

Appendix A – Recommended Amendments to chapters

PROPOSED GORE DISTRICT PLAN

PART 1 – INTRODUCTION AND GENERAL PROVISIONS

INTRODUCTION

Purpose

Description of the district

HOW THE PLAN WORKS

Statutory context

General approach

- Plan Structure – relationship between chapters description update
- Rule numbering and shortcodes – clarification of use of notes
- Activity Status – clarification of rules and standards
- Removal of ‘Proposed Gore District’ from the Plan Structure overview.

Cross boundary matters

Relationships between spatial layers

Update new precincts and overlays and shortcodes – reflecting any mapping changes

- Overlays – delete Water Supply Treatment Facility Buffer Area
- McNab Rural Industry Precinct – rename Rural Industry Precinct (PREC13) - OR
Development Areas – reference McNab Development Area (on page 19)

INTERPRETATION

Definitions

- Relationship between definitions part of the Interpretation Section amendments
- Add definition of “prospecting”
- Amend “road controlling authority” definition to remove Waka Kotahi

- Amend ~~wellbeing~~ to well-being
- Amend capitalisation for helicopter landing area
- Add definition of “specified Māori land” as per the NPS-IB
- Delete definition of mana whenua cultural purpose

Abbreviations

- Delete LAE

Glossary

NATIONAL DIRECTION INSTRUMENTS

National policy statements and New Zealand Coastal Policy Statement

- Update to National Policy Statement amendment dates

National environmental standards

- Update to National Environmental Standards dates
- Update National Environmental Standard- Plantation Forestry to National Environment Standard- Commercial Forestry

Regulations

Water conservation orders

Statutory Acknowledgement and Mataitai

TANGATA WHENUA/MANA WHENUA

Mana whenua - MW

- Amend ~~wellbeing~~ to well-being

PART 2 – DISTRICT-WIDE MATTERS

STRATEGIC DIRECTION

Ngāi Tahu Cultural Values - NTCV

- Insert new chapter, **OR** under Historical and cultural values section

Urban form and development – UFD

- Amend ~~wellbeing~~ to well-being
- Update UFD provisions to reflect decisions
- Amendments to Ngāi Tahu Cultural Values-related provisions

ENERGY, INFRASTRUCTURE, AND TRANSPORT

Energy – ENRG

- Updated Note as shown in Appendix D
- Amendments to Ngāi Tahu Cultural Values-related provisions

Infrastructure - INFR

- Updated Note as shown in Appendix D
- Renumbering of Objectives
- Renaming of Rule INFR-S5
- Amendments to Ngāi Tahu Cultural Values-related provisions

Transport – TRANS

- Update Note as shown in Appendix D
- Amendments to Ngāi Tahu Cultural Values-related provisions

HAZARDS AND RISKS

Contaminated land - CL

- Update Note 1 as shown in Appendix D
- Amendments to Ngāi Tahu Cultural Values-related provisions

Hazardous substances - HAZS

- Update Note 1 as shown in Appendix D
- Amendments to Ngāi Tahu Cultural Values-related provisions

Natural hazards – NH

- Update Note 1 as shown in Appendix D

- Delete NH-R4, Matter of Discretion 5
- Amendments to Ngāi Tahu Cultural Values-related provisions

HISTORICAL AND CULTURAL VALUES

Historical heritage - HH

- Update Note 1 as shown in Appendix D
- Update heritage schedule and planning maps with removal of HH-65 and HH-40
- Update archaeological sites with removal of HH-A9, HH-A11, HH, A12, and HH-A17
- Include hyperlink to heritage records through HH-SCHED2 and archaeological record through HH-SCHED3
- Delete references to Earthworks Standards in HH-R4 and HH-R5
- Amendments to Ngāi Tahu Cultural Values-related provisions

Notable trees – TREE

- Update Note 1 as shown in Appendix D
- Include hyperlink to tree record through TREE-SCHED

~~Sites and areas of significance to Māori – SASM~~

NATURAL ENVIRONMENT VALUES

Ecosystems and indigenous biodiversity - ECO

- Amend ECO-P5 and ECO-R1 with 'Plantation' to 'Commercial'
- Amendments to Ngāi Tahu Cultural Values-related provisions

Natural features and landscapes - NFL

- Amend NFL-P1, NFL- R2 and NFL-R9 with 'Plantation' to 'Commercial'
- Delete reference to EW standards in NFL – R3

Natural character and landscapes - NATC

- Update Note 1 as shown in Appendix D
- Amendments to Ngāi Tahu Cultural Values-related provisions

Public access – PA

- Update Note 1 as shown in Appendix D
- Amendments to Ngāi Tahu Cultural Values-related provisions

SUBDIVISION

Subdivision - SUB

- Update Note 1 as shown in Appendix D
- Update SUB-S1
- Amendments to Ngāi Tahu Cultural Values-related provisions

GENERAL DISTRICT-WIDE MATTERS

Activities on the surface of water – ASW

- Amendments to Ngāi Tahu Cultural Values-related provisions

Earthworks – EW

- Amend EW-P5.5 ~~Regionally significant infrastructure~~ to critical infrastructure.
- Option A: EW-R1 to EW-R6 to be deleted, subsequent numbering needs to be updated
- EW-S4 to be deleted and the subsequent numbering updated, including references in rule conditions.
- Amendments to Ngāi Tahu Cultural Values-related provisions

Light - LIGHT

- Update Note 1 as shown in Appendix D
- Amend ~~wellbeing~~ to well-being

Noise – NOISE

- Amend NOISE-S1 to include a noise standard for the New Vale Precinct.
- Reference the McNab Rural Industry Precinct in NOISE-S1(2) & (7) and NOISE-S2(1)
- Amendments to update 'Plantation' to 'Commercial' and NES-PF to NES-CF
- Update Note 1 as shown in Appendix D

- Amend ~~wellbeing~~ to well-being

Signs – SIGN

- Update Note 1 as shown in Appendix D
- Amend ~~wellbeing~~ to well-being
- Amendments to Ngāi Tahu Cultural Values-related provisions

Temporary activities – TEMP

- Amendments to Ngāi Tahu Cultural Values-related provisions
- Update Note 1 as shown in Appendix D

PART 3 – AREA-SPECIFIC MATTERS

ZONES

Large lot residential zone – LLRZ

- Update Note 1 as shown in Appendix D
- Amend Education to Education~~al~~ Facilities
- Delete LLRZ-R11 and consequential renumbering
- Addition to LLRZ- S1 to include LLRZ-S1(3), LLRZ-S1(4) or LLRZ-S1(5): Non-Complying
- Servicing Standard
- Amend stream and river setback standard
- Amend ~~wellbeing~~ to well-being

Amendments to Ngāi Tahu Cultural Values-related provisions

General residential zone – GRZ

- Update Note 1 as shown in Appendix D
- Amend Education to Education~~al~~ Facilities
- Delete GRZ- R14 and consequential renumbering
- Servicing Standard
- Amend stream and river setback standard

- Amend ~~wellbeing~~ to well-being

Amendments to Ngāi Tahu Cultural Values-related provisions

Medium density residential zone – MRZ

- Update Note 1 as shown in Appendix D
- Amend Education to Education~~a~~al Facilities
- Amend stream and river setback standard
- Amend ~~wellbeing~~ to well-being

Amendments to Ngāi Tahu Cultural Values-related provisions

General rural zone - GRUZ

- Update Note 1 as shown in Appendix D
- Amend overview to refer to McNab Rural Industry Precinct ~~or~~ Development Area
- Amend Education to Education~~a~~al Facilities
- GRUZ-P3, GRUZ-P7, GRUZ-P14, GRUZ-P16, the numerical list format should be amended to 1. 2. 3. Etc.
- Policy numbering update: GRUZ-PREC14-P~~12~~12
- Delete GRUZ – R2 overlay area exclusions removed from left hand column, and references to earthworks standards (noting stream setback requirement now highlighted in rule) removed as per text in body of report
- Delete GRUZ – R3 overlay area exclusions removed from left hand column, and references to earthworks standards (noting stream setback requirement now highlighted in rule) removed as per text in body of report
- GRUZ-R4 – renumber references in right hand column to account for additional compliance standard (7):
 - GRUZ-R4(1) to GRUZ-R4(~~6~~7): Restricted Discretionary...
 - GRUZ-R4(~~7~~8): Restricted Discretionary....
 - GRUZ-R4(~~8~~9): Discretionary...
 - GRUZ-R4(~~9~~10): Restricted Discretionary...
 - GRUZ-R4(~~10~~11) - GRUZ-R4(~~12~~13): Restricted Discretionary

- GRUZ-R10 – renumber references in lefthand column to account for deleted compliance standard (2), and renumber non-compliance standard references as follows:
 - GRUZ-R10(1) ~~to~~& GRUZ-R10(~~32~~): Discretionary
 - GRUZ-R10(~~43~~): Restricted Discretionary
- GRUZ-R12 – renumber references in lefthand column to account for deleted compliance standard.
- GRUZ-S7 Amend stream and river setback standard
- Amend ~~wellbeing~~ to well-being
- Amendments to Ngāi Tahu Cultural Values-related provisions

Rural lifestyle zone – RLZ

- Update Note 1 as shown in Appendix D
- Amend Education to Educational Facilities
- Amendments to update 'Plantation' to 'Commercial' and NES-PF to NES-CF
- Amend stream and river setback standard
- Amendments to Ngāi Tahu Cultural Values-related provisions

Settlement zone - SETZ

- Update Note 1 as shown in Appendix D
- Amend Education to Educational Facilities
- Servicing Standard
- Amend stream and river setback standard
- Amendments to Ngāi Tahu Cultural Values-related provisions

Neighbourhood centre zone – NCZ

- Update Note 1 as shown in Appendix D
- Amend stream and river setback standard
- Amendments to Ngāi Tahu Cultural Values-related provisions

Local centre zone - LCZ

- Update Note 1 as shown in Appendix D
- Amend stream and river setback standard
- Amend LCZ-S1 to be consistent with TCZ-S1
- Amendments to Ngāi Tahu Cultural Values-related provisions

Mixed use zone – MUZ

- Update Note 1 as shown in Appendix D
- Rule numbering – MUZ-R15 Comprehensive Residential Development should be renumbered to MUZ-R17 and MUZ-R16 All Other Activities should be renumbered to MUZ-R18.
- Servicing Standard
- Amend stream and river setback standard
- Amendments to Ngāi Tahu Cultural Values-related provisions

Town centre zone -TCZ

- Update Note 1 as shown in Appendix D
- Amend stream and river setback standard
- Amendments to Ngāi Tahu Cultural Values-related provisions

Light industrial zone – LIZ

- Update Note 1 as shown in Appendix D
 - Amend stream and river setback standard
 - Amend ~~wellbeing~~ to well-being
- Amendments to Ngāi Tahu Cultural Values-related provisions

General industrial zone – GIZ

- Update Note 1 as shown in Appendix D
- Amend overview and purpose to include reference to McNab Development Area
- Amend stream and river setback standard
- Amendments to Ngāi Tahu Cultural Values-related provisions

Natural open space zone - NOSZ

- Update Note 1 as shown in Appendix D
- Amend Education to Education~~a~~l Facilities
- NOSZ-R5 - Agricultural, horticultural and pastoral activities recommended to be deleted from the Rule Activity Table. Consequential renumbering required to the rules and notes in NOSZ-R8 and NOSZ-R9.
- Amendments to Ngāi Tahu Cultural Values-related provisions

Sport and active recreation zone – SARZ

- Update Note 1 as shown in Appendix D
- Amend stream and river setback standard
- Amend ~~wellbeing~~ to well-being

Amendments to Ngāi Tahu Cultural Values-related provisions

Airport zone – AIRPZ

- Update Note 1 as shown in Appendix D
- Amend the Zone to grey on the maps to align with the National Planning Standards
- AIRPZ-R9 – Typo in righthand column when referencing rules number and typo in AIRPZ-R9, point (3) of compliance list contains additional text to be deleted:

AIRPZ-R~~89~~(1) or AIRPZ-R~~89~~ (2): Non-Complying

AIRPZ-R~~89~~ (3): Restricted Discretionary

3. ~~3.~~ Any new, relocated, or extended....

- Amend stream and river setback standard
- Amend ~~wellbeing~~ to well-being
- Amendments to Ngāi Tahu Cultural Values-related provisions

Māori purpose zone – MPZ

- Update Note 1 as shown in Appendix D
- Amend stream and river setback standard
- Amend servicing standard

- Amend ~~wellbeing~~ to well-being
- Amendments to Ngāi Tahu Cultural Values-related provisions

Camp Columba zone - CCZ

- Update Note 1 as shown in Appendix D
- Amend Education to Education~~al~~ Facilities
- Rule CCZ-R7 should refer to CCZ-S2 not CCZ-S3
- Amend the Zone to grey on the maps to align with the National Planning Standards
- Amend stream and river setback standard
- Amend ~~wellbeing~~ to well-being

Field days zone – FDZ

- Update Note 1 as shown in Appendix D
- Amend the Zone to grey on the maps to align with the National Planning Standards
- Amend FDZ-R1 to update 'Plantation' to 'Commercial'
- Amend stream and river setback standard
- Amend ~~wellbeing~~ to well-being
- Amendments to Ngāi Tahu Cultural Values-related provisions

DEVELOPMENT AREAS

- Update Note 1 as shown in Appendix D
- Split the content of the Development Area chapter as follows:
 - Development Areas - Overview and Purpose
 - Gore South Industrial Development Area - DEV1
 - Gore West Residential Development Area - DEV2
 - McNab Development Area – DEV3
- Amendments to Ngāi Tahu Cultural Values-related provisions

DESIGNATIONS

Chorus NZ Ltd – CNZ

- Inclusion of CNZ-5

Gore District Council - GDC

KiwiRail Holdings Ltd - KRH

Meteorological Service of New Zealand - MSNZ

Minister of Corrections - MCOR

Minister for Courts - MCOU

Minister of Education - MEDU

Minister of Police / NZ Police – MPOL

- Amend MPOL-2

New Zealand Transport Agency - NZTA

PowerNet (The Power Company Limited) - PWN

Transpower New Zealand Ltd - TPR

PART 4 – APPENDICES AND MAPS

APPENDICES

Appendix 1 - Transport Standard Construction Drawings - TRANS-APP

Appendix 2 - Height in Relation to Boundary - APP2

Appendix 3 - Streams and Rivers Order - APP3

~~Appendix 4 – Significant Natural Area Criteria – ECO APP~~

Appendix 5 - Landscape Values - NFL-APP

Appendix 6 - Natural Character Values of Rivers and Streams - NATC-APP

Appendix 7 – Hokonui Hills Vegetation Areas - ECO-APP

MAPS

- Update maps as shown in Appendix C

Map layers:

National Grid

- Transpower HV lines
- Transpower Structures
- Substations

Transport

- One Network Framework street categories
- Airfield Approach Vectors

Natural Hazards

- Flood Hazard
 - Stopbanks
 - Maitai River Floodway
 - Actual or potential inundation

- Liquefaction Risk

Historical Heritage

- Heritage items – amend and renumber to reflect schedule
 - Heritage Item
 - Former Mataura Falls Paper Mill Complex
 - Heritage item setting
- Archaeological sites – amend and renumber to reflect schedule
 - Whiskey Creek water race
 - Archaeological sites
 - Archaeological sites buffer

Notable Trees

- Individual Tree – amend and renumber to reflect schedule
- Group of Trees

Ecosystems and Indigenous Biodiversity

- Significant Natural Areas

Natural Features and Landscapes

- Hokonui Hills ONL – include Lower Sensitivity Area and Ridgelines
- Mataura Falls ONF

Activities on the Surface of Water

- Motorised watercraft speed exemption area

Noise

- Railway noise control overlay
- State highway noise control overlay - amend

Designations

Amend KRH-1

Amend MPOL-2

Add CNZ-5

Water Treatment Buffers

- ~~Water Supply Treatment Facility buffer Area~~
- Wastewater Treatment Facility Buffer Area

Development Areas

- Development Areas
- Outline Development Plan - West Gore
- Outline Development Plan - South Gore

Precincts

- Creamoata Precinct
- Hospital Precinct
- Local Centre
- Town Centre
- Large Format Retail Precinct
- Multi-Sports Precinct
- Mandeville Aviation and Rail Precinct
- McNab Rural Industry Precinct - amend
- Showground Precinct
- Historic Dairy Factory Precinct
- Eversfield Precinct
- Mataura Mill Precinct
- Hokonui Hills Rural Lifestyle Precinct
- New Vale Precinct

Pedestrian Frontage

District Plan Zones

- Large Lot Residential Zone – amend Waimea Road, Wentworth Street
- General Residential Zone – amend Waimea Road
- Medium Density Residential Zone
- General Rural Zone – amend McNab, Reaby Road, Mandeville, Waikaka, East Gore, Maitāhara
- Rural Lifestyle Zone – amend McNab, Maitāhara (north), Reaby Road, Wentworth Street, Mandeville, Waikaka, East Gore, Maitāhara
- Settlement Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- Light Industrial Zone – amend McNab, Maitāhara (north)
- General Industrial Zone
- Natural Open Space Zone
- Sport and Active Recreation Zone
- Airport Zone – amend colour
- Camp Columba Zone – amend colour
- Field Days Zone – amend colour
- Maori Purpose Zones – amend McNab

Information only layers

LINZ NZ Primary Parcels

Contaminated Land Site

Streams and Rivers

Roads

Hazards

- Old mines
- Past or Present Quarrying and Mining Activity

Public Access Areas

District Inundation Data

Reserves

Planning Overlays: Wastewater Treatment Facility Buffer Area

Planning Overlays: Area of Significant Vegetation and Habitats

Electricity lines

- Powernet HV lines

Archaeological Alert Layer

- Gore
- Croydon Bush
- Pukerau
- Mataura
- Waikaka
- Hokonui Hills

Council reticulated services

- Stormwater pipes
- Wastewater pipes
- Water pipes

Significant Indigenous Vegetation Areas (SIVA) and Indigenous Vegetation Areas (IVA)

Rail Corridor Vibration Alert Layer