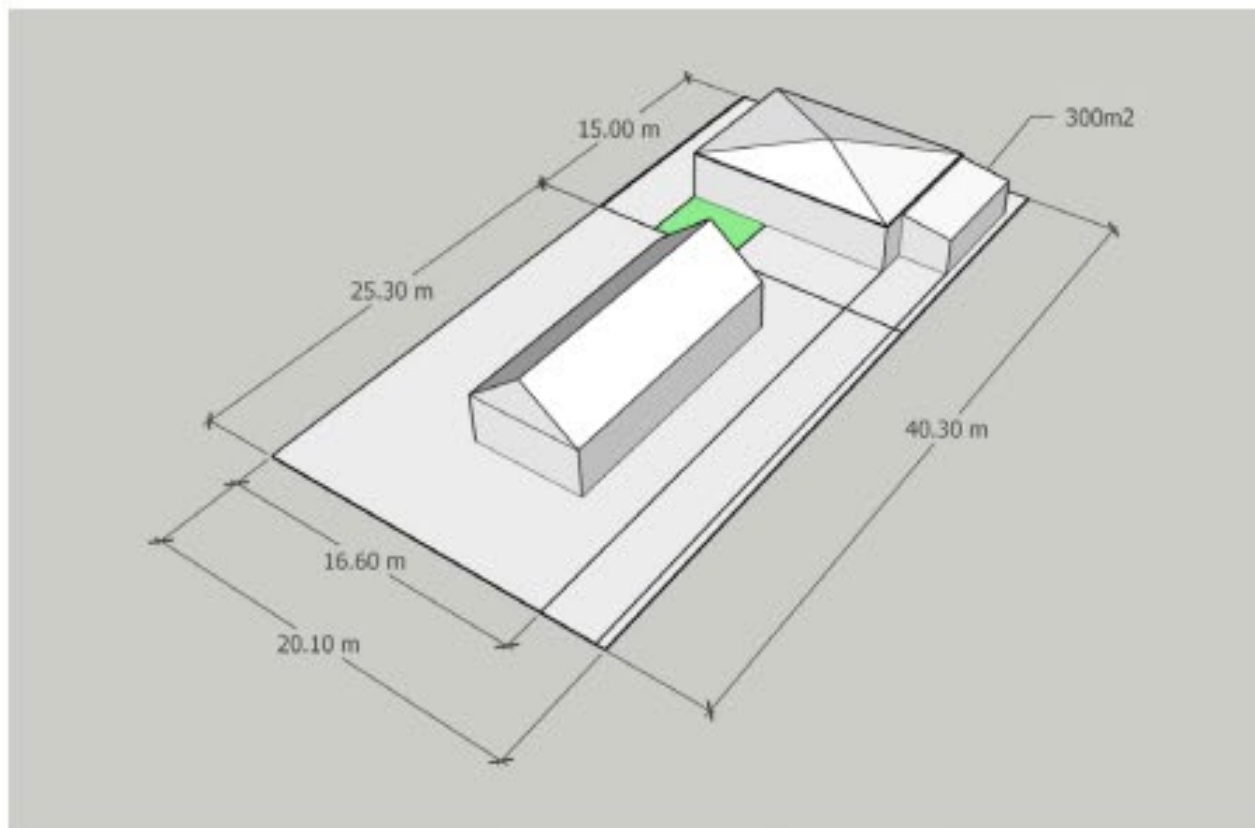
Site Area: 811 m²

20.1 width x 40.3m depth

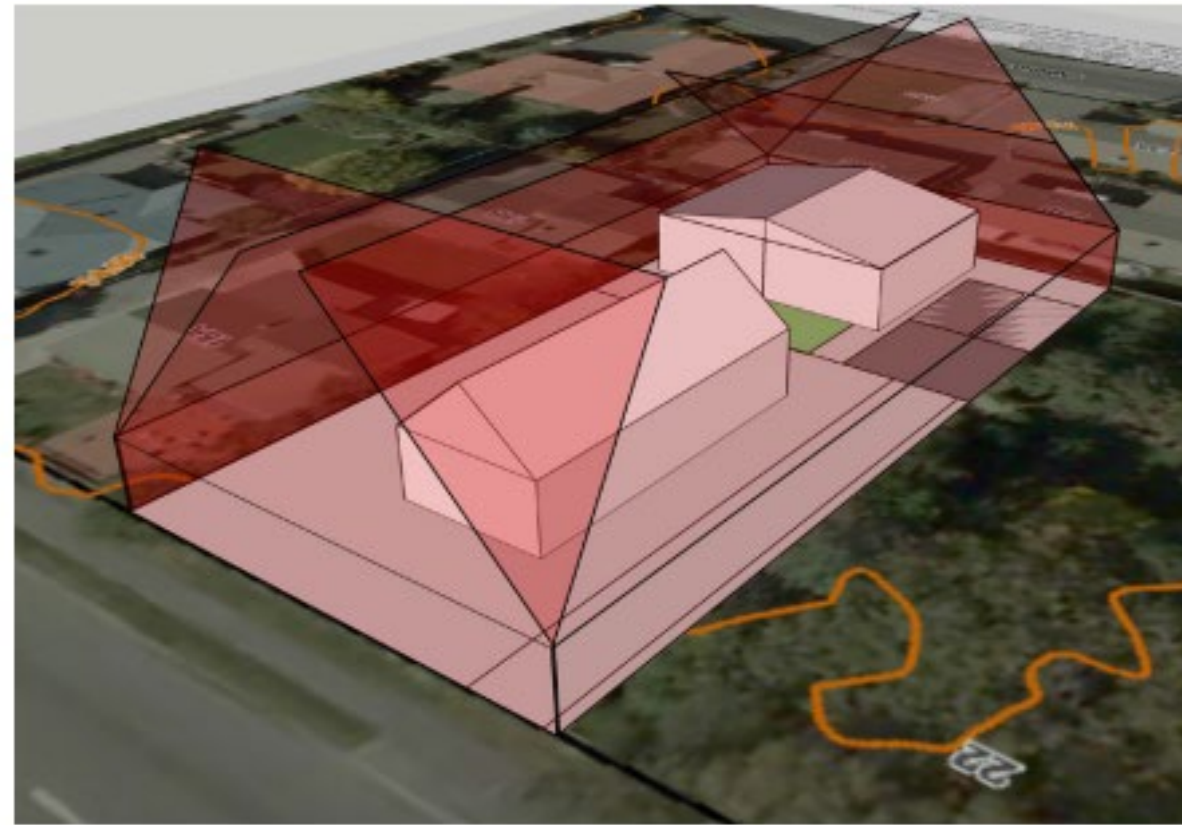
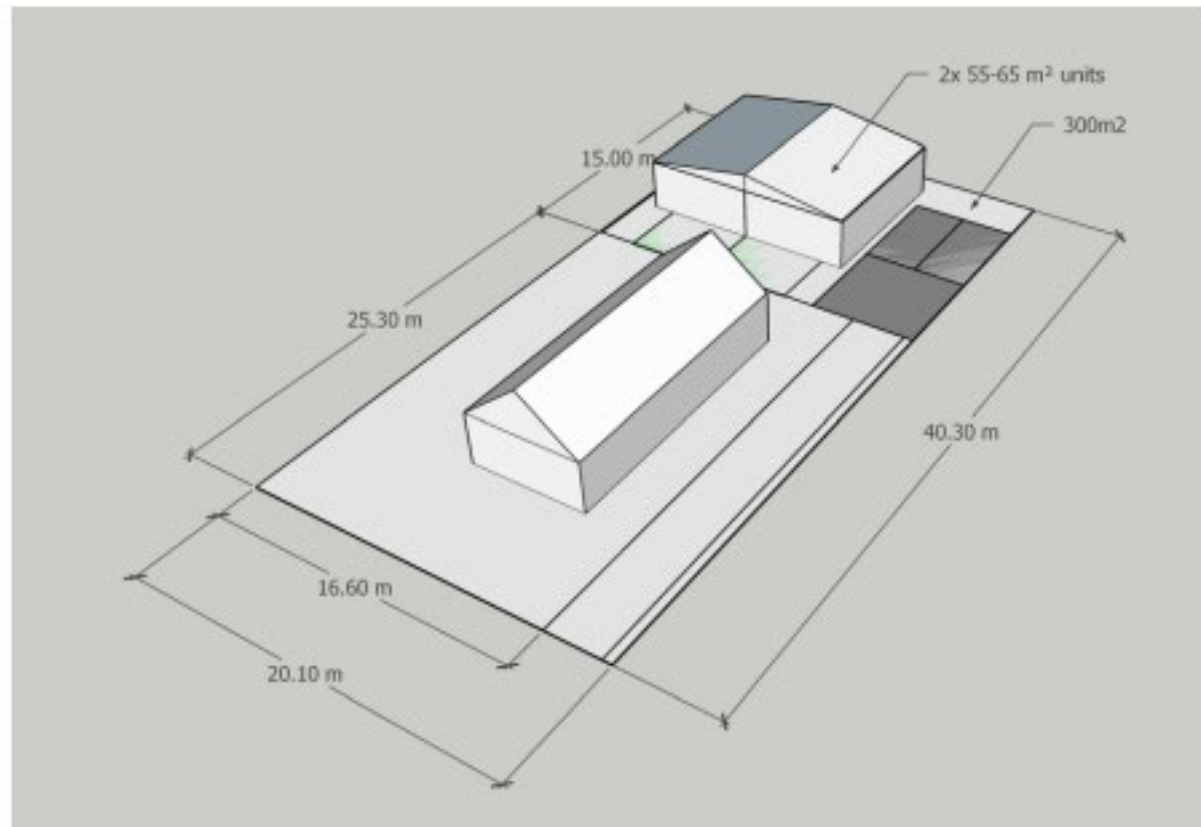
Subdivided to create 300m² rear lot.

Development options picture below show the existing dwelling on the lot setback approximately 4.5m from the road, as per the existing residential standards. Given the subdivision pattern in Gore, infill will likely always result in rear sites. The testing showed that if 300m² net site area can be accommodated to the rear of an existing dwelling, then the provisions would enable the following:

OPTION 1: 1 x single or two Storey 3-4 bedroom standalone dwelling; Building footprint approx. 130m² including garage.



OPTION 2: 2 x single storey 55-65 m² one/ two bedroom units.



OPTION 3: 2 x two storey 2-3 bedroom townhouse units.

