

# PROPOSED GORE DISTRICT PLAN SECTION 32 REPORT

---

## INDUSTRIAL ZONES



### Table of Contents

|                                                                                               |           |
|-----------------------------------------------------------------------------------------------|-----------|
| <b>1. Executive Summary .....</b>                                                             | <b>3</b>  |
| <b>2. Overview and Purpose .....</b>                                                          | <b>5</b>  |
| <b>2.1 Introduction to the resource management issue(s) .....</b>                             | <b>5</b>  |
| <b>2.2 Purpose of the report.....</b>                                                         | <b>5</b>  |
| <b>3. Statutory and Policy Context .....</b>                                                  | <b>6</b>  |
| <b>3.1 Resource Management Act.....</b>                                                       | <b>6</b>  |
| <b>3.2 National Policy Statements.....</b>                                                    | <b>7</b>  |
| <b>3.3 National Environmental Standards.....</b>                                              | <b>9</b>  |
| <b>3.4 National Planning Standards.....</b>                                                   | <b>10</b> |
| <b>3.5 Regional Policy Statement .....</b>                                                    | <b>11</b> |
| <b>3.6 Regional Plans .....</b>                                                               | <b>12</b> |
| <b>3.7 Iwi Environmental Management Plan(s) .....</b>                                         | <b>13</b> |
| <b>3.8 Other Legislation and Policy Documents.....</b>                                        | <b>13</b> |
| <b>3.9 Other Local Policies, Strategies and Plans.....</b>                                    | <b>14</b> |
| <b>3.10 Climate Change.....</b>                                                               | <b>17</b> |
| <b>4. Resource Management Issue Analysis .....</b>                                            | <b>17</b> |
| <b>4.1 Background.....</b>                                                                    | <b>17</b> |
| <b>4.2 Operative Plan Approach .....</b>                                                      | <b>26</b> |
| <b>4.3 Effectiveness of Operative Plan .....</b>                                              | <b>28</b> |
| <b>4.4 Technical Reports and Research .....</b>                                               | <b>29</b> |
| <b>4.5 Analysis of Best Practice – how other Councils are addressing the same issue .....</b> | <b>35</b> |
| <b>4.6 Other Relevant Documents and feedback .....</b>                                        | <b>37</b> |
| <b>5. Scale and Significance .....</b>                                                        | <b>38</b> |
| <b>5.1 Scale and Significance Evaluation .....</b>                                            | <b>38</b> |
| <b>5.2 Evaluation Summary .....</b>                                                           | <b>39</b> |
| <b>6. Consultation .....</b>                                                                  | <b>39</b> |
| <b>6.1 Overview.....</b>                                                                      | <b>39</b> |
| <b>6.2 Targeted Community Engagement .....</b>                                                | <b>39</b> |
| <b>6.3 Full Community Engagement.....</b>                                                     | <b>40</b> |
| <b>7. Proposed Plan Provisions.....</b>                                                       | <b>41</b> |
| <b>7.1 Strategic Direction.....</b>                                                           | <b>41</b> |
| <b>7.2 Zone Structure and Locations .....</b>                                                 | <b>43</b> |

|     |                                                      |    |
|-----|------------------------------------------------------|----|
| 7.3 | Development Areas.....                               | 44 |
| 7.4 | Objectives, Policies, Rules and Standards .....      | 46 |
| 7.5 | Definitions .....                                    | 49 |
| 8.  | Evaluation of Objectives .....                       | 51 |
| 9.  | Evaluation of Options to Achieve the Objectives..... | 57 |
| 9.1 | Introduction.....                                    | 57 |
| 9.2 | Quantification of benefits and costs .....           | 57 |
| 9.3 | Evaluation of Options.....                           | 57 |
| 9.4 | Summary of Preferred Options.....                    | 65 |

## 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                  |
| Draft District Plan                                                                                     | DDP                  |
| Southland Regional Policy Statement                                                                     | RPS                  |
| National Planning Standards 2019                                                                        | PS                   |
| Southland Regional Policy Statement 2017                                                                | RPS                  |
| Regional Air Plan                                                                                       | RAP                  |
| National Policy Statements                                                                              | NPS                  |
| National Policy Statement for Urban Development                                                         | NPS-UD               |
| National Policy Statement for Highly Productive Land                                                    | NPS-HPL              |
| National Environmental Standards                                                                        | NES                  |
| National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health | NESCS                |
| National Environmental Standard for Air Quality                                                         | NESAQ                |
| Hazardous Activities and Industries List                                                                | HAIL                 |
| National Environmental Standard for Air Quality                                                         | NESAQ                |
| Hazardous Substances and New Organisms Act 1996                                                         | HSNO                 |
| Crime Prevention Through Environmental Design                                                           | CPTED                |
| Permitted Activity                                                                                      | PA                   |
| Controlled Activity                                                                                     | CA                   |
| Restricted Discretionary Activity                                                                       | RDA                  |
| Discretionary Activity                                                                                  | DA                   |
| Non-complying Activity                                                                                  | NCA                  |
| Hectares                                                                                                | Ha                   |
| Southland District Plan                                                                                 | SDP                  |
| Clutha District Plan                                                                                    | CDP                  |
| Proposed Selwyn District Plan                                                                           | PSDP                 |
| Proposed New Plymouth District Plan                                                                     | PNPDP                |

## 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 Act. The policies and methods of those proposals are 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 report relates to the evaluation of options for the Industrial Zones under the Gore District Plan. Objectives, policies, rules and standards for the Light Industrial and General Industrial Zones are located within Part 3 – Area Specific Matters, in the Industrial Zones Chapter, as required by the National Planning Standards.

Industrial Zones enable business activities which provide employment opportunities and actively contribute to the local economy. Providing sufficient industrial 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). The NPS-UD 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 industrial zones against the Operative District Plan (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 provide greater clarity and direction for plan users and decision makers. The provisions and additional industrial zoned land will ensure high quality environmental, economic, social and cultural outcomes for people and the community.

The Light Industrial Zone and General Industrial Zone Chapters will assist the Council to fulfil its statutory functions and responsibilities, as required by the Act, through the following proposed objectives, policies and rules:

- Objectives which seek to provide for two different industrial zones (Light Industrial and General Industrial) to meet the economic, cultural and social needs of the district. Activities must not compromise the vitality, vibrancy and character of the commercial zones and ensure an appropriate level of amenity values are maintained both within the zone and at the zone interface.
- Policies which:
  - provide direction on the types of activities which should be enabled, managed or avoided within the zone;
  - direct the level of amenity anticipated within the zone;
  - require adverse effects to be managed to reduce ensure cross boundary effects with other zones such as residential and rural where there is a higher level of sensitive activities.

- In keeping with the purpose of the Industrial Zones the rules provide industrial activities with other compatible activities of activities including:
  - Light Industrial Activity
  - Industrial Activity (within the General Industrial Zone or Creamoata Precinct only)
  - Trade and Industrial Training Facility
  - Emergency Service Facility
  - Service Station
  - Retail Activity (where ancillary to a permitted activity and subject to a floor limit, or take away food premises, in the Light Industrial yard based retail is also permitted and large format retail is permitted in the Large Format Retail precinct)
  - Office activity (ancillary to a permitted activity and subject to a floor limit)
  - Residential activity (for a caretaker / security role only)
  - Use of reserve land
- Standards are provided to manage built form such as height, setbacks from boundaries to sites within residential or rural zones, height in relation to boundary, setbacks roads and streams, landscaping, screening of outdoor storage areas and permeable surfaces.

Currently, the ODP contains an Industrial Zone within Chapter 3 – Land Use Activities – A Framework and Chapter 4 – Land Use Activities - Rules. Key changes from the ODP include the following:

- Specific objectives and policies to explain the purpose of the Industrial Zones to provide greater clarity and certainty to plan users and decision makers. These objectives and policies replace the more generic objectives and policies in the ODP which relate to adverse effects on amenity values at a higher level.
- The rules provide for a range of activities consistent with the National Planning Standards (PS) description for the Industrial Zones and enable a wider range of compatible activities compared to the ODP, which allows for any commercial or industrial activities alongside a wide range of other activities but not residential activities.
- The proposed standards are wider reaching than the ODP to ensure development maintains a level of amenity value consistent with the purpose and function of the zone. The standards also take account of the range of activities undertaken in the zone and the anticipated character of the zone.

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”<sup>1</sup> 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 ODP provisions are no longer fit for purpose in relation to giving effect to higher order documents and addressing the issues facing the district.

The purpose of the Light and General Industrial Zones is to provide zones where industrial activities and compatible activities are enabled and managed. The zones also reflect existing land uses and patterns of development and provide opportunities for growth to meet current and future demand, to support the economic and social needs of the community.

The provisions seek to address and manage the following issues:

1. Insufficient supply of industrial land to meet demand and provide for a range of industrial land uses.
2. Providing for growth to support compact townships whilst recognising and responding to development constraints.
3. Potential for cross boundary adverse effects from industrial activities.
4. Potential for reverse sensitivity effects and loss of industrial zoned land from incompatible activities.
5. Providing for existing and future activities which have local significance or meet the current and future demands of the community, but are not necessarily consistent with the anticipated zone outcomes.

### 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 a Light Industrial Zone and General Industrial Zone which are consistent with the requirements of the National Planning Standards. Both Zone chapters contain objectives, policies, rules and standards to enable industrial activities, compatible activities and manage any associated adverse effects.

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 provisions seek to address, research undertaken, and an evaluation of the provisions relating to the Industrial Zone within the ODP.

---

<sup>1</sup> The Property Group, Gore District Plan Review Economic and Population Growth Analysis 2021,

An assessment of the scale and significance of the provisions will inform the level of detail included in this report.

### 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.

The Section 6 matters of relevance 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.*

The section 7 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 31 sets out the functions of territorial authorities to give effect to the Act which include the following relevant matters:

- (a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*
  - (aa) the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:*
- (b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*
  - (i) the avoidance or mitigation of natural hazards; and*
  - (iia) the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land:*

- (iii) *the maintenance of indigenous biological diversity:*
- (d) *the control of the emission of noise and the mitigation of the effects of noise:*
- (e) *the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes:*
- (f) *any other functions specified in this Act.*

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 the Hokonui Runanga, have partnered with the Council in the preparation of the PDP.

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 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 Evaluation Report includes details and a brief assessment of all National Policy Statements (NPS). The National Policy Statement on Urban Development (NPS-UD) and National Policy Statement on Highly Productive Land (NPS-HPL) are the relevant NPS in respect of industrial zone provisions.

### ***National Policy Statement on Urban Development (NPS-UD)***

The National Policy Statement on Urban Development (NPS-UD) has particular relevance to the matter of industrial zones.

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 Mataura 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.

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

Objective 4 seeks 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 provide for different business sectors 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 improve amenity values appreciated by others, 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 zone locations provide for well-functioning urban environments whilst maintaining a compact urban form. The new industrial zones provide for the level of growth which 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. The provisions will also ensure that the level of amenity achieved within the zone is reflective of the functional needs and anticipated land uses but that cross-boundary effects where adjoining zones have an anticipated higher amenity value are managed.

#### **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 growth area identified for industrial zoning in south Gore because under the ODP, the land is zoned Rural and contains highly productive soils. In Gore South the proposed new industrial zone area contains LUC Class 3 soils with a small area of LUC Class 1 soils. The Rural Industry Precinct in south Mātaura does provide for larger footprint rural industry activities and whilst the land is proposed to be zoned General Rural under the PDP the provisions which enable rural industry could impact productive land capability. An assessment of the NPS-

HPL in relation to the General Rural Zone and Rural Industry Precinct is included in the Section 32 Rural Zones Evaluation Report.

Under clause 3.6(4) Territorial Authorities which are not Tier 1 or 2 (Gore is a Tier 3 Council) may allow rezoning of highly productive land only if:

- (a) *the urban zoning is required to provide sufficient development capacity to meet expected demand for housing or business land in the district; and*
- (b) *there are no other reasonably practicable and feasible options for providing the required development capacity; and*
- (c) *the environmental, social, cultural and economic benefits of rezoning outweigh the environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.*

The 'Ready for Tomorrow' Spatial Plan<sup>2</sup> identified that 777 hectares (ha) of land was required to provide for business growth. The Spatial Plan identified areas recommended for rezoning to industrial, subject to further considerations. Subsequent reviews<sup>3</sup> of the Spatial Plan recommended a reduced area of land to accommodate growth and considered alternative locations. These reports explain the process undertaken to assess the constraints, advantages and disadvantages of each option for rezoning 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. If business looks to establish outside of the district, this is at the detriment of the existing community and economy, which would benefit from business growth.

The proposed industrial zones in south Gore are situated on predominantly class 3 soils (with a small area of Class 1 soils). This area was not identified within the Spatial Plan, however, all reasonable options have been considered as alternatives (refer to section 4.1 of this report, which provides a more detailed assessment of the options considered. Refer also to the Overview and Urban Form and Development Section 32 Evaluation report which provides a high level overview of constraints and opportunities for land considered for industrial zoning).

Overall, it was concluded that due to a wide range of constraint factors, the benefits from the proposed area identified for industrial growth zoning in Gore South outweigh the potential loss of highly productive land for land-based primary production purposes.

### **3.3 National Environmental Standards**

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

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS) has some relevance to the industrial zone as there is a greater likelihood that sites within an Industrial Zone will be or become part of Environment Southland's Hazardous Activities and

---

<sup>2</sup> [Spatial Plan - Ready for Tomorrow - Gore District Council \(goredc.govt.nz\)](https://www.goredc.govt.nz/spatial-plan-ready-for-tomorrow) section 3.3.2

<sup>3</sup> Gore District plan Review: Economic and Population Growth Analysis, October 2021 and Gore District Plan Review: Planning for Growth, June 2022

Industries List (HAIL) due to the nature of the activities enabled within the zone. The NESCS is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed. Future development within existing and proposed Industrial zones will need to consider the NESCS as part of their development.

### 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 PS provides for three Industrial Zones – light, general and heavy which are described as follows:

|                         |                                                                                                                                                                                                                                                                          |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Light Industrial zone   | Areas used predominantly for a range of industrial activities, and associated activities with adverse effects (such as noise, odour, dust, fumes and smoke) that are reasonable to residential activities sensitive to these effects.                                    |
| General Industrial zone | Areas used predominantly for a range of industrial activities. The zone may also be used for activities that are compatible with the adverse effects generated from industrial activities.                                                                               |
| Heavy Industrial zone   | Areas used predominantly for industrial activities that generate potentially significant adverse effects. The zone may also be used for associated activities that are compatible with the potentially significant adverse effects generated from industrial activities. |

Under the PDP a Light Industrial Zone and General Industrial Zone is proposed.

The Light Industrial Zone has a unique identifier – LIZ

The General Industrial Zone has a unique identifier – GIZ

The PS directs that both zones sit within Part 3 – Area Specific Matters – Zones, within the District Plan.

A definition of ‘*industrial activity*’ is also provided within the PS:

**Industrial activity** “means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.”

The PDP contains a Development Area Chapter which relates to the industrial zone in south Gore. The PS requires that where development areas are used the development areas have a separate chapter in Part 3 – Area Specific Matters. Development areas must be identified with the ‘DEV’ followed by the relevant number. In the relation to the Gore South Development Area the identifier is DEV1.

### 3.5 Regional Policy Statement

The Southland Regional Policy Statement 2017 (RPS) 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 contains a chapter on urban matters – Chapter 17: Urban – which identifies the following issues for urban areas:

- The use and development of urban areas which are critical to the social, economic and cultural wellbeing of Southland in a manner which recognises high quality urban design, amenity and efficient transport networks without adversely impacting on soil, indigenous biodiversity, cultural values or water quality.
- Population change and patterns of urban development have caused some urban areas to experience population decline which can result in high costs to maintain infrastructure that is underutilised, and a decline in amenity values.

The RPS includes 'Objective URB.1 – Urban Development' which seeks to ensure that *"urban (including industrial) development occurs in an integrated, sustainable and well-planned manner which provides for positive environmental, social, economic and cultural outcomes."*

There are then 6 policies which give effect to the Objective and provide for a range of land use activities in urban areas provided adverse effects are avoided, remedied or mitigated, and high quality urban design principles are encouraged. Both intensification and redevelopment within existing urban environments is encouraged along with providing for housing choice within urban areas.

There are listed methods providing direction to local authorities for their district plans in respect of their urban environments. There are also methods listed which encourage local authorities to develop, where appropriate, urban planning mechanisms such spatial planning tools for rezoning of urban uses. 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 PDP Industrial Zones and provisions give effect to the relevant RPS objectives and policies by maintaining a compact urban form and seeking to manage and maintain amenity values.

The RPS contains provisions relating to the management of Natural Hazards. The majority of the Mātaura urban environment and a large portion of the Gore urban environment, including the locations of existing and proposed Industrial Zones are 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, and avoidance is impossible or impractical.

A robust assessment of the locations identified for industrial zoning to provide for growth is provided within section 4.1. This concludes that there is no reasonable alternative or that avoidance is impractical given the extent of the flood area within the district. The effects and risks of flood hazard will instead be managed through the PDP Natural Hazard Chapter provisions which are assessed in the Natural Hazard Section 32 Evaluation report.

### **3.6 Regional Plans**

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

- Regional Air Plan 2016
- Regional 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 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 Industrial Zones are typically reticulated, although in south Gore due to a lack of reticulated capacity it is possible that new industrial development may establish with onsite servicing in which case the Regional Plans listed above will have relevance.

#### ***Regional Air Plan***

The purpose of the Regional Air Plan (RAP) is to manage the discharge of contaminants to air including those from industrial and trade premises. The Regional Air Plan was formally adopted by Council on 5 October 2016, the Plan contains two stages. Stage 1 includes an updated rule framework relating to new objectives, policies and rules for domestic home heating, outdoor burning, application of agrichemicals and fertilisers and fire training. Stage 2 encompasses the remaining framework from the Regional Air Quality Plan for Southland (1999) and will be subject to review in the future (it is unclear when at this stage). Each stage of the Plan contains objectives, policies and rules.

The objectives seek compliance with the National Environmental Standard for Air Quality (NESAQ) through improving ambient air quality, maintaining air quality in parts of the region which already have good quality air and enhance air quality in areas where the quality is poor or degraded. There is also a specific objective relative to the airshed in Gore which is focused on working towards compliance with NESAQ.

Chapter 5 of Stage 2 relates to the discharge of contaminants into air from industrial or trade premises and contains issues, objectives, policies and rules. However, there are also a number of objectives and policies which are considered relevant in Stage 1 of the Plan - Policies 3.9 (odour), 3.10 (particulate and dust), 3.11 (hazardous air pollutants) and 3.12 (general adverse effects on the environment). The rule framework provides for discharges from a range of industrial activities,

including (but not limited to) chemical processes, animal or plant matter processes, mineral extraction, metallurgical processes, carbonising or gasification processes, processing associated with hydrocarbons and industrial wood pulp, fibreboard or particle board processes, composting and refuse disposal facilities, as a Discretionary Activity.

### 3.7 Iwi Environmental Management Plan(s)

‘Te Tangi a Tauria – The Cry of the People’ the Ngāi 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
- Provide 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.

### 3.8 Other Legislation and Policy Documents

The following legislations / regulations are considered relevant to this topic:

- Hazardous Substances and New Organisms Act 1996
- Health and Safety at Work Act 2015
- Building Act 2004

#### ***Hazardous Substances and New Organisms Act 1996 (HSNO Act)<sup>4</sup>***

The purpose of the HSNO Act is to protect the environment, and the health and safety of people and communities, by preventing or managing the adverse effects of hazardous substances and new organisms. It is driven by two key principles:

- (a) the safeguarding of the life-supporting capacity of air, water, soil, and ecosystems:*
- (b) the maintenance and enhancement of the capacity of people and communities to provide for their own economic, social, and cultural well-being and for the reasonably foreseeable needs of future generations.*

Activities anticipated within the Industrial Zones include those that involve hazardous substances and to which the HSNO Act will apply. Previously, territorial authorities also had a function under the RMA to control any actual or potential effects of the use, development, or protection of land,

---

<sup>4</sup> [Hazardous Substances and New Organisms Act 1996 No 30 \(as at 01 November 2022\), Public Act Contents – New Zealand Legislation](#)

including for the purposes of “the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances”. However, this specific function has been removed through amendments to the RMA. Therefore, the HSNO Act, not the RM manages the adverse effects associated with hazardous substances. Nonetheless, at a broader level, the District Plan manages where activities are located, taking into account the range of effects they may generate, how these relate to the surrounding environment and the sensitivity of some land uses to these activities.

#### **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<sup>5</sup>***

In January 2020, the Council released a strategic planning document *Ready for Tomorrow – A Spatial Plan for the Gore District*. The Council sought 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. It includes a cumulation of various Council initiatives in recent years, in particular the 2018 program Ready for Growth. 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.

The Plan identified that (in 2018) there was an estimated 81ha of vacant residential, commercial and industrial land in Gore, with the majority (70ha) zoned Residential A. 11% of land zoned industrial was vacant in 2018. It is likely this percentage has since decreased. The lack of vacant commercial or industrial land limits the capacity to accommodate growth and meet the demands of new business or expansion of existing businesses.

The Plan also identifies a decline in manufacturing and associated industrial and commercial activities in Mataura with a total of 22% (15.76ha) of industrial zoned land vacant.

The Plan identified opportunities for industrial growth in the following locations:

---

<sup>5</sup> [Spatial Plan - Ready for Tomorrow - Gore District Council \(goredc.govt.nz\)](https://goredc.govt.nz/spatial-plan-ready-for-tomorrow)

- East Gore, at the junction of SH1 & SH90 (opposite Mataura Valley Milk) – 209ha.
- South-east of Gore close to the oxidation ponds, Gore – area 1 128ha, area 2 116ha.
- Land on the corner of SH1 and Racecourse Road, Gore – 15ha.
- South Mataura at the junction of SH1 & SH96 – 205ha. A further long term expansion option proposed an additional 104ha along SH1 to connect with the former Solid Energy site at Craig Road.
- South Waikaka to the west of Waikaka Road.

The Plan acknowledges that some of the identified growth areas are subject to constraints such as significant flooding, old mines, liquefaction and productive soils.

It should also be noted that in Mataura township the ODP only provides two zones, Residential and Industrial. As such, land identified as vacant industrial land in the Plan may be more suitable for commercial activities than industrial, for example along Bridge Street. The location of commercial zoning has been assessed in the Section 32 Commercial Zones Evaluation Report.

The areas identified in the Spatial Plan for future industrial zone were assessed during the Plan review process for their appropriateness for industrial zoning (refer to section 4.1 for all areas except Waikaka) of this report.

In relation to Waikaka, there was not considered to be an identified high demand for industrial activities and zoning in the area. Industrial zoning in this area was considered contrary to both RPS and the PDP strategic direction for maintaining compact urban form. Any existing industrial activities which have resource consent would be able to continue operating on this basis and those without resource consent may benefit from existing use rights. Within Waikaka land has been zoned Settlement and the Settlement Zone provisions provide for (as a restricted discretionary activity) light industrial activities. The Settlement Zone provisions are assessed in the Section 32 Rural Zones Evaluation Report.

### ***Gore District Streetscape Strategy<sup>6</sup>***

The purpose of the Gore District Streetscape Strategy is to identify, assess and provide for the needs of all users within Gore and Mataura, acknowledging the differences between residential, commercial and industrial areas and the different functions of streets in these areas. Although streets provide a route along which to travel by foot, cycle or vehicle, the appearance of streets also contributes to the character of the town. The vision to be achieved through implementation of the strategy is as follows:

1. *Provide and maintain an efficient road network appropriate to the level of use that will ensure the safe and orderly passage of all road users, including vehicles, cyclists and pedestrians*
2. *Encourage pleasant, cyclable and walkable town centres and neighbourhoods which provide a high amenity for those who use, work and live in them.*

---

<sup>6</sup> [Microsoft Word - Adopted Council Streetscape Strategy 2012.docx \(goredc.govt.nz\)](#)

The strategy includes specific guidance for the industrial areas to acknowledge that highest priority is given to industrial activities and the servicing of them. Separate consideration is given to Gore and Mataura.

Policy 6 relates to Gore and Policy 9 relates to Mataura, both policies state that within the industrial/mixed use areas of Gore and the industrial areas of Mataura, the Council will:

- (a) *At the time of subdivision or redevelopment, require provision of landscaping to enhance the visual appearance of a site where properties adjoin arterial roads and residential areas.*
- (b) *Encourage land owners to undertake work on their land to improve the appearance of the streetscape in that locality.*
- (c) *Assess options for enhancing the appearance of legal roadways and in consultation with adjoining property owners undertake works, with priority given to arterial roads.*

### ***Subdivision and Land development bylaw<sup>7</sup>***

The Subdivision and Land Development Bylaw 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 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.

### **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*

---

<sup>7</sup> [Subdivision and Land Development Bylaw 2019.pdf \(goredc.govt.nz\)](#)

*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. A compact urban form with most activities located around good transport connections and that takes account of the changing nature of natural hazards will help achieve these requirements.

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.

The effects of climate change have been given regard to in considering the growth areas for industrial zoning which seek to maintain a compact urban form. Locating industrial zones close to existing towns and arterial road networks will assist in reducing greenhouse gas emissions from transport demand.

## **4. Resource Management Issue Analysis**

### **4.1 Background**

Section 2.1 of this report identifies five resource management issues which the PDP provisions address:

1. *Insufficient supply of industrial land to meet demand and provide for a range of industrial land uses.*
2. *Providing for growth to support compact townships whilst recognising and responding to development constraints.*
3. *Potential for cross boundary adverse effects from industrial activities.*
4. *Potential for reverse sensitivity effects and loss of industrial zoned land from incompatible activities.*

5. *Providing for existing and future activities which have local significance or meet the current and future demands of the community but are not necessarily consistent with the anticipated zone outcomes.*

**Issue 1 - Insufficient supply of industrial land to meet demand and provide for a range of industrial land uses.**

Without sufficient industrial zoned land business may be less inclined to choose Gore district as a location to establish. This could have a resultant negative effect on population growth and the local economy. Council has a goal of encouraging a higher rate of population growth based on attracting new industries and businesses. Industrial growth is likely to remain focused on agricultural and primary production activities. Therefore, supply of land to provide for activities such as dairy and meat processing operations, manufacturing and agricultural machinery sales and repair activities will support and grow the local economy.

The Urban Form and Development Chapter includes an objective relating to land for industrial activities:

- UFD-09      There is sufficient land for industrial activities in the short, medium, and long term in appropriate locations, including:*
- 1. along key transport routes to ensure efficient transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads; and/or*
  - 2. areas that are separated from sensitive activities through distance and/or conflict between incompatible activities is minimised.*

To give effect to this objective and provide for the social, economic and cultural needs of the community a new industrial growth area is identified and zoned south of Gore. A development area overlay is proposed to manage development in these areas. A mix of Light Industrial and General Industrial zoning is proposed, with provisions providing for a range of industrial activities and compatible activities within these areas to meet demand and provide for economic growth.

To further provide for larger scale activities, to support agricultural and primary production activities, a Rural Industry Precinct (PREC13) is proposed for land south of Maitua. This land area was identified within the 2018 'Ready for Tomorrow' Spatial Plan as an option for industrial growth. Due to significant land stability constraints from historic mines, it is unsuitable for an industrial zone but could accommodate larger scale activities which could utilise ponds and land instability areas for buffers and green infrastructure. Further assessment of the Rural Industry Precinct is provided within the Rural Zones Section 32 Evaluation Report.

**Background**

An audit of existing industrial zoned land was undertaken to ascertain whether an industrial zone would best provide for existing and future activities. Whilst generally the areas zoned Industrial in the ODP are retained some changes are proposed as follows:

- The Goodwin Quarry site will be zoned rural as the rural zone provisions provide for quarrying as a primary production activity.
- The Industrial zoning around Bridge Street, River Street and Carlyle Street in Maitua has been amended to a Local Centre Zone and Mixed Use Zone as these better reflect the existing pattern of land use and future appropriate uses to support the community.

- The Gore Aerodrome contains a small area of industrial zoned land, however, the entire airport and airstrip is now zoned Airport Zone which is a more bespoke zone to provide for the specific requirements of the Airport.
- The Industrial zones around Rata Street, east of Hokonui Drive (around Ordsal Street) and in East Gore in Gore are to be zoned Mixed Use as this better reflects the existing pattern of land use and will provide for more appropriate activities which are compatible with the adjoining residential zone to the east.
- The land on the southern side of the Highway associated with the historic pipe works in Pukerau will be zoned Settlement to better reflect the existing pattern of land use and prevent future inappropriate industrial activities from establishing and adversely affecting amenity values. *(Note: The land to the north of the Highway where the historic pipework building is located is proposed to be zoned General Industrial in the PDP)*

Four different options were explored to provide additional land for growth, the following analysis was undertaken for each area:

### South Gore

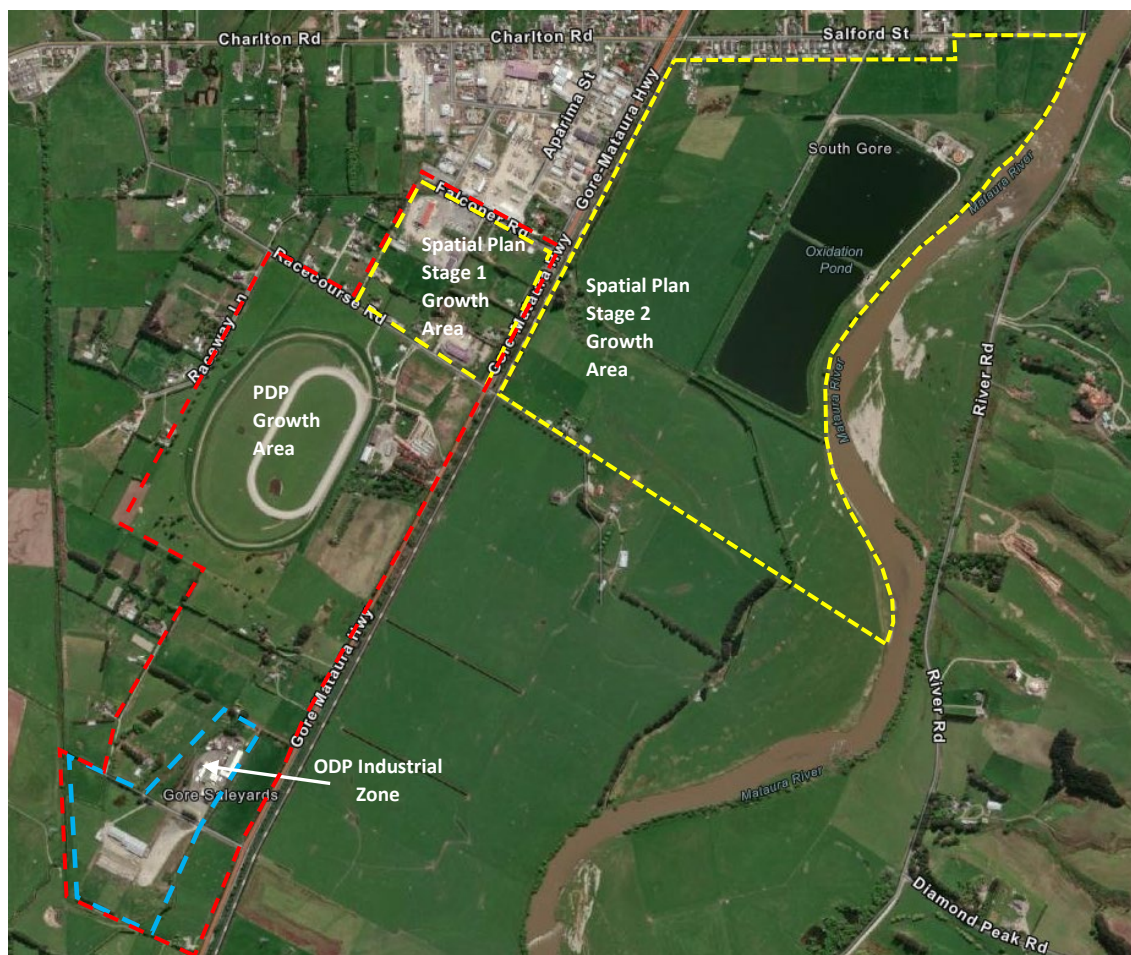


Figure 1 – south Gore growth areas (PDP growth area in red)

| <b>Table 1</b>                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Spatial Plan Stage 1 &amp; 2</b>                                                                                                                                                                                                            |                                                                                                                                                                                                                                          |
| <b><i>Benefits</i></b>                                                                                                                                                                                                                         | <b><i>Risks and costs</i></b>                                                                                                                                                                                                            |
| The buffer zone around the oxidation ponds renders this land unsuitable for many other uses.                                                                                                                                                   | The cumulative effects of industrial activities locating in this area may increase reverse sensitivity concerns and result in adverse environmental effects on the adjoining residential zone.                                           |
| The stage 1 land closely aligns with the existing industrial zone and contains existing industrial activities therefore limiting rezoning of land occupied for other purposes.                                                                 | Both sites are subject to inundation, the 2020 flood event inundated the majority of the land around the oxidation pond.                                                                                                                 |
| Proximity to the oxidation ponds would allow for easy wastewater servicing, particularly for wet industries. Proximity to Mataura River would allow for stormwater discharge.                                                                  | Roading upgrades would be required as there is currently no road / access points suitable for HGVs.                                                                                                                                      |
|                                                                                                                                                                                                                                                | Proximity to Mataura River may result in undesirable environmental outcomes and conflict with cultural values.                                                                                                                           |
| <b>PDP Zone</b>                                                                                                                                                                                                                                |                                                                                                                                                                                                                                          |
| <b><i>Benefits</i></b>                                                                                                                                                                                                                         | <b><i>Risks and costs</i></b>                                                                                                                                                                                                            |
| The land is located further from residential zone where there are more sensitive activities, which may impact on the ability to develop land for industrial purposes.                                                                          | There are a number of lifestyle blocks in this area which may be impacted by industrial activities.                                                                                                                                      |
| Although the land is still within the Environment Southland Significant Flood Plain area and has, in parts, been subject to inundation the level of inundation is lower and parts of the site are less at risk of inundation in a flood event. | There are constraints to servicing which would require investment for upgrades.                                                                                                                                                          |
| There are industrial activities already establishing close to and within the area which will create an industrial 'hub' in the future.                                                                                                         | The area contains Class 3 and a small area of class 1 soils. However, the land is already fragmented by the existing pattern of land uses and with site sizes which are too small to be used for economic primary production activities. |

### ***Conclusion***

The PDP growth area is considered the most practicable option to provide for industrial zoning when considering the flood hazard constraints, potential cumulative effects from proximity to oxidation ponds and proximity to residential sections.

## East Gore (North of Mataura Valley Milk)

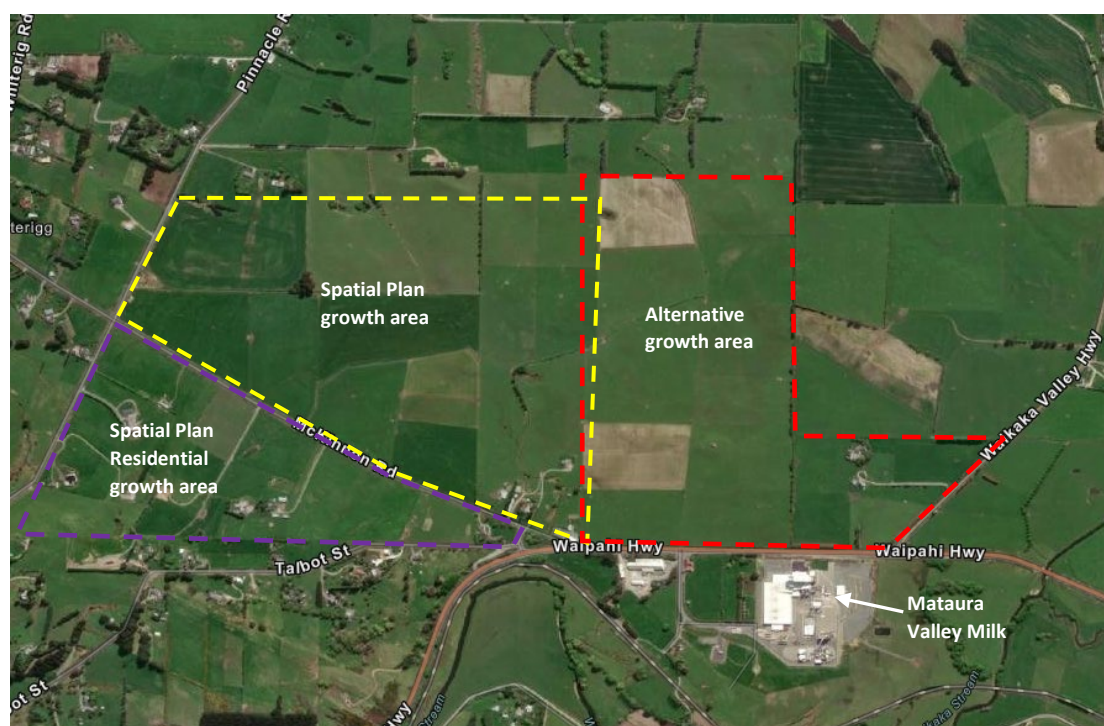


Figure 2 – East Gore growth areas

| Table 2                                                                                                                                                                          |                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Spatial Plan / Economic and Population Growth Analysis report                                                                                                                    |                                                                                                                                                                                                              |
| Benefits                                                                                                                                                                         | Risks and costs                                                                                                                                                                                              |
| A large area of land is provided.                                                                                                                                                | The land borders a proposed residential growth area (identified in the spatial plan) which could result in reverse sensitivity and amenity value concerns that limit use of the industrial land.             |
| Class 3 or lower soils                                                                                                                                                           | The land has a small boundary with the state highway and the majority of traffic would use the junction with McKinnon Road and the State Highway putting pressure on that intersection and on McKinnon Road. |
|                                                                                                                                                                                  | The identified area includes the Māori Purpose Zone (MPZ) which could result in adverse effects on cultural values and the ability to effectively use the MPZ.                                               |
| Alternative Growth Area                                                                                                                                                          |                                                                                                                                                                                                              |
| Benefits                                                                                                                                                                         | Risks and costs                                                                                                                                                                                              |
| The land is closely associated with the existing industrial zoned areas. Activities could be managed to avoid any reverse sensitivity concerns in respect of Mātaura Valley Milk | The option is a smaller area of land, although the land area could be increased if more detailed analysis indicates this is required.                                                                        |
| The site would be well serviced by the State Highway, although new access points would be required.                                                                              | The land is adjacent to the Māori Purpose Zone (MPZ) which could result in adverse effects on cultural values and the ability to effectively use the MPZ.                                                    |
| The land contains only a couple of different parcels and therefore limited landowners.                                                                                           | The site is remote from the 'urban environment' and does not maintain a compact urban form.                                                                                                                  |
|                                                                                                                                                                                  | There are no reticulated services in the area.                                                                                                                                                               |

### Conclusion

This area was revisited for potential industrial zoning at the request of the Gore District Plan Review sub-committee. Consideration was given to a range of options for zone locations and types as well as an option for a rural industry precinct.

The further analysis included additional engagement with the Hokonui Rūnanga Kaupapa Taiao, a study of demand, land constraints and issues and options. However, it was determined that due to the additional work required and concerns over adverse effects on cultural values the draft District Plan (DDP) General Rural Zone would be retained in this area.

### North Matakara



Figure 3 – North Matakara growth area

| Table 3                                                                                                                                                   |                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Benefits                                                                                                                                                  | Risks and Costs                                                                                                                                                                                                                                                                      |
| Class 3 soils which are of lower productive value.                                                                                                        | The land is within the Environment Southland Significant Flood Plain area and so likely to be subject to inundation.                                                                                                                                                                 |
| The zoning would connect two existing unconnected industrial zones would maintain a compact urban form.                                                   | There are a higher number of residential dwellings in this area which could increase reverse sensitivity concerns until the area is fully development. The number of smaller sites may also constrain development options for activities which typically would require larger sites. |
| This option keeps industrial activity clustered to the northern end of town which has advantages in terms of amenity and relationship between activities. |                                                                                                                                                                                                                                                                                      |

### Conclusion

There was a lack of community support for this option and the smaller section sizes and potential for reverse sensitivity could result in a significant constraint for development of the area. Furthermore, the Class 3 soil classification could make future zoning incompatible with the NPS-HPL given the land was not identified as suitable for growth in the Ready for Tomorrow Spatial Plan. Overall, the combination of constraints meant that rezoning this land industrial was not considered suitable or appropriate.

## South Maitaura

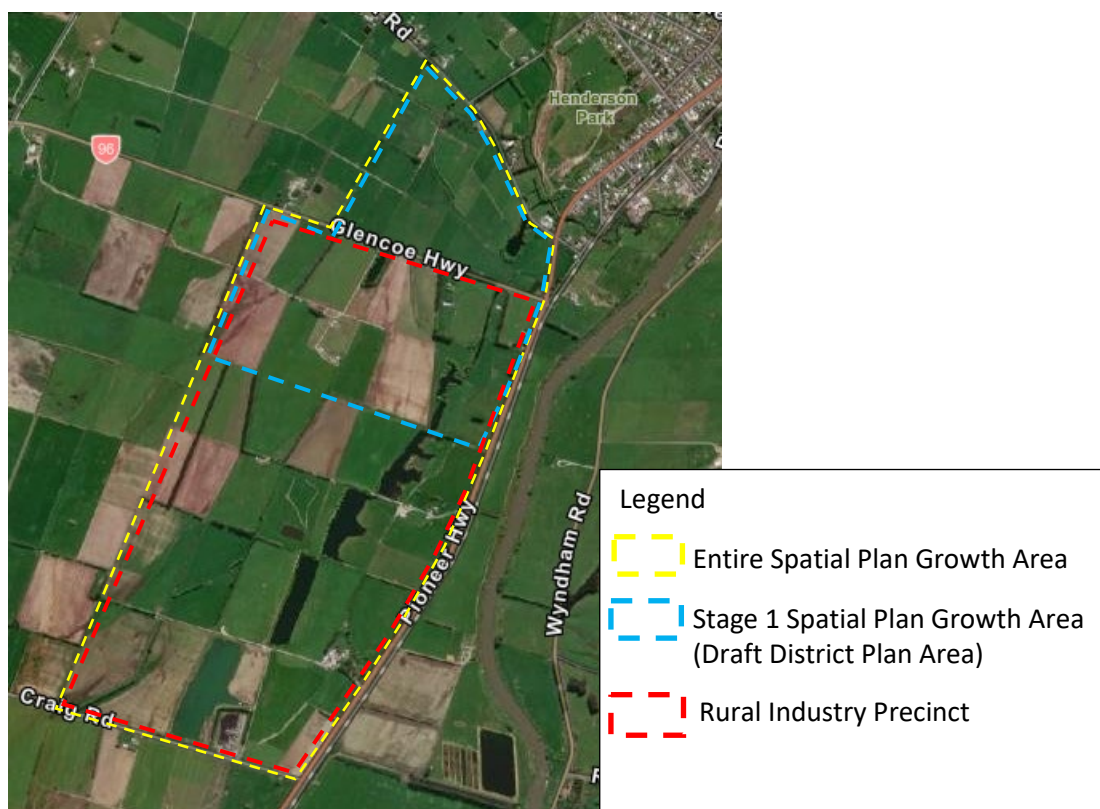


Figure 4 – South Maitaura growth area

| Table 4                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All areas                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                               |
| Benefits                                                                                                                                                                                         | Risks and Costs                                                                                                                                                                                                                                                                                                               |
| Good access from both State Highway 1 and 96. However, further consultation with Waka Kotahi would be required to ascertain suitability of the junction to accommodate the proposed growth area. | Class 2 soils mean the land is highly productive and the rezoning would result in a loss of productive land. This would be inconsistent with the NPS-HPL                                                                                                                                                                      |
| Limited nearby sensitive activities which would cause a concern over reverse sensitivity.                                                                                                        | The land is within the Environment Southland Significant Flood Plain area and so likely to be subject to inundation.                                                                                                                                                                                                          |
| Class 2 soils, however, as the land has been included in the Spatial Plan it would be excluded from mapped high class soils areas in accordance with the NPS-HPL.                                | There are significant geotechnical constraints from old mines and quarry activities in the area which restrict the amount of land actually suitable for development. However, further investigation may reduce the constrained area. Significant investment would be required to undertake further testing and investigation. |
|                                                                                                                                                                                                  | There are a number of water bodies running through the land and so setback and the effects on these must be considered with development.                                                                                                                                                                                      |

## **Conclusion**

Due to the significant geotechnical constraints from historic mines and the flood hazard risk due to overspill from the Waimumu Stream an industrial zone was not considered an appropriate option. However, a rural industry precinct would instead provide for larger scale rural industry, whilst managing the constraints and providing for the needs of the community, in relation to their economic wellbeing.

## **Overall Summary and Conclusion**

Considering all constraints, issues and options the PDP south Gore industrial zone is considered the most appropriate means of addressing the resource management issue and providing for additional land to meet business demand.

### **Issue 2 - Providing for growth to support compact townships whilst recognising and responding to development constraints.**

Providing land for growth must be carefully balanced against constraints on the land and maintaining a compact urban form. The benefits of compact urban form include improved accessibility to three water servicing and road networks, reduced travel times and accessibility of compatible business and services. Further, the protection of high class soils and preservation of open space and rural character are important considerations in relation to providing for growth.

The Urban Form and Development Chapter includes an objective which seeks to ensure development occurs in a cohesive, compact and structured way:

*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 and risk;*
- 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 needs 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.*

The proposed new Industrial Zone in south Gore and retention of existing industrial zones will be consistent with strategic direction by maintaining compact urban form, managing adverse effects and providing for the communities, short, medium and long term needs.

### **Issue 3 - Potential for cross boundary adverse effects from industrial activities.**

Industrial activities, by their nature, have the potential to generate greater adverse effects than other activities and so management of the adverse effects is particularly important at zone interfaces. Within an industrial zone a lower level of amenity value can reasonably be anticipated,

however, it is still important to maintain a certain level of amenity for those working in and visiting the zone. At zone interfaces, where an industrial zone may border a zone which contains a higher percentage of sensitive activities, for example residential or rural lifestyle, care should be taken to control adverse effects within the industrial zone, to maintain the anticipated amenity values of the adjoining zone.

The PDP provisions seek to manage potential adverse effects from industrial activities through standards which require setbacks to certain zone boundaries, landscaping and screening provisions. Furthermore, the development area green landscape buffers are required along the zone boundaries.

**Issue 4 - Potential for reverse sensitivity effects and loss of industrial zoned land from incompatible activities.**

It is important that land made available for industrial activities through zoning is prioritised for those activities. This can be achieved in part by discouraging activities which may result in reverse sensitivity effects (such as residential or other sensitive activities) or activities which do not have a functional need to locate in an industrial zone (such as a commercial activity). The PDP provides for a range of industrial activities and activities which would be compatible with industrial activities, such as service stations or emergency service facilities. This seeks to avoid reverse sensitivity effects and ensure the availability of industrial zoned land is not compromised.

For example:

- Most retail activities are better suited to the commercial zones and as such are a non-complying activity where they are not ancillary to an industrial activity. Some yard-based retail, such as timber merchants, builder's yard or agricultural machinery sales yards may appropriately locate in the Industrial zones as they are often vehicle based, require larger land areas and may have an industrial component.
- Residential activities are generally incompatible with industrial activities which are noisier and have greater volumes of traffic and potential for noxious discharges. Therefore, residential activities are non-complying unless they are limited to a caretaker, security person or for temporary overnight accommodation for a person associated with the industrial activity, such as a truck driver and the accommodation is of a small scale.

**Issue 5 - Providing for existing and future activities which have local significance or meet the current and future demands of the community but are not necessarily consistent with the anticipated zone outcomes.**

There are several existing larger scale activities which are undertaken within the Light and General Industrial Zone which do not entirely 'fit' within the general rule framework for these zones but which have local significance for a various reasons.

The PS provides for 'precincts' to identify and manage areas where additional *"place-based provisions may apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s)."*

Two precincts are proposed for the Light Industrial Zone:

- Creamoata Precinct to provide for Sargent Dan Stockfoods as an industrial activity.

- Large Format Retail Precinct to enable large format retail close to the Town Centre Zone.

One precinct is proposed for the General Industrial Zone:

- Matura Paper Mill site which has the potential to be used for a wide range of activities.

These precincts will enable and provide for existing and future activities which have local significance (Matura Mill and Sargent Dan Stockfoods) or meet future demands (the large format retail precinct).

## 4.2 Operative Plan Approach

The ODP provides for a single Industrial Zone. The industrial zoned areas are shown in Figure 5. As can be seen there are a number of different industrially zoned areas close to, and within, both Gore and Matura and scattered around the rural area. Table 5 below provides details of the function and location of each industrial zone.

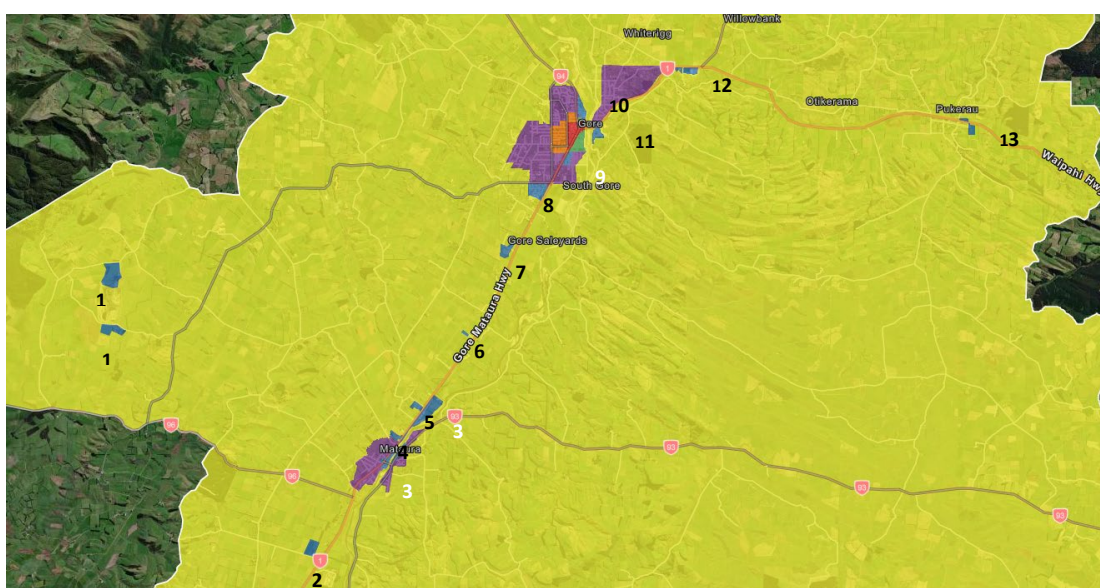


Figure 5 – Gore District Plan Industrial Zones (shown in Blue)

| Number | Location                                                                                                                         | Description                                                                                                                                                              |
|--------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | Goodwin Quarry                                                                                                                   | Quarry which spans industrial and rural zones.                                                                                                                           |
| 2      | Solid Energy                                                                                                                     | Former Briquette Plant, approx. 16ha of the site is zoned Industrial where the plant is located.                                                                         |
| 3      | Central Matura – along Main Street and Bridge Street as well as the Alliance site and the Old Paper Mill site along Kana Street. | The zone contains a wide range of activities including commercial (retail), hospitality, community (Matura library), emergency services, service station and industrial. |

|    |                                                                                             |                                                                                                                                                                              |
|----|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4  | Tulloch Transport                                                                           | Transportation yard                                                                                                                                                          |
| 5  | Ngahere Sawmill                                                                             | Sawmill and motorcycle dealership                                                                                                                                            |
| 6  | Charlton Aerodrome                                                                          | The industrial zone covers the buildings associated with the aerodrome, the airstrip other associated land is zoned rural.                                                   |
| 7  | Silver Fern Farms, Waitane Saleyard                                                         | Saleyard and meatworks located on either side of Saleyard Road.                                                                                                              |
| 8  | Land between Charlton Road and Falconer Road                                                | A range of industrial activities are located in this zone including agricultural repair and sales premises, vehicle testing and service stations and engineering operations. |
| 9  | Land between Main Street, Bury Street, Wigan Street and either side of Rata Street in Gore. | This zone contains a range of activities including industrial and residential as well as the Gore Town and Country Club and other commercial activities.                     |
| 10 | Land to the east of Hokonui Drive                                                           | A range of activities are located in this zone including commercial, residential, community facilities and industrial activities.                                            |
| 11 | Land north and south of Railway Esplanade in East Gore                                      | A range of activities are located in this zone including commercial, residential and industrial activities.                                                                  |
| 12 | Land south of the Waipahi Highway                                                           | This land is occupied by Ravensdown fertiliser storage and sales centre and Mataura Valley Milk processing plant.                                                            |
| 13 | Former brickworks, Pukerau                                                                  | The former brickworks in Pukerau is zoned industrial along with land on the opposite side of the highway which is currently undeveloped.                                     |

The operative Industrial Zone provisions permit a wide range of activities:

- Industrial Activity
- Agriculture
- Animal Boarding Activity
- Commercial Recreation Activity
- Communal Activity
- Essential Services
- Health Care Activity
- Land Development
- Service Station.

Any activity, other than those listed above, requires resource consent as a discretionary activity.

The ODP also provides some limited bulk and location provisions for new buildings and activities and general provisions relating to noise levels, earthworks and light spill. The bulk and location standards are generally permissive with limited permitted activity conditions:

- Daylight admission on boundaries with residential or rural zoned sites.
- Height – 15m
- Limits on size and location of signs.
- There are no setback or building / site coverage requirements and no requirements for landscaping.

### 4.3 Effectiveness of Operative Plan

| <b>Table 6</b>                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Issue</b>                                                          | <b>Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Location of industrial zones and development within those zone areas. | In Mataura, there is land zoned industrial which is better suited for commercial zoning, for example along Bridge Street. In Gore, areas zoned industrial have developed as mixed use areas. In both Gore and Mataura there is a lack of available / vacant land zoned industrial for future development, particularly for larger scale activities. There are also a number of historic industrial zones across the district where industrial zones may no longer be appropriate or reflect current land uses. | The PDP proposes a more refined approach to industrial zoning across the district to reflect current patterns of land development and provide for business growth.                                                                                                                                                                                                                                                                  |
| Lack of available industrial zoned land                               | All available land zoned industrial is currently developed with very little land available for expansion of existing activities or to provide for new industrial activities. The lack of industrial zoned land has meant activities have established outside the industrial zone through a resource consent pathway which has increased cost of business and resulted in ad hoc development in inappropriate locations.                                                                                        | Although the PDP rezones some existing industrial zoned areas to Mixed Use, the Mixed Use does allow for light industrial activities. In addition, the PDP proposes 54ha of additional land zoned Light Industrial and 41ha of General Industrial zoned land which is currently zoned rural in south Gore. The PDP also provides for a Rural Industry Precinct which enables larger scale rural industry and industrial activities. |
| Range of activities provided for within the Industrial Zone           | The ODP enables a wide range of activities within the Industrial Zone. Industrially zoned land is valuable, often limited and should be retained for specific industrial activities. Allowing activities such as agriculture to be undertaken in the zone may restrict the availability of land zoned industrial and create a situation where industrial activities seek resource consent to locate elsewhere in an ad hoc manner. Likewise allowing for activities which may result in                        | The PDP enables activities which are compatible and would achieve the purpose of the zone. This will reduce the risk of reverse sensitivity and allow for sufficient land to be retained for activities which are compatible and achieve the purpose of the zone- which is to provide for the economic and social needs of the community through                                                                                    |

|                                                                   |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                   | reverse sensitivity effects, such as health care activities could also adversely affect the purpose of the zone.                                                                                                                             | employment opportunities and business capacity.                                                                                                                                                                                              |
| Management of adverse effects from industrial activities          | Although the ODP contains general objectives and policies relating to amenity values the rules and standards within the Industrial Zone are not conducive to managing the effects of industrial activities, particularly at zone interfaces. | The PDP provides clear direction to ensure that the purpose of the industrial zones is maintained but appropriate management of cross boundary effects at the zone interface with rural and residential zones is achieved through standards. |
| Lack of clarity and direction for plan users and decision makers. | There are no specific objectives and policies relating to industrial zones or activities within those zones which results in a lack of clarity and direction for Plan users and decision makers.                                             | The PDP contains specific objectives and policies for both the General and Light Industrial Zones. These objectives and policies are given effect to through the rule and standard framework which provides clarity and certainty.           |

The ODP approach 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. Furthermore, the ODP does not provide sufficient land area zoned industrial to provide for current and future demand to support the economic wellbeing of the community. Furthermore, the range of activities currently enabled within the ODP Industrial zone may not be entirely appropriate to manage reverse sensitivity effects.

## 4.4 Technical Reports and Research

### Gore District Plan Review – Economic and population growth analysis October 2021<sup>8</sup>

The report provided high level economic and residential growth analysis to support the District Plan review process. The assessment included a desktop review of available industry data, relevant Council documentation, census data and stakeholder interviews, to understand and highlight the relevant and future industry drivers. The report provides supporting evidence for industrial growth within the district.

Evidence confirmed that without industrial growth population growth will be slow, the establishment of Mataura Valley Milk was directly linked to an increase in the population. The report states that:

*“The district’s primary attribute for driving economic growth is its prime agricultural land. Projections for the New Zealand agriculture sector is for continued strong growth to grow. However, the impact of the water reforms on the productivity of this industry are yet to become*

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

*clear. Other areas of employment growth in the district are likely to be those which support growth in this sector, including meat and dairy manufacturing and processing, engineering services and other service-based industries that support the workforce of this industry. To support this growth, it is recommended that land within Gore and Mataura is rezoned to allow for anticipated growth in the local manufacturing sector. This includes the industrial land located at the corner of SH1 and SH90 in Gore to accommodate future opportunities in the agricultural and dairy industry and land south of the Gore centre and Mataura centre (referred to as Industrial Stage 2 in Gore and Industrial Stage 1 in Mataura in the Spatial Plan) to accommodate growing manufacturing of machinery and equipment and local industries.”*

The report provides an analysis of the contribution Gore district makes to Southland’s regional economy with a breakdown on areas of employment- the agricultural, manufacturing and retail & hospitality sectors are primary economic contributors. The following are identified as the primary drivers for economic growth:

- Agriculture
- Meat and dairy processing and manufacturing
- Design and construction
- Service based industries
- Infrastructure investment
- Transport projects
- Three waters reform projects
- Gore Wastewater and stormwater

The capacity of land identified for growth has been assessed to understand the level of rezoning required to provide for growth, to meet projected demand. Further, the report recommends the types of industry which are likely growth sectors.

#### **Gore District Plan Review – Planning for growth June 2022<sup>9</sup>**

The analysis provided in this report contains a more in depth assessment of the PDP provisions, to ensure they provide for the district’s growth needs and industry continues to be attracted to the district. The report recommends that between 80-143 hectares of additional land (gross land area) may be required to support growth in the industrial sectors. Factoring in a competitive margin of an addition 15-20%, as recommended by the NPS-UD for Tier 1 or 2 Councils (although Gore is Tier 3 the addition of a competitive margin is best practice), it is recommended that 172 hectares (gross) land is considered to industrial growth.

An analysis of four options for industrial growth is provided within the report, comparing each of these areas to the 2018 Ready for Tomorrow Spatial Plan. These recommendations have informed the PDP zoning and the analysis undertaken in section 4.1 of this report.

---

<sup>9</sup> Gore District Plan Review – Planning for growth, The Property Group June 2022

## **Southland's Just Transition Work Plan<sup>10</sup>**

Following the announcement, in 2020, that the New Zealand Aluminium Smelter (NZAS) plant would close, the Government committed to support the Southland region through a just transition. To deliver on the goal of *"helping Southland build its economic, environmental and social resilience through and beyond the planned closure of the New Zealand Aluminium Smelter in December 2024"* three key themes are proposed within the plan:

- New industries and employment
- Transitioning business and skills
- Long-term planning and capability

The Plan acknowledges that with the closure of NZAS there is an opportunity for new industries to develop and provide new jobs. The clean energy, land use and aquaculture sectors have been identified as the most viable and important opportunities to accelerate employment and economic development. Just transition funding is supporting Murihiku Regeneration to form a clean energy working group to bring together regional and national partners, to understand how Southland can make the most of the energy transition. Thriving Southland is collaborating with Great South to identify how the primary sector can support Southland's long term transition to identify emerging markets and opportunities.

## **Southland Region March 2022 quarter update for Great South - May 2022<sup>11</sup>**

The update provides a review of the Southland Region economy in the year to March 2022. Gross domestic product (GDP) grew, the number of job seeker recipients fell and employment opportunities were wide-ranging. Non-residential building in Gore District was \$17.9 million and the district experienced a population growth of approximately 0.4%pa. Gore district contributed \$944 million to the total Southland regional GDP of \$7.2 billion, this grew the districts GDP by 9.8%pa over the year.

## **GDC Future Development Modelling Assessments<sup>12</sup>**

The modelling assessments looked at capacity for three waters servicing and the potential upgrades required to service the DDP industrial zone areas in south Gore and south Maitāhara.

Wastewater pipe upgrades would be required to service both south Maitāhara and south Gore if heavy industry was proposed. There was some capacity for light industry at south Gore, however, it should be noted that the wastewater pipe which runs along the frontage of the development area is owned by Silver Fern Farms and not vested with Council. For other activities to use this pipe they would either need an agreement would need to be reached with Silver Fern Farms or additional upgrades would be required to provide wastewater servicing. However, there may be some capacity in the existing network close to Racecourse Road to serve a limited amount of light

---

<sup>10</sup> [Southland's Just Transition - Southland Just Transition](#)

<sup>11</sup> [Resources | Great South](#) Southland Region March 2022 quarter update for Great South, Infometrics May 2022

<sup>12</sup> GDC Future Development Modelling Assessment, WSP October 2022 and GDC Future Development Modelling Assessment – Water Supply, WSP October 2022.

industrial development. Within the south Mataura development area more significant upgrades would be required to provide reticulated wastewater servicing.

The report recommended that stormwater should be discharged directly to the Mataura River. If this option was considered, then consent may be required from Environment Southland as the Council's global consent for stormwater discharge may not cover this discharge. Furthermore, easements across private land is likely to be required. It may, therefore, be preferable for development to manage stormwater onsite.

Finally upgrades would be required for light and heavy industry in both areas to provide water for industry use and firefighting supply.

### **Geotechnical Desk Study – South Gore & South Mataura<sup>13</sup>**

The report considered local constraints to development including ground stability, the presence of historic mines and flood hazard and identified the potential risk from each geotechnical hazard identified.

#### **South Gore**

**Table 7**

| Geotechnical Hazard     | Low Potential Risk | Medium Potential Risk | High Potential Risk |
|-------------------------|--------------------|-----------------------|---------------------|
| Liquefaction            | X                  |                       |                     |
| Seismic Shaking         | X                  |                       |                     |
| Flooding                |                    |                       | X                   |
| Slope Stability         | X                  |                       |                     |
| Debris Flow             | X                  |                       |                     |
| Subsidence from Mining  | X                  |                       |                     |
| HAIL Land Contamination |                    | X                     |                     |
| Settlement              | X                  |                       |                     |

Most of the land within the study area was considered to be geotechnically suitable for development, but with various degrees of engineering control required to remedy or mitigate the risk or impact of geotechnical hazards, however, there is a risk that not all hazards were identified during the desktop study.

<sup>13</sup> Geotechnical Desk Study – South Gore and South Mataura, RDA Consulting 20 December 2022.

## South Maitaura

**Table 8**

| Geotechnical Hazard     | Low Potential Risk | Medium Potential Risk | High Potential Risk |
|-------------------------|--------------------|-----------------------|---------------------|
| Liquefaction            | X                  |                       |                     |
| Seismic Shaking         | X                  |                       |                     |
| Flooding                |                    |                       | X                   |
| Slope Stability         | X                  |                       |                     |
| Debris Flow             | X                  |                       |                     |
| Subsidence from Mining  |                    |                       | X                   |
| HAIL Land Contamination |                    | X                     |                     |
| Settlement              |                    | X                     |                     |

The report also recommends that potential groundwater runoff from industrial activities into local water courses and contamination in a major flood event should be considered. Large hardstand areas and larger developments often associated with industrial sites will increase the risk of development upon previously mined land and non-engineered fill.

### Āpiti Hono Tātai Hono Assessment Report<sup>14</sup>

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 south industrial growth area and Maitaura south industrial growth area was provided. An assessment of the north Maitaura growth option was also undertaken.

### South Maitaura

The report advises that “Southwest Maitaura 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 various kāinga and mahinga kai sites. It also has strong connections with narratives focused on Matamata & Te Rakitaunake. The Ngāi Tahu whānui associations with this area are closely tied to those 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 activity, and the battle of Tutura also give the area significance to both local whānau & the wider iwi.”

The assessment identified that the area is already highly modified, therefore there is a lower risk of damaging cultural values through further development or intensification as most values have already been significantly degraded. However, development near Waimumu Stream & Henderson Park may be less appropriate as these areas are vulnerable to degradation of mauri.

<sup>14</sup>Āpiti Hono Tātai Hono Assessment Report, Hokonui Rūnanga Taiao 23 May 2022

Recommendations were made to ensure development is undertaken in appropriate ways which may create opportunities to restore some values:

- Low impact urban design practices such as native planting, swales and other natural stormwater management systems and stream restorations.
- Increase in indigenous planting.
- Management of run-off or dust discharges to protect stream and air quality
- Preserve viewshafts between landforms of significance (Tuturau and Hokonui Hills)

#### *South Gore*

*The report advises that “This area and its surroundings are strongly connected to water, and the various ways water interacts with land through its proximity to the Maitara river, Mānuka stream, & the area’s propensity to flood. 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. It also has strong connections with narratives focused on Matamata & Te Rakitaunake. Finally, it incorporates the proposed Charlton Road Māori Purpose Zone, which is culturally significant to Hokonui Rūnanga for the post-settlement opportunities and flourishing of mana whenua wellbeing that it represents & supports. The Ngāi Tahu whānui associations with this area are closely tied to the cultural narratives that extend throughout the surrounding. These pūrakau connect this area with the wider Otago/Southland region both geographically & via whakapapa links.”*

The assessment concludes that the area is appropriate for development which can be undertaken in a way that responds to the way water flows through the site. Development should also not further disconnect the location from the wider landscape or create negative impacts on the Charlton Road Maori Purpose Zone. Recommendations for development include:

- Increase in indigenous planting
- Management of run-off or dust discharges to protect stream and air quality
- Protection of the Mānuka stream
- Preserve viewshafts between landforms of significance

#### **Gore South Outline Development Plan Context Report and Outline Development Plan**

The Property Group have prepared a context report for the Outline Development Plan for the Gore South Development Area. The report provides the overarching context for the Plan including constraints and opportunities such as infrastructure, assessment of cultural values, landscaping.

The report explains the background to how and why the Outline Development Plan has been developed and informs the overview of the Development Area Chapter for the South Gore Development Area.

The Development Area provisions have been developed to respond to the local context identified within the report and the outline development plan has been developed taking account of the identified context, constraints, cultural values and community feedback received.

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

To understand whether the PDP provisions for the Industrial Zones are appropriate and consistent with how other Councils are addressing the same issues, the following District Plans were reviewed.

- Southland District Plan<sup>15</sup> (Southland District Council borders Gore District Council to the north, south and east)
- Clutha District Plan<sup>16</sup> (Clutha District Council borders Gore District Council to the west)
- Proposed New Plymouth District Plan<sup>17</sup>
- Proposed Selwyn District Plan<sup>18</sup>

### ***Southland District Plan 2018 (SDP)***

Section 3.4 of the SDP contains the Industrial Zone provisions which were amended by Plan Change 1 (operative in December 2020). The provisions include a single Objective which seeks to ensure that subdivision and land use within the zone occurs in an integrated and sustainable manner. There are three policies which give effect to the objective and a suite of rules which permit industrial activities (excluding offensive trades), rural service activities and service standards. The zone provisions also include bulk and location standards.

### ***Clutha District Plan 1998 (CDP)***

Section 4.4 of the CDP contains the Industrial Resource Area provisions which include a section overview, the issues, objectives, policies and rules. The objectives seek to manage the industrial resource areas so that the amenity value of adjoining areas is not adversely affected and that reverse sensitivity effects are prevented through establishment of incompatible activities. There is an additional objective specific to the Toko Plains Industrial Resource Area which has a structure plan to inform development.

Any activity other than the following are permitted in the Industrial Resource Area subject to bulk and location standards and noise limits:

- Any activity that requires a license as a offensive trade within the meaning of the third schedule of the Health Act 1956.
- Residential activities except where ancillary to an industrial activity.
- Commercial service activities.
- Community support activities. For the purpose of this rule “emergency service facilities as defined in Section 5 of this Plan are not considered community support activities”

The chapter also contains rules relating to earthworks, signage, storage, servicing and financial contributions. Bespoke provisions and a structure plan are provided for the Toko Plains Industrial Resource Area and development must be in general accordance with the Structure Plan.

***Proposed Selwyn District Plan (PSDP) - publicly notified on 5 October 2020 with a variation notified on 20 August 2022***

---

<sup>15</sup> [District Plan | Southland District Council \(southlanddc.govt.nz\)](https://southlanddc.govt.nz/District-Plan)

<sup>16</sup> [District Plan - Clutha District Council \(cluthadc.govt.nz\)](https://cluthadc.govt.nz/District-Plan)

<sup>17</sup> [IsoPlan \(selwyn.govt.nz\)](https://selwyn.govt.nz/IsoPlan)

<sup>18</sup> [IsoPlan \(npdc.govt.nz\)](https://npdc.govt.nz/IsoPlan)

The PSDP includes a single industrial zone – General Industrial Zone (GIZ), the Plan also includes the National Planning Standard definition of ‘industrial activity’. The GIZ enables a range of activities alongside industrial activities, these include:

- Trade retail and trade supply activities
- Automotive activities (including sale, repair and inspection of motor vehicles and ancillary products etc)
- Research activities (including scientific research, investigation, product development and testing inc. laboratories, workshops and conference facilities)
- Ancillary office activity
- Food and beverage activity subject to GFA limit of 150m<sup>2</sup>
- Residential units for custodial or onsite security purposes subject to a maximum floor area of 70m<sup>2</sup> are a controlled activity.
- Primary production which is not intensive, mineral extraction or plantation forestry.

The objectives and policies enable the above activities and seek to avoid activities which are incompatible with the character and function of the zone or commercial activities, that would undermine the viability and function of the Town Centre Zone and Local Centre Zone. The objectives and policies also seek to manage adverse visual effects, whilst recognising the functional and operational requirements of the zone and maintain the character and amenity value of adjoining residential and rural zones.

The PSDP proposes rule requirements rather than standards with these rule requirements including bulk and location limits for new buildings and requirements for activities, such as, servicing and landscaping.

The zone provisions also include industrial precincts and a schedule listing “offensive trades”. Offensive trades are not permitted and would require resource consent as a discretionary activity. Offensive trades are typically those industries which would generate more noxious discharges such as odour, noise or other contaminants and may also store hazardous substances. The Plan therefore uses this approach to manage or avoid those more noxious, offensive activities from establishing in the GIZ as a right.

#### ***Proposed New Plymouth District Plan (PNPDP) - decisions notified on 13 May 2023***

The PNPDP includes a single industrial zone – General Industrial Zone (GIZ), the Plan also includes the National Planning Standard definition of ‘industrial activity’. The GIZ enables a range of activities alongside industrial activities, these include:

- Food and beverage retail stores (subject to floor area limits)
- Trade and industry training facilities (subject to floor area limits)
- Community corrections activities (subject to floor area limits)

The objectives and policies enable the above activities and seek to avoid activities which are incompatible with the character and function of the zone or commercial activities, that would undermine the viability and vibrancy of the Commercial and Mixed Use Zone. The objectives and policies acknowledge that the General Industrial Zone is a functional working environment and will therefore have a corresponding level of amenity. However, adverse environmental effects generated by industrial activities are to be managed, particularly at zone interfaces.

## Summary and conclusions

All Plans reviewed have a common theme of recognising the importance of the function and purpose of the industrial zone, to provide for the economic needs of the community. The Plans also recognise that industrial zones typically have lower levels of amenity due to their operational and functional purpose. Neither the CDP or the SDP align with the PS whereas the PNPDP and PSDP were prepared in accordance with the PS.

The PDP is generally consistent with the PNPDP and PSDP in terms of the outcomes sought and methods for managing development and adverse effects within the Industrial Zones.

## 4.6 Other Relevant Documents and feedback

Recent resource consent approvals demonstrate that there is insufficient land zoned industrial to provide for demand. This has led to industrial activities locating outside of industrial zones or resource consents being required to develop on sites with constraints. Notably the following resource consents have been approved recently:

- LU2022/164 – 40 Charlton Road
  - Land use consent was granted for the removal of two heritage trees to allow for the site to be developed for a permitted industrial activity. The site is zoned Industrial under the ODP but had previously been used for other purposes and was significantly constrained by the location of the heritage trees in the middle of the site.
- LU2021/139 – 274 Gore Mataura Highway
  - Land use consent was granted for an industrial and commercial activity (heavy machine sale and service business) in the Rural Zone. The activity was considered appropriate due to the size of the site rendering it unsuitable for rural activities, proximity to an industrial zone (Waitane Meatworks) and mitigating measures such as landscaping, setbacks, balance of open space and a built form which is generally consistent with the receiving environment.

In September 2022 Quotable Value Limited presented the Revaluation data to the Council. The presentation noted that the land value of industrial land had increased 119.3% since the previous valuation in 2019. The presentation also noted that there was strong industrial land growth within southern Gore and that Gore was still viewed optimistically by investors.

| Sector                             | No. Assets   | 2022 CV                | CV % Change  | 2022 LV                | LV % Change  |
|------------------------------------|--------------|------------------------|--------------|------------------------|--------------|
| Dairy & Pastoral                   | 692          | \$2,250,998,900        | 13.2%        | \$1,825,859,200        | 12.1%        |
| Arable, Horticultural & Specialist | 44           | \$48,515,000           | 24.9%        | \$28,337,000           | 20.5%        |
| Forestry                           | 14           | \$13,020,500           | 40.3%        | \$12,319,000           | 42.5%        |
| Lifestyle                          | 703          | \$473,518,100          | 43.7%        | \$196,328,000          | 48.1%        |
| Mining                             | 3            | \$2,636,000            | 25.7%        | \$2,175,000            | 29.8%        |
| Residential                        | 4,571        | \$1,727,701,900        | 57.9%        | \$546,122,500          | 65.3%        |
| Commercial                         | 244          | \$208,335,200          | 30.8%        | \$82,487,000           | 57.2%        |
| Industrial                         | 329          | \$255,498,600          | 33.9%        | \$100,303,000          | 119.3%       |
| Other                              | 260          | \$144,886,100          | 30.9%        | \$46,985,200           | 48.1%        |
| Utilities                          | 28           | \$151,723,000          | 43.2%        | \$5,886,000            | 42.2%        |
| <b>TOTAL</b>                       | <b>6,888</b> | <b>\$5,276,833,300</b> | <b>31.0%</b> | <b>\$2,846,801,900</b> | <b>26.0%</b> |

Figure 6– QV revaluation data September 2022

## 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 9                                                                                                                                                     |                                                                                                                                                                                                                                                    |            |          |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|------|
|                                                                                                                                                             | Comments                                                                                                                                                                                                                                           | Assessment |          |      |
|                                                                                                                                                             |                                                                                                                                                                                                                                                    | Low        | Moderate | High |
| Degree of change from the Operative Plan.                                                                                                                   | The PDP proposes two industrial zones (Light and General Industrial) with provisions that are more directive and targeted and provide for a more appropriate management of adverse effects and protect future activities from reverse sensitivity. |            |          | 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 type and location of the industrial zones have been chosen to maintain some s6 matters such as Māori cultural values and manage the effects from natural hazard risks.                                                                         |            | 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 zone changes. Those potentially affected will be those living / working within areas to be rezoned industrial and those living close to new industrial zones.              |            | X        |      |

| Table 9                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |          |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|------|
|                                                                                                                                                                                                                     | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                            | Assessment |          |      |
|                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Low        | Moderate | High |
| 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 Māori 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 Industrial Zone provisions give effect to relevant higher order documents and are consistent with the National Planning Standards. The provisions align with other relevant provisions, including strategic direction, 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 industrial activities and provide for additional land zoned industrial 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

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 Industrial Zones provisions, to ensure consistency with the Mana Whenua Chapter and that cultural values are appropriately integrated throughout the proposed provisions.

### 6.2 Targeted Community Engagement

In March 2022 Council undertook targeted preliminary consultation with landowners in the four areas identified for industrial growth re-zoning. Consultation involved sending a letter via post or email to every landowner and asking for their feedback. The following feedback was received:

#### **East Gore**

The landowners of 3 properties within the area identified in Figure 2 were consulted. Feedback was received from one landowner providing a neutral position but raising a concern about rates increase.

### ***South Gore***

The landowners of 17 properties within the spatial plan stage 1 and alternative growth area identified in Figure 1 were consulted. Feedback was received from 7 landowners, two supportive and four in opposition. The opposition was generally concerned with the loss of rural amenity, noise and air pollution and traffic effects. The Racecourse provided feedback indicating potential support or a neutral position and advised they would be in a position to provide further feedback following a committee meeting.

As a result of the feedback received the boundary of the industrial zoning was amended to omit 42, 42A and 42B Saleyard Road who were all in opposition to the proposed zoning.

### ***North Maitaura***

The landowners of 53 properties within the alternative growth area identified in Figure 3 were consulted. A further landowner outside the area also provided feedback. 13 landowners provided feedback in opposition or raising concerns around the loss of amenity, rates increases and changes to land value. One landowner was in support of the rezoning as they recognised that there would be benefit to the town from increased employment opportunities.

### ***South Maitaura***

The landowners of 6 properties within the spatial plan stage 1 area identified in Figure 4 were consulted. Feedback was received from three landowners, one in opposition, and two neutral with one landowner raising a concern about land stability from historic mines which may make the land unsuitable for development.

## **6.3 Full Community Engagement**

Engagement with the whole community on the DDP was undertaken between 10<sup>th</sup> August 2022 and 30<sup>th</sup> September 2022. This included advertising the DDP on Councils website and offices, in local newspapers and holding community drop-in sessions. Letters were also specifically sent out to those who provided feedback on the initial targeted round of consultation and landowners within the two industrial growth areas (south Maitaura and south Gore).

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

The feedback received was generally supportive of the General and Light Industrial Zone provisions, however, there was feedback in relation to:

- the management of reverse sensitivity effects.
- a suggestion for inclusion of primary production and seasonal workers accommodation.
- increase in maximum building height.
- provision of education facilities, community corrections activities and emergency services facilities.
- greater clarity was sought for the management of the National Grid.
- provisions for the Maitaura Paper Mill should be flexible to allow for a range of activities.

Some feedback related specifically to zoning, including:

- opposition to the new industrial zoning in south Gore and south Maitāra.
- a request to increase the industrial zoning around Maitāra Valley Milk.
- a request to align the industrial zone and property boundaries for the Alliance site in Maitāra.
- a suggestion for industrial zoning opposite Maitāra Valley Milk (on the northern side of the State Highway).
- retain the ODP industrial zoning for the Pukerau brickworks.

Where appropriate the PDP has incorporated the feedback received by:

- Amending the zoning in south Gore to a mix of Light and General Industrial, remove south Maitāra Industrial Zone, extend the Industrial Zone boundary around Maitāra Valley Milk and zone the Pukerau brickworks (on the northern side of the highway) industrial.
- Updating objectives and policies to provide greater clarity around reverse sensitivity, management of adverse effects at zone interfaces and in relation to the National Grid.
- Providing for community corrections activities and emergency services facilities as permitted activities.
- Providing a bespoke precinct for the Maitāra Paper Mill.

## 7. Proposed Plan Provisions

### 7.1 Strategic Direction

The PDP includes a number of strategic objectives which have been tested in terms of s32(1)(a) in their relevant s32 reports. However, the other chapters of the plan should align with these strategic objectives to ensure vertical integration within the PDP.

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 industrial zone chapter provisions give effect to the strategic objectives by ensuring that development will be undertaken in a manner which maintains an appropriate amenity value within the zone and minimises cross boundary effects. The types of activities provided for in the zone provide for the economic well-being of the community and are not compromised by incompatible activities. The Section 32 – Overview and Urban Form and Development Evaluation report assesses the general appropriateness of the industrial zones to give effect to the strategic objectives. The Industrial Zone provisions will be implemented alongside all other PDP provisions, such as natural hazards, noise, light etc. The combination of these provisions will ensure alignment with the PDP strategic direction.

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

- UFD – O1      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 and risk;*
  - 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 – 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; and*
  - 4. are adequately serviced by utilising and/or upgrading existing infrastructure or with new infrastructure or additional infrastructure.*
- UFD – O8      The Airport, major facilities and large-scale industrial activities are able to operate efficiently and effectively and the contribution they make to the economic wellbeing and prosperity of the District is recognised.*
- UFD – O9      There is sufficient land for industrial activities in the short, medium, and long-term in appropriate locations, including:*
- 1. along key transport routes to ensure efficient transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads; and/or*
  - 2. areas are separated from sensitive activities through distance and/or conflict between incompatible activities is minimised.*

The Mana Whenua Chapter articulates mana whenua and Te Taiao values. The objectives, policies and matters of discretion for rules within both industrial 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 and Locations

Two different Industrial Zones are proposed – general industrial and light industrial, the purpose of each zone will be consistent with the PS description for these zones.

### *Light Industrial Zones*

It is proposed that there are two Light Industrial Zones, in central Gore and south Gore. The Light Industrial Zone will provide for activities which have lower levels of potentially noxious or offensive discharges (such as noise or odour) and typically be of a smaller scale. Examples of light industrial activities include small scale manufacturing or engineering operations, vehicle or machinery repair or warehouse storage.

Based on an audit of land use activities in the central Gore area zoned Mixed Use under the ODP, the majority of activities in this area would be considered light industrial activities, based on the proposed definition. Therefore, a light industrial zone reflects the existing pattern of land use and the character of the area, which is also industrial in nature.

The provisions provide for two precincts within the central Gore Light Industrial Zone:

- Creamoata precinct – to provide for the existing industrial activity located in the Creamoata building.
- Large format retail precinct – to provide for large format retail close to the Town Centre Zone. Market analysis identified demand for land to accommodate large format retail activities. It is appropriate these activities are situated close to the Town Centre to complement rather than detract from the town centre.

In south Gore it is proposed to zone land at the racecourse light industrial, with a Development Area overlay, to provide for growth opportunities. The land is currently zoned rural but has industrial zones and activities located adjacent and nearby. The location of this newly zoned area will maintain a compact urban form and allow for good access to state highway and three waters servicing (subject to upgrades).

### *General Industrial Zones*

It is proposed to retain some existing Industrial Zoned areas as General Industrial Zone:

- Land between Charlton Road and Falconer Road
- Ravensdown and Mataura Valley Milk sites south of Waipahi Highway
- Alliance Group site and Mataura Paper Mill in Mataura
- Tulloch Transport yard and Ngaire Sawmill site in north Mataura.
- Old Solid Energy Plant on Craig Road.
- Old Brick Factory in Pukerau

New General Industrial zones are proposed in south Gore, within the Development Area, between Racecourse Road and Falconer Road and between the State Highway and the saleyard. This

additional industrial zoned land will accommodate business growth and in particular larger scale or more noxious manufacturing activities, such as dairy or food processing facilities, meatworks, metal or chemical processing facilities or other similar industrial activities.

### 7.3 Development Areas

The new Industrial Zone in Gore south is proposed to have a development area overlay. The PS explains 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 areas and the purpose and function of the development area provisions. Objectives, policies and rules for land use activities within the Development Area and the outline development plan are provided within the Chapter.

The Development Area Chapter will also include an outline development plan which illustrates the zoning, indicative road connections, landscaping to be retained and the location of a green buffer area (refer to Figure 7)

All future development in the Development Area must be consistent with the Outline Development Plan which has been developed to ensure future transport connectivity, landscaping buffers and good urban design outcomes will be achieved, particularly as development is likely to be staged.



**Figure 7 Gore South Outline Development Plan**

Subdivision within the Development Area is managed through the Subdivision Chapter with reference back to the objective and policies within the Development Area Chapter and the Outline Development Plan. The subdivision provisions provide for subdivision in the Gore South Development Area as a restricted discretionary activity subject to conditions that require compliance with the outline development plan and two subdivision standards:

- SUB-S2 - All allotments can accommodate a 15m x 15m square.
- SUB-S4 - Landscaping and roading is in accordance with the outline development plan including:
  - A landscape plan is provided with the subdivision consent to demonstrate how landscaping will be achieved in accordance with the outline development plan.
  - requirements for what must be included on the landscape plan.

- Requirements that roads are laid out and constructed in accordance with outline development plan.
- Requirements around the closure of existing accesses onto State Highway 1.

Where subdivision does not meet the conditions in standard SUB-S2 resource consent is a non-complying activity and where the subdivision does not meet the standards in SUB-S4 resource consent is required as a discretionary activity.

The Development Area provisions seek to provide for development which may occur with or without subdivision but should be in accordance with the outline development plan.

## 7.4 Objectives, Policies, Rules and Standards

### Light Industrial Zone

| <b>Table 10</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objectives</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>There are five general objectives and a further two objectives for the precincts. The objectives seek to ensure the Light Industrial Zone provides for a range of existing and future light industrial activities without detracting from the vitality and vibrancy of the commercial zones. The objectives also seek to manage adverse environmental and amenity values whilst recognising the functional purpose of the zone.</p> <p>The precinct objectives provide for the specific purpose of those precincts – large format retail and Creamoata (industrial activity).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>There are six general policies and a further two policies for the precincts.</p> <p>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. The policies also provide direction on management of effects on amenity values at the zone interface.</p> <p>The precinct policies provide for the specific purpose of those precincts to enable activities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Rules</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>The following activities are permitted:</p> <ul style="list-style-type: none"> <li>• Light Industrial Activity</li> <li>• Trade and Industrial Training Facility</li> <li>• Emergency Services Facility</li> <li>• Service Station</li> <li>• Retail Activity and Food and Beverage Activity (subject to limits)</li> <li>• Residential activity for a caretaker or security employee and subject to limits</li> <li>• Office activity ancillary to permitted activity and subject to floor area limits</li> <li>• Use of reserve land</li> </ul> <p>The following activities require a Restricted Discretionary consent:</p> <ul style="list-style-type: none"> <li>• Industrial activities which are not major hazardous facilities and which comply with noise levels for the light industrial zone.</li> </ul> <p>Outside of the south Gore Development Area:</p> <ul style="list-style-type: none"> <li>• Community Facilities</li> <li>• Community Corrections Activity</li> <li>• Entertainment and Hospitality Activities</li> <li>• Healthcare Activities</li> </ul> <p>All other activities are Non-Complying</p> |

| <b>Standards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The standards provide bulk and location controls, such as maximum building height (12m), daylight admission controls and setbacks to side and rear boundaries with sites not within an industrial zone, road boundary setbacks and stream setbacks. Standards are also provided for screening and landscaping as well as for outdoor living space for any residential activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Precincts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>The PS provide for the use of specific spatial planning tools, including the use of precincts. These are described as areas which are spatially identified and managed with additional place based provisions which modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone.</p> <p>Two precincts are provided within the Light Industrial Zone to provide for the following activities:</p> <ul style="list-style-type: none"> <li>• Industrial Activity in the Creamoata Precinct</li> <li>• Large Format Retail in the Large Format Retail Precinct</li> </ul> <p>Each precinct has a specific objective and policy to direct land uses and amenity values within the precinct. The PDP also provides rules for the precincts to enable activities specific to the precinct, however, no specific standards are provided as the Light Industrial Zone standards are appropriate.</p> <p>The Creamoata precinct enables the existing industrial activity - Sargent Dan Stockfoods who manufactures, packages, distributes and sells bulk stockfeed. Due to the scale of the manufacturing, and potential for noise and discharges associated with the milling of grain the activity would not be permitted through the Light Industrial Zone provisions. Although the activity would benefit from existing use rights under section 10 of the RMA it may not be able to expand under existing use rights. The Creamoata building is a Heritage Building listed within the ODP and with Heritage New Zealand (as an Historic Place Category 1). The mill and chimney stack are identified as particularly important heritage features which are currently utilised as part of the Sargent Dan Stockfoods activity. Furthermore, Sargent Dan Stockfoods also has a correlation with the historic Creamoata activity through name and milling activity. The company is a significant local employer and has strong connections to regional farming, providing a specific precinct to enable the activity is considered appropriate.</p> <p>The Large Format Retail precinct enables large format retail, which is defined in the PDP as retail activity with a floor area greater than 450m<sup>2</sup>. Market analysis indicates demand for large format retail, however, there is limited scope for large format retail within the Town Centre Zone which is already well developed (even outside the core precinct). Allowing for large format retail to establish away from the Town Centre, either through zoning or resource consent approvals has the potential to result in development which conflicts with the Town Centre Zone purpose and undermines the vitality and vibrancy of the town centre. The Large Format Retail Precinct is located close to the Town Centre (within walking distance) and will therefore compliment rather than detract from the town centre.</p> |

## General Industrial Zone

| <b>Table 11</b>                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objectives</b>                                                                                                                                                                            |
| There are four general objectives which seek to ensure the General Industrial Zone provides for a range of existing and future industrial activities and ensure that incompatible activities |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| do not compromise industrial activities. The objectives also seek to manage adverse environmental and amenity values (particularly at the zone interface) whilst recognising the functional purpose of the zone.<br>There is also an objective specific to the Matura Mill Precinct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| There are six policies which provide greater direction on the types of activities which are enabled, managed or discouraged, how amenity values are to be managed and particularly at zone interfaces.<br>There is also a policy specific to the Matuara Mill Precinct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Rules</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| The following activities are enabled: <ul style="list-style-type: none"> <li>• Light Industrial Activities</li> <li>• Industrial Activities</li> <li>• Trade and Industrial Training Facilities</li> <li>• Service Station</li> <li>• Emergency Service Facilities.</li> <li>• Retail Activities which are ancillary to an industrial activity or are take-away food premises subject to floor area limits. Yard based retail sales are a Restricted Discretionary Activity and all other retail activities are non-complying.</li> <li>• Office Activities which are ancillary to an industrial activity and subject to floor area limits.</li> <li>• Residential activity for a caretaker or security employee and subject to limits</li> <li>• Use of Reserve Land.</li> </ul> All other activities have a non-complying activity status.                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Standards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| The standards provide bulk and location controls, such as maximum building height (15m), daylight admission controls and setbacks to side and rear boundaries with sites not within an industrial zone, road boundary setbacks and stream setbacks. Standards are also provided for screening and landscaping as well as for outdoor living space for any residential activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Precincts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| The PS provide for the use of specific spatial planning tools, including the use of precincts. These are described as areas which are spatially identified and managed with additional place based provisions which modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone. A precinct is provided for the Mataura Mill site within the General Industrial zone.<br>The purpose of the Precinct is to allow for the Mataura Mill site to continue to operate as an industrial and office activity and potential community facility while maintaining the significant heritage, cultural, access and natural values associated with the setting. The precinct recognises the connection and association the activity has with the historic use of the building and site along with the potential importance of the site in providing significant economic and employment opportunities for Mataura in the future.<br>Specifically, office activities and community facilities are provided for in the precinct in a different manner to the remainder of the zone. Furthermore, the standards recognise the existing reduced setback to the stream for buildings within the precinct. |

## Development Area Chapter – South Gore Development Area

|                   |
|-------------------|
| <b>Table 12</b>   |
| <b>Objectives</b> |

|                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Objective seeks to enable development within the Development Area where it occurs in a manner which is consistent with the outline development plan to ensure transport connectivity, infrastructure, cultural values are respected and the anticipated character and purpose of the General Industrial Zone is met and adverse effects from natural hazards and on adjoining sites are managed.  |
| <b>Policies</b>                                                                                                                                                                                                                                                                                                                                                                                       |
| Three policies are proposed which seek to ensure development is consistent with the outline development plan or provide for higher urban design outcomes and to ensure development is appropriately serviced.                                                                                                                                                                                         |
| <b>Rules</b>                                                                                                                                                                                                                                                                                                                                                                                          |
| One rule is proposed to provide for land use activities (subdivision is managed through the PDP Subdivision Chapter). The rule requires activities are located in accordance with the Outline Development Plan, buildings are not positioned over indicative roads and compliance with the standards is achieved.                                                                                     |
| 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. |
| <b>Standards</b>                                                                                                                                                                                                                                                                                                                                                                                      |
| Two standards are proposed in relation to landscaping and roading, the purpose of the standards is to ensure that landscaping and roading is established in accordance with the Outline Development Plan.                                                                                                                                                                                             |
| The landscape standard sets out the details for the landscape buffers, including a requirement for a landscape plan with certain details to be submitted with a building consent or resource consent, whichever comes first.                                                                                                                                                                          |
| The roading standard includes requirements for roading construction timing and location, including limiting access onto the State Highway. The standards cross reference the PDP Transport Chapter which contains rules and standards for the formation of roads and accesses.                                                                                                                        |

## 7.5 Definitions

The following definitions are particularly relevant to the Industrial Zones:

### ***Industrial Activity***

Has the same meaning as per the National Planning Standards – means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.

### ***Light Industrial Activity***

Means any manufacturing, processing, storage, logistics, repair or distribution activity that does not generate objectionable odour, dust or noise or elevated risk to people's health and safety. Light industrial activities include, but are not limited to, warehouse storage, automotive repairs, minor engineering and light manufacturing activities, product assembly.

**Trade and Industrial Training Facility**

Means a premises accommodating specialised education and training facilities where a group of people are given trade or industry tuition and training on a formal basis.

**Significant Hazardous Facility**

Means the use of land and/or buildings (or any part of) for one or more of the following activities:

1. Manufacturing and associated storage of hazardous substances (including manufacture of agrichemicals, fertilisers, acids/alkalis or paints).
2. Petroleum exploration and petroleum production.
3. The storage/use of more than 50,000L of petrol.
4. The storage/use of more than 100,000L of diesel.
5. The storage/use of more than 6 tonnes of LPG.
6. Galvanising plants.
7. Electroplating and metal treatment.
8. Tanneries.
9. Timber treatment.
10. Freezing works and rendering plants.
11. Wastewater treatment plants.
12. Metal smelting and refining (including battery refining or recycling).
13. Milk processing plants (except where milk processing plant is specifically designed to contain and store milk so that any reasonably potential spillage of milk is contained within the site of the plant until it can be disposed of to an approved wastewater system).
14. Fibreglass manufacturing.
15. Polymer foam manufacturing.
16. Any facility deemed a Major Hazard Facility under the Health and Safety at Work (Major Hazard Facilities) Regulations 2016.

For (3) and (4), it does not include the underground storage of petrol and diesel at service stations undertaken in accordance with HSNOCOP 44 Below Ground Stationary Container Systems for Petroleum – Design and Installation and HSNOCOP 45 Below Ground Stationary Containers Systems for Petroleum – Operation.

## 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.

| Existing Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Appropriateness to achieve the purpose of the Act                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Land Use Activities Framework Objectives:</p> <p><b>3.3(1)</b> - 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.</p> <p><b>3.3(2)</b> - 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</p> | <p>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.</p> <p><b>Relevance and Usefulness</b></p> <p>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.</p> <p>The objectives do not clearly address the relevant resource management issues which have already been identified in this report and does not assist Council in undertaking its functions under s31, particularly 31(aa) as there is no framework for providing sufficient development capacity for business needs to meet the demands of the district.</p> <p>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.</p> <p><b>Reasonableness</b></p> <p>Provisions in relation have the potential to result in unnecessary costs on the community, particularly to business users as the lack of clarity and direction in the Objectives does not provide clear guidance on the appropriateness or otherwise of industrial activities locating outside of the industrial zone.</p> <p><b>Achievability</b></p> <p>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 or community outcomes which seek a more directive approach to manage the effects on industrial activities and provide for growth.</p> |

| Proposed Objectives                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Appropriateness to achieve the purpose of the Act                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>GIZ-O1</b> - The General Industrial Zone contributes to the economic wellbeing of the community by providing for a range of existing and future industrial activities.</p> <p><b>GIZ-O2</b> - The purpose of the General Industrial Zone is not compromised by non-industrial and / or incompatible activities or built form.</p> <p><b>LIZ-O1</b> - The Light industrial zone contributes to the economic wellbeing of the community by providing for a range of existing and future light industrial activities.</p> <p><b>LIZ-O2</b> - The range of activities provided for within the Light Industrial Zone do not detract from the vitality, vibrancy and character of the Commercial and Mixed Use Zones.</p> <p><b>LIZ-O3</b> - The purpose of the Light Industrial Zone is not compromised by incompatible activities or built form.</p> | <p>The objective is considered the most appropriate way to achieve the purpose of the Act because they give effect to the relevant sections of the RMA</p> <ul style="list-style-type: none"> <li>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.</li> <li>Section 7(c) – The objectives ensure character and amenity of the zones are outlined such that values can be maintained and enhanced.</li> <li>Section 7(b) – The objectives ensure that land is used efficiently and appropriately.</li> <li>Section 7(f) – The objectives will ensure that the quality of the environment is maintained and enhanced.</li> </ul> <p><b>Relevance</b></p> <p>The objectives address the identified resource management issues by providing for activities to reflect existing patterns of land use in the zone locations and provide for growth to support economic and population growth.</p> <p>The objectives provide clearer direction as to the purpose and function of the industrial zones and ensure that the industrial zones are prioritised for industrial activities; incompatible activities which result in reverse sensitivity are discouraged.</p> <p>The objectives assist with achieving the strategic direction objectives by providing for social, productivity and economic growth.</p> <p>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 objectives provide for a range of industrial activities to meet business needs and provide economic growth.</p> <p>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.</p> <p>The objectives reflect the technical assessments which include market analysis on future demand for industrial land and economic growth and urban design outcomes for the development areas.</p> <p><b>Usefulness:</b></p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>The objectives provide clarity and direction for Plan users and decision makers as they clearly articulate the anticipated outcomes for the Industrial Zones, in terms of their purpose and function.</p> <p>The objectives align with best practice by clearly articulating the intended outcomes and provide clear direction for plan users and decision makers.</p> <p><b>Reasonableness:</b></p> <p>The objectives will avoid unjustifiably high costs on the community as they will enable existing land use activities and patterns of development to remain and if necessary to expand without unnecessary resource consent approval. The PDP also provides additional industrial zoned land which will assist in driving down the cost of industrial land and attract new businesses to the district.</p> <p>The objectives are clear and directive and therefore avoid uncertainty and risk for those looking to develop within the Industrial Zones.</p> <p><b>Achievability:</b></p> <p>The objectives are consistent with the 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.</p> <p>The objectives seek outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.</p> |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Proposed Objectives                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Appropriateness to achieve the purpose of the Act                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>GIZ-O3</b> - The General Industrial Zone provides for a safe, functional working environment with an appropriate and reasonable level of amenity consistent with the purpose of the zone.</p> <p><b>GIZ-O4</b> - Adverse environmental effects, or impacts, on Ngāi Tahu cultural values, generated by activities within the General Industrial Zone are managed, particularly at the zone interfaces, whilst recognising the purpose and operational requirements of the zone.</p> <p><b>LIZ-O4</b> - The adverse environmental effects, or impacts on Ngāi Tahu cultural values, generated by activities within the Light Industrial Zone are managed, particularly at zone boundaries.</p> | <p>The objective is considered the most appropriate way to achieve the purpose of the Act because they give effect to the relevant sections of the RMA</p> <ul style="list-style-type: none"> <li>• Section 5(2) – The objectives provide for sustainable management whilst ensuring adverse effects are avoided, remedied or mitigated.</li> <li>• Section 6(e) - the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.</li> <li>• Section 7(c) – The objectives will ensure that amenity values are maintained and enhanced.</li> <li>• Section 7(f) – The objectives will ensure that the quality of the environment is maintained and enhanced.</li> </ul> <p><b>Relevance</b></p> <p>The objectives address the identified resource management issue by seeking to provide appropriate amenity levels within the zone based on the purpose and function of the zone and the anticipated range of activities. The objectives also seek to manage adverse effects on cultural values and the amenity values of adjoining zones where a higher proportion of sensitive activities may be located.</p> <p>The objectives assist with achieving the strategic direction objectives by minimising impacts on cultural values, managing adverse effects between incompatible activities and zones (UFD-O1) and providing a safe, well functioning urban environment (UFD-O7).</p> <p>The objectives give effect to the NPS-UD by recognising amenity values are likely to change over time to respond to changing demands.</p> <p>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.</p> <p>The objectives reflect the technical assessments which provide recommendations on the bulk and location standards to ensure appropriate levels of amenity values are achieved within the zone and at the zone interface.</p> <p><b>Usefulness:</b></p> <p>The objectives provide clarity and direction for Plan users and decision makers as they clearly articulate the anticipated outcomes for the Industrial Zones in terms of the level of amenity value appropriate to reflect the purpose and function of the zone and requirement to minimise adverse effects on cultural values.</p> <p>The objectives align with best practice by clearly articulating the intended outcomes and provide clear direction for plan users and decision makers.</p> <p><b>Reasonableness:</b></p> <p>The objectives will avoid unjustifiably high costs on the community, whilst there may be some increased cost associated with landscaping and bulk and location provisions, these costs are considered reasonable and balanced against the positive outcomes from appropriate levels of amenity value.</p> <p>The objectives are clear and directive and therefore avoid uncertainty and risk for those looking to develop within the Industrial Zones.</p> <p><b>Achievability:</b></p> <p>The objectives are consistent with the 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.</p> <p>The objectives seek outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.</p> |

| Proposed Objective | Appropriateness to achieve the purpose of the Act |
|--------------------|---------------------------------------------------|
|--------------------|---------------------------------------------------|

|                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>LIZ-PREC1-O1</b> - The Large Format Retail precinct enables large format retail activities establishing in a location close to the Town Centre Zone to support the purpose and function of that zone.</p> | <p>The objective is considered the most appropriate way to achieve the purpose of the Act because they give effect to the relevant sections of the RMA</p> <ul style="list-style-type: none"> <li>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.</li> <li>Section 7(b) – The objectives ensure that land is used efficiently and appropriately.</li> </ul> <p><b>Relevance</b><br/>The objective addresses an identified resource management issue by providing for large format retail activities which would ordinarily not be consistent with the zone outcomes which are focused on light industrial activities. The objective enables current and future demand for large format retail to support economic growth in the district. The objective also seeks to prevent ad hoc development and provides clear direction as to the purpose and function of the large format retail precinct to ensure that large format retail is provided for in a way which does not compromise the vitality and viability of the Town Centre.</p> <p>The objective assists with achieving the Strategic Direction Objectives by providing for social, productivity and economic growth without compromising the centre hierarchy.</p> <p>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.</p> <p>The objective will 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.</p> <p>The objective reflects the technical assessments which include market analysis which notes future growth in the retail sector including for larger floorplate retail (such as home appliance and furniture stores).</p> <p><b>Usefulness:</b><br/>The objective provides clarity and direction for Plan users and decision makers as they clearly articulate the anticipated outcomes for the precinct in terms of its purpose.</p> <p>The objective aligns with best practice by clearly articulating the intended outcomes and provides clear direction for plan users and decision makers.</p> <p><b>Reasonableness:</b><br/>The objective will avoid unjustifiably high costs on the community as it will enable large format retail activities to establish, which meets market demand, without detracting from or competing with the Town Centre Zone, which should remain the commercial centre.</p> <p>The objective is clear and directive and therefore avoids uncertainty and risk for those looking to develop within the precinct.</p> <p><b>Achievability:</b><br/>The objective is consistent with the 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.</p> <p>The objective seeks outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Proposed Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Appropriateness to achieve the purpose of the Act                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>LIZ-PREC1-O1</b> - The Creamoata Precinct enables the ongoing use of the Creamoata Building and associated site by Sargent Dan Stockfoods Limited (or a similar business) to process, package and distribute stockfood and undertake ancillary associated activities which utilise the historic mill and oven facilities on the site. The precinct supports the regionally significant activity and historical connection with the Creamoata Building as a milling and processing site.</p> | <p>The objective is considered the most appropriate way to achieve the purpose of the Act because they give effect to the relevant sections of the RMA</p> <ul style="list-style-type: none"> <li>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.</li> <li>Section 6(f) – The protection of historic heritage from inappropriate subdivision, use and development.</li> <li>Section 7(b) – The objectives ensure that land is used efficiently and appropriately.</li> </ul> <p><b>Relevance</b><br/>The objective addresses an identified resource management issue by providing for activities to reflect existing use of the Creamoata building by Sargent Dan Stockfoods which is a locally significant employer and closely connected to agricultural activities, furthermore, the activity utilises the heritage building in a way which connects to its historic use.</p> <p>The objective provides clearer direction as to the purpose and function of the precinct and ensures that precinct is used for appropriate activities.</p> <p>The objective assists with achieving the Strategic Direction Objectives by providing for social, productivity and economic growth by protecting an existing activity, which makes a significant contribution to the local economy.</p> <p>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.</p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>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 precinct.</p> <p><b>Usefulness:</b><br/>The objective provides clarity and direction for Plan users and decision makers as it clearly articulates the anticipated outcomes for the precinct. The objective aligns with best practice by providing clear direction for plan users and decision makers.</p> <p><b>Reasonableness:</b><br/>The objective will avoid unjustifiably high costs on the community as it enables an existing land use activity and pattern of development to remain and if necessary to expand without unnecessary resource consent approval.<br/>The objective is clear and directive and therefore avoids uncertainty and risk for those looking to develop within the precinct.</p> <p><b>Achievability:</b><br/>The objective is consistent with the values expressed in the mana whenua chapter. The objective also takes account of community feedback received and provide for appropriate social, cultural and economic outcomes to meet the identified needs of the community.<br/>The objective seeks outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Proposed Objective                                                                                                                                                                                                                                                                                                                                                                                                                                 | Appropriateness to achieve the purpose of the Act                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>GIZ-PREC10-O1</b> - The Mataura Mill Precinct enables the ongoing use of the Mataura Mill building and associated site for Industrial and office activities and potential community facilities. The precinct supports the maintenance and enhancement of identified historic heritage values, public views of the Mataura Falls, and, by agreement, access for traditional mahinga kai gathering and public access to the Mataura River.</p> | <p>The objective is considered the most appropriate way to achieve the purpose of the Act because they give effect to the relevant sections of the RMA</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Section 6(f) – The protection of historic heritage from inappropriate subdivision, use and development.</li> <li>• Section 6(e) - the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.</li> <li>• Section 7(b) – The objectives ensure that land is used efficiently and appropriately.</li> </ul> <p><b>Relevance</b><br/>The objective addresses the identified resource management issue by providing for activities at the Mataura Mill site and to allow for flexibility of future use given the significance of the site to the community and its historical value.<br/>The objective provides clear direction as to the purpose and function of the precinct and the use of the Mataura Mill.<br/>The objective assists with achieving the Strategic Direction Objectives by providing for social, productivity and economic growth.<br/>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.<br/>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 precinct.</p> <p><b>Usefulness:</b><br/>The objective provides clarity and direction for Plan users and decision makers as it clearly articulates the anticipated outcomes for the precinct. The objective aligns with best practice by providing clear direction for plan users and decision makers.</p> <p><b>Reasonableness:</b><br/>The objective will avoid unjustifiably high costs on the community as it will enable an existing site and building to be utilised in a flexible manner, without unnecessary resource consent approval.<br/>The objective is clear and directive and therefore avoids uncertainty and risk for those looking to develop within the precinct.</p> <p><b>Achievability:</b><br/>The objective is consistent with the values expressed in the Mana Whenua Chapter. The objective also takes account of community feedback received and provides for appropriate social, cultural and economic outcomes to meet the identified needs of the community.<br/>The objective seeks outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.</p> |

| Proposed Objective | Appropriateness to achieve the purpose of the Act |
|--------------------|---------------------------------------------------|
|--------------------|---------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>DEV-O1</b> - Development occurs in the Gore South Industrial Development Area in a co-ordinated and integrated manner that ensures:</p> <ol style="list-style-type: none"> <li>1. connectivity of traffic, pedestrian and cycle routes provides for future development and minimises additional accesses onto the State Highway; and</li> <li>2. <i>infrastructure</i> is provided in accordance with the Outline Development Plan with connection to reticulated services where possible; and</li> <li>3. <i>green infrastructure</i> is adopted for the management of water supply, <i>stormwater</i> management and <i>wastewater</i> treatment and disposal; and</li> <li>4. future development respects and responds to the underlying relationship between Ngāi Tahu and the natural environment; and</li> <li>5. the anticipated character and purpose of the underlying zone is met; and</li> <li>6. new development is screened from adjoining rural lifestyle sites by appropriate buffers and landscaping; and</li> <li>7. adverse effects from natural hazards are avoided or mitigated.</li> </ol> | <p>The objective is considered the most appropriate way to achieve the purpose of the Act because they give effect to the relevant sections of the RMA</p> <ul style="list-style-type: none"> <li>• Section 5(2) – The objectives provide for sustainable management to enable people and the community to provide for their social and economic well-being.</li> <li>• Section 6(e) - the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.</li> <li>• Section 6(h) – the management of significant risks from natural hazards.</li> <li>• Section 7(b) – The objectives ensure that land is used efficiently and appropriately.</li> <li>• Section 7(c) – The objectives will ensure that amenity values are maintained and enhanced.</li> <li>• Section 7(f) – The objectives will ensure that the quality of the environment is maintained and enhanced.</li> </ul> <p><b>Relevance</b></p> <p>The objective addresses the identified resource management issue by providing for additional land which is zoned industrial to develop in a holistic and co-ordinated manner to achieve good urban design outcomes, manage adverse effects and respect cultural values.</p> <p>The objective assists with achieving the Strategic Direction Objectives by providing for social, productivity and economic growth, compact urban form and good urban design outcomes.</p> <p>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 provides overarching outcomes for how the development area should developed to ensure that it aligns with the objectives and policies of the NPS-UD and provides for a well-functioning urban environment that supports the economic wellbeing of the district.</p> <p>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 Development Area.</p> <p><b>Usefulness:</b></p> <p>The objective provides clarity and direction for Plan users and decision makers as it clearly articulates the anticipated outcomes for the Development Area and articulates the relationship between Plan provisions and the Outline Development Plan.</p> <p>The objective aligns with best practice by providing clear direction for plan users and decision makers.</p> <p><b>Reasonableness:</b></p> <p>The objective will avoid unjustifiably high costs on the community as it will enable land to meet demand for future industrial activities without high consenting costs.</p> <p>The objective has been tested with relevant experts (urban designer and traffic engineer) and Hokonui Rūnanga as well as responding to feedback on the DDP and it is considered that the objective is reasonable to balance the need to provide land for industrial and business activities and manage adverse effects on amenity values.</p> <p>The objective is clear and directive and therefore avoids uncertainty and risk for those looking to develop within the Development Area.</p> <p><b>Achievability:</b></p> <p>The objective is consistent with the values expressed in the Mana Whenua Chapter. The objective also takes account of community feedback received by requiring screening by landscape buffers from the adjoining rural lifestyle sites, respecting and responding to cultural values and providing transport connectivity.</p> <p>The objective provides for appropriate social, cultural and economic outcomes to meet the identified needs of the community and is considered to be achievable through the relevant provisions.</p> <p>The objective seeks outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Evaluation of Alternative Option                                                                                                                                                                 | Appropriateness to achieve the purpose of the Act                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Draft District Plan objective</b></p> <p>GIZ-O3 – The General Industrial Zone provides for a safe, functional working environment with an appropriate and reasonable level of amenity.</p> | <p>Although the objective does achieve the purpose of the Act as ensures appropriate levels of amenity value (section 5(2)(c)) it does not fully explain what ‘reasonable’ might mean. The PDP GIZ-O3 makes it clear that the level of amenity should be ‘<i>consistent with the purpose of the zone</i>’ which ensures recognition that the zone has a primary purpose of providing for industrial activities and a lower level of amenity values can be anticipated, to allow people and communities to provide for the social and economic wellbeing (section 5(2)). This alternative objective is therefore not considered to be the most appropriate method of achieving the purpose of the Act.</p> |

**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 cultural value 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 Introduction

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 Light and General Industrial Zones and South Gore Development Area
- Option B - The draft district Plan provisions.
- Option C – The ‘status quo’ provisions.

9.2 Quantification of benefits and costs

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 demand analysis for business growth and identify the following:

- Growth is projected to occur within meat, dairy and other food processing industries, manufacturing, wholesale trade and chemical processing within the Gore district.
- The additional growth will provide additional employment opportunities for each sector.
- There is insufficient land zoned Industrial to provide for these growth industries and there is limited capacity for expansion of existing industries.
- A recommended 172 ha (gross) additional land zoned for industrial purposes is required to support growth.

The PDP provisions address this demand for growth through the new industrial zone in south Gore and the Rural Industry Precinct in south Mataura. In south Gore an additional 100 ha of land is proposed to be zoned for industrial activities and in south Mataura the Rural Industry Precinct will cover 263 ha. These areas will meet the identified demand and provide considerable benefits for the economy, including employment opportunities. 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).

9.3 Evaluation of Options

| Option A – Proposed Provisions General Industrial Zone and Light Industrial Zone |                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General Industrial Zone</b>                                                   |                                                                                                                                                                                                                                                                       |
| <b>Objectives</b>                                                                |                                                                                                                                                                                                                                                                       |
| GIZ-O1.                                                                          | The General Industrial Zone contributes to the economic wellbeing of the community by providing for a range of existing and future industrial activities.                                                                                                             |
| GIZ-O2.                                                                          | The purpose of the General Industrial Zone is not compromised by non-industrial, and / or incompatible activities or built form.                                                                                                                                      |
| <b>Policies, rules and standards which give effect to the objectives</b>         |                                                                                                                                                                                                                                                                       |
| GIZ-P1                                                                           | Enable a range of light and general <i>industrial activities</i> , as well as <i>service stations, trade and industry training facilities</i> and <i>emergency service facilities</i> . which support the purpose of the General Industrial zone.                     |
| GIZ-P2                                                                           | Provide for compatible activities to establish and operate within the General Industrial Zone where they are: <div><div>1. of a similar scale and nature to other permitted activities; or</div><div>2. ancillary to the main activity on <i>site</i>; or</div></div> |

|                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                          | 3. necessary to support the needs of workers within the zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| GIZ-P4                                                                   | Avoid activities that may: <ol style="list-style-type: none"> <li>1. undermine the viability, vitality and function of the Mixed Use Zone, Town Centre and Local Centre Zones; or</li> <li>2. result in conflict and/or potential <i>reverse sensitivity effects</i> with existing or anticipated <i>industrial activities</i>.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| GIZ-P6                                                                   | Enable the use of reserve land where the activity and / or development is consistent with the relevant Reserve Management Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| GIZ-R1-R5                                                                | Industrial, Light Industrial, Trade and Industrial Training Facility, Emergency Service Facilities and Service Stations are permitted as long as any new building complies with the relevant standards, the activity is not a major hazardous facility. All new buildings or structures are permitted provided they comply with the GIZ Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| GIZ-R6-R7                                                                | Retail and office activities are permitted where they are ancillary to the industrial activity undertaken on the site subject to limits on the floor area, or the activity is a take away food premises with a floor area. All new buildings or structures are permitted provided they comply with the GIZ Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| GIZ-R8                                                                   | Residential activities are permitted where they are to provide accommodation for a caretaker / security person or used as temporary overnight accommodation for a person associated with the industrial activity. There are also limits on the number of residential units, number of bedrooms and acoustic insulation is required. All new buildings or structures are permitted provided they comply with the GIZ Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Objectives</b>                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| GIZ-O3.                                                                  | The General Industrial Zone provides for a safe, functional working environment with an appropriate and reasonable level of amenity consistent with the purpose of the zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| GIZ-O4.                                                                  | Adverse environmental effects, or impacts, on Ngāi Tahu cultural values, generated by activities within the General Industrial Zone are managed, particularly at the zone interfaces, whilst recognising the purpose and operational requirements of the zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Policies, rules and standards which give effect to the objectives</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| GIZ-P5                                                                   | Require a level of on-site amenity, particularly at zone interfaces, consistent with the purpose of the zone by: <ol style="list-style-type: none"> <li>1. ensuring the bulk, location and scale of <i>structures</i> are compatible with the purpose of the zone.</li> <li>2. requiring outdoor storage and service areas to be screened along <i>road</i> and <i>boundaries</i> with <i>sites</i> in the residential and rural zones to protect <i>amenity values</i> of adjoining <i>sites</i>, avoid cross <i>boundary effects</i> such as <i>noise</i>, <i>dust</i> and odour and maintain or enhance streetscape amenity.</li> <li>3. requiring appropriate <i>setbacks</i> to waterways to maintain and enhance amenity, respect Ngāi Tahu cultural values and natural character.</li> <li>4. providing landscaping, particularly along <i>road</i> frontages and <i>boundaries</i> of <i>sites</i> in the residential and rural zone, to maintain <i>amenity values</i> within the zone and in streetscapes.</li> </ol> |
| GIZ-S1-S9                                                                | The standards provide bulk and location limits such as height, height in relation to boundary, setbacks to residential and rural zone boundaries, setbacks to streams and roads and also require landscaping where a boundary adjoins a site in the residential or rural zone and along a road boundary; and screening of outdoor storage areas for sites adjoining residential or rural zones. The standards also provide outdoor living requirements for residential units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Mataura Mill Precinct (PREC10)</b>                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Objectives</b>                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| GIZ-PREC10-O1                                                            | The Mataura Mill Precinct enables the ongoing use of the Mataura Mill <i>building</i> and associated <i>site</i> for Industrial and <i>office activities</i> and potential <i>community facilities</i> . The precinct supports the <i>maintenance</i> and enhancement of identified <i>historic heritage</i> values, public views of the Mataura Falls, and, by agreement, <i>access</i> for traditional mahinga kai gathering and public <i>access</i> to the Mataura River.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Policies, rules and standards which give effect to the objectives</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| GIZ-PREC10 – P1                                                          | Enable Industrial and office activities and community facilities that do not undermine the Local Centre while maintaining and enhancing: <ol style="list-style-type: none"> <li>1. Identified historic heritage features or protected elements.</li> <li>2. Public views of the Mataura Falls from the Mataura Bridge and esplanade strip.</li> <li>3. By agreement, public access to the Mataura River and access through the site for traditional mahinga kai gathering.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| GIZ-R8                                                                   | Office activities are enabled provided it is ancillary to an activity permitted under GIZ-R1-R5 and all new buildings or structures are permitted provided they comply with the GIZ Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| GIZ-R10                                                                  | Community facilities are enabled provided all new buildings or structures are permitted provided they comply with the GIZ Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Light Industrial Zone</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Objectives</b>                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LIZ-O1                                                                           | The Light industrial zone contributes to the economic wellbeing of the community by providing for a range of existing and future light industrial activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| LIZ-O2                                                                           | The range of activities provided for within the Light Industrial Zone do not detract from the vitality, vibrancy and character of the Commercial and Mixed Use Zones.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| LIZ-O3                                                                           | The purpose of the Light Industrial Zone is not compromised by incompatible activities or built form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b><i>Policies, rules and standards which give effect to the objectives:</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| LIZ-P1                                                                           | Enable activities to establish which support the purpose of the Light Industrial zone, including <i>light industrial activities, service stations, trade and industry training facilities and emergency service facilities</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| LIZ-P2                                                                           | Provide for other activities to establish and operate within the Light Industrial Zone where they are: <ol style="list-style-type: none"> <li>1. of a similar scale and nature to other permitted activities; or</li> <li>2. ancillary to the main activity on site; or</li> <li>3. necessary to support the needs of workers within the zone.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| LIZ-P3                                                                           | Avoid activities that may: <ol style="list-style-type: none"> <li>1. undermine the viability, vitality and function of the Town Centre and Local Centre Zones.</li> <li>2. Generate significant discharges such as odour, dust, contaminants or noise.</li> <li>3. result in conflict and / or potential reverse sensitivity effects with existing or anticipated activities.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LIZ-P6                                                                           | Enable the use of <i>reserve land</i> where the activity and/or development is consistent with the relevant Reserve Management Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| LIZ-R1-R5                                                                        | Light Industrial, Trade and Industrial Training Facility, Emergency Service Facilities and Service Stations are permitted as long as any new building complies with the relevant standards. All new buildings or structures are permitted provided they comply with the LIZ Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| LIZ-R5, R6-R8                                                                    | Retail, food and beverage and office activities are permitted where they are ancillary to the industrial activity undertaken on the site subject to limits on the floor area, or the activity is a take away food premises with a floor area. All new buildings or structures are permitted provided they comply with the LIZ Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LIZ-R7                                                                           | Residential activities are permitted where they are to provide accommodation for a caretaker / security person or used as temporary overnight accommodation for a person associated with the industrial activity. There are also limits on the number of residential units, number of bedrooms and acoustic treatment is required. All new buildings or structures are permitted provided they comply with the GIZ Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| LIZ-R9                                                                           | Use of reserve land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| LIZ-R10                                                                          | Industrial activities are managed as restricted discretionary activities if they comply with the Light Industrial Zone noise standards, are not a significant hazardous facility and comply with the relevant standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LIZ-R11- R14                                                                     | Community facilities, community corrections activities, entertainment and hospitality activities and healthcare activities are managed as a restricted discretionary activity provided compliance with standards is achieved and the activities are not within the Gore South Development Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b><i>Objectives</i></b>                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| LIZ-O4                                                                           | The Light Industrial Zone provides for a safe, functional working <i>environment</i> with an appropriate and reasonable level of amenity consistent with the purpose of the zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| LIZ-O5                                                                           | The adverse environmental <i>effects</i> , or impacts on Ngāi Tahu cultural values, generated by activities within the Light Industrial Zone are managed, particularly at zone <i>boundaries</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b><i>Policies, rules and standards which give effect to the objectives:</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| LIZ-P4                                                                           | Require activities and development to maintain a level of on-site amenity, particularly at zone interfaces, consistent with the purpose of the zone by: <ol style="list-style-type: none"> <li>1. ensuring the bulk, location and scale of <i>structures</i> are compatible with the role and function of the zone.</li> <li>2. requiring outdoor storage and service areas to be screened along <i>road</i> and side <i>boundaries</i> to protect <i>amenity values</i> of adjoining <i>sites</i> avoid cross <i>boundary effects</i> and maintain or enhance streetscape amenity.</li> <li>3. requiring appropriate <i>setbacks</i> to waterways to maintain and enhance amenity and Ngāi Tahu cultural values and natural character.</li> <li>4. providing landscaping, particularly along <i>road</i> frontages, to maintain <i>amenity values</i> within the zone and in streetscapes.</li> </ol> |

| 5. responding to the underlying relationship between Ngāi Tahu and the natural <i>environment</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LIZ-P5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Manage adverse <i>effects</i> of activities within the zone to maintain the character and amenity of adjoining zones.                                                                                                                                                                                                                                                                                                                                                                       |
| LIZ-S1-S10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The standards provide bulk and location limits such as height, height in relation to boundary, setbacks to residential and rural zone boundaries, setbacks to streams and roads and also require landscaping where a boundary adjoins a site in the residential or rural zone and along a road boundary; and screening of outdoor storage areas for sites adjoining residential or rural zones. The standards also provide outdoor living requirements for residential units.               |
| <b>Large Format Retail Precinct (PREC1)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Objective:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| LIZ-PREC1-O1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The <i>Large Format Retail</i> precinct enables <i>large format retail activities</i> establishing in a location close to the Town Centre Zone to support the purpose and function of that zone.                                                                                                                                                                                                                                                                                            |
| <b>Policies, rules and standards which give effect to the objectives:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| LIZ-PREC1-P1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Enable <i>large format retail activities</i> to complement the Town Centre Zone whilst ensuring the anticipated <i>amenity values</i> of the Light Industrial Zone are maintained.                                                                                                                                                                                                                                                                                                          |
| LIZ-R5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | In addition to retail which is ancillary to an industrial activity or involves yard based sales, any retail activity which has a floor area greater than 450m <sup>2</sup> is permitted provided it complies with the relevant standards.                                                                                                                                                                                                                                                   |
| <b>Creamoata Precinct (PREC2)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Objective:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| LIZ-PREC2-O1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The Creamoata Precinct enables the ongoing use of the Creamoata Building and associated <i>site</i> by Sargent Dan Stockfoods Limited (or a similar business) to process, package and distribute stockfood and undertake ancillary associated activities which utilise the historic mill and oven facilities on the <i>site</i> . The precinct supports the regionally significant activity and historical connection with the Creamoata Building as a milling and processing <i>site</i> . |
| <b>Policies, rules and standards which give effect to the objectives:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| LIZ-PREC2-P1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Enable the continued use of the Creamoata building for milling, processing, packaging and <i>ancillary activities</i> which recognise and utilise the historic function and purpose of the <i>building</i> .                                                                                                                                                                                                                                                                                |
| LIZ-R10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Industrial activities are permitted if it involves milling, processing, packaging and associated ancillary activities and complies with all relevant standards.                                                                                                                                                                                                                                                                                                                             |
| Benefits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Environmental</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>Increased certainty and clarity from the types of effects that are anticipated from activities within the zone.</li> <li>Provides for increased industrial land in appropriate locations whilst managing reverse sensitivity effects.</li> <li>Water quality, public access and cultural values are respected and maintained through setbacks to waterways.</li> </ul>                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Economic</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>The zoning provides for economic growth by increasing opportunities for industrial development and enabling existing activities to continue and expand without unnecessary resource consents.</li> <li>The zoning, and in particular new zoned land, will provide for increased employment opportunities for the community.</li> <li>Clear direction means that Plan users and landowners will have reduced costs in understanding and complying with the industry provisions of the Plan. The provisions will also ensure efficient and consistent decision-making.</li> <li>Limiting incompatible activities will help manage reverse sensitivity and also ensure land is available for industrial activities.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Social</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>The provisions will provide greater clarity around mitigation of adverse effects and reduction of reverse sensitivity.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Costs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Environmental</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>Some of the bulk and location standards and landscaping standards may reduce the ability to fully maximise a site for development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Economic</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>Loss of potential development rights for some activities / properties in new industrial zone areas.</li> <li>There may be a slight increased cost associated with complying with the landscaping and screening requirements.</li> <li>There may also be slight increased costs for requirements to setback buildings from boundaries adjoining residential and rural zones as this would reduce the available land for development.</li> <li>Increased cost for industrial activities seeking resource consent to establish outside of the zones and the Rural Industry Precinct as these activities are discouraged and so the consenting pathway would be more onerous.</li> </ul>                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Social</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>There are no anticipated social costs associated with the proposed provisions.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Providing sufficient land for industrial activities will ensure these activities are appropriately located to improve amenity in other zones such as the Commercial Zones and Rural Zones.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                    |
| <b>Cultural</b> <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Cultural</b> <ul style="list-style-type: none"> <li>New industrial activities have the potential to result in increased land and water contamination, however, it is anticipated these effects would be appropriately managed through the PDP and the Regional Plan.</li> </ul> |
| <b>Efficiency</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                    |
| <p>There are a number of improved efficiency outcomes associated with the PDP provisions. These included:</p> <ul style="list-style-type: none"> <li>Provision of a wide range of industrial activities to provide development opportunities.</li> <li>The zoning reflects existing patterns of development and will allow for expansion and development of those existing activities with fewer constraints.</li> <li>The additional growth area provides for increased employment opportunities and support the local economy whilst meeting demand now and into the future.</li> <li>Improved clarity through more directive objectives and policies which provides greater certainty for plan users and decision makers and will improve efficiency compared to the status quo option.</li> </ul> <p>Overall, the environmental, economic and social benefits outweigh the economic cost associated with the proposed provisions, which will generally provide more effectively for existing and proposed activities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                    |
| <b>Effectiveness</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                    |
| <p>The proposed provisions are considered to be the most effective means of achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>The provisions will address the identified resource management issues.</li> <li>The provisions 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, in a manner which recognises amenity values are likely to change over time to respond to changing demands. The zone provisions provide for a range of industrial activities to provide for jobs and community services to support the economy.</li> <li>They will provide for zoning and provisions which are consistent with the National Planning Standards.</li> <li>They will provide for an appropriate level of amenity values within the zone and ensure that adverse effects on sensitive activities at the zone interfaces are managed by providing high quality urban form and built development outcomes.</li> <li>They will increase the effectiveness of the plan provisions in achieving positive urban design outcomes by providing greater clarity and certainty.</li> <li>They assist in achieving the relevant strategic direction by providing zone locations which maintain compact urban form with a liveable urban environment and providing for social and cultural vitality, productivity and economic growth (UFD-O1 &amp; UFD-O7). They provide for larger scale industrial activities to meet the economic needs of the community (UFD-O8).</li> <li>The provisions align with the cultural values, interests, rights and relationships expressed in the Mana Whenua Chapter.</li> <li>They will enable Council to fulfil its statutory obligations under the Resource Management Act to maintain and enhance both the amenity value and quality of the environment (sections 7(c) and 7(f)) and ensure that development is undertaken in a sustainable manner, which appropriately avoids, remedies or mitigates adverse effects (section 5(2)(c)).</li> <li>They will enable Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner.</li> </ul> |                                                                                                                                                                                                                                                                                    |
| <b>Option B draft plan provisions - Alternative options which are more or less appropriate to achieve the objective</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                    |
| <p>GIZ-P2 and GIZ-P3 were amended to incorporate feedback received and to ensure the policies were the most effective, efficient way to achieve the objectives taking account of the above cost benefit analysis. The amendments provided greater clarity to plan users in relation to activities which should be avoided within the General Industrial Zone. The PDP GIZ-P2 was deemed to be a more appropriate means of achieving objective GIZ-O2.</p> <p>The amendments also provided better direction on requirements for screening and landscaping at the zone interface with the residential and rural zones rather than all zones, as the residential zone contains predominantly sensitive activities and the rural zones have greater rural, open space character. The PDP GIZ-P3 was deemed to be a more appropriate means of achieving objective GIZ-O4.</p> <p>GIZ-P5 was not carried over from the DDP to the PDP as it was considered a duplication of GIZ-P3.</p> <p>The amendment to GIZ-P3 led to a consequential amendment to require screening of outdoor storage areas and landscaping or fencing only where the site adjoined a residential or Rural Lifestyle zone.</p> <p>Other amendments from the DDP include a requirement for all activities to be consistent with the Outline Development Plan where they are situated within the Development Area, this is intended to capture activities which may establish without subdivision, so that activities do not compromise the future ability to develop in accordance with the Outline Development Plan.</p> <p>Overall, the PDP provisions are considered the most appropriate way to achieve the objectives.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                    |

| Risk of acting or not acting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The Council has sufficient information to determine that the provisions of the Light and General Industrial Zones in the locations proposed are appropriate to meet the social, economic and cultural needs of the community and generally reflect existing patterns of land use. The Plan provisions have been tested and determined to be feasible and to provide for good quality outcomes.</p> <p>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 been identified as insufficient to provide for development and managed adverse effects on the environment by the Efficiency and Effectiveness Report into the ODP under Section 35 of the Act.</p> |

| Option A – Proposed Provisions South Gore Development Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Objective</b></p> <p>DEV1-O1 Development occurs in the Gore South Industrial Development Area in a co-ordinated and integrated manner that ensures:</p> <ol style="list-style-type: none"> <li>1. connectivity of traffic, pedestrian and cycle routes provides for future development and minimises additional <i>accesses</i> onto the State Highway; and</li> <li>2. <i>infrastructure</i> is provided in accordance with the Outline Development Plan with connection to reticulated services where possible; and</li> <li>3. <i>green infrastructure</i> is adopted for the management of water supply, <i>stormwater</i> management and <i>wastewater</i> treatment and disposal; and</li> <li>4. future development respects and responds to the underlying relationship between Ngāi Tahu and the natural environment; and</li> <li>5. the anticipated character and purpose of the underlying zone is met; and</li> <li>6. new development is screened from adjoining rural lifestyle sites by appropriate buffers and landscaping; and</li> <li>7. adverse effects from natural hazards are avoided or mitigated.</li> </ol> <p><b>Policies, rules and standards which give effect to the objectives:</b></p> <p>DEV1-P1 Enable <i>subdivision</i> and development that provides for high quality design and is in accordance with the Outline Development Plan, unless an alternative design solution achieves the same or better outcomes.</p> <p>DEV1-P2 Ensure <i>subdivision</i>, development and activities are designed and located in accordance with the Outline Development Plan having regard to:</p> <ol style="list-style-type: none"> <li>1. the management of natural hazards on people, property and the environment;</li> <li>2. the potential impacts on Ngāi Tahu cultural values and relationship with the natural environment;</li> <li>3. A development layout and sequencing which aligns with the indicative road layout and avoids multiple connections onto the State Highway;</li> <li>4. the provision of pedestrian, cycle and bridleway routes which serve the community;</li> <li>5. measures which mitigate adverse effects on the amenity values of sites within the <i>rural environment</i>; and</li> <li>6. Retention of existing landscape features and provision of new landscaping which utilises flood resistant species and native vegetation within the site.</li> </ol> <p>DEV1-P4 Require development to be serviced via Council’s reticulated network where available. Otherwise, development should adopt <i>green infrastructure</i> for the management of water supply, <i>stormwater</i> management and <i>wastewater</i> treatment and disposal.</p> <p>DEV-R1 New buildings and land use activities should be located in accordance with the Outline Development Plan. Buildings must not be located over indicative roads and must be serviced and the Development Area standards must be complied with.</p> <p>DEV-S1 A landscape buffer is established in accordance with the Outline Development Plan and is at least 5m wide and includes at least 30% of species which will grow to at least 2m in height. A landscape plan is provided with the building consent or resource consent (whichever comes first) to show details of landscaping.</p> <p>DEV-S2 Any new buildings are accessed via a road in accordance with the Outline Development Plan, only one road access onto State Highway 1, roads are designed in accordance with the Transport Chapter and buildings and structures are located in a manner which doesn’t restrict roading connectivity to other sites within the Development Area.</p> |                                                                                                                                                                                                                                |
| Benefits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Costs                                                                                                                                                                                                                          |
| <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• Increased certainty and clarity as to how the area will be developed through the provisions and the Outline Development Plan.</li> <li>• Landscaping will assist in managing amenity values at the zone interface.</li> <li>• Water quality, public access and cultural values are respected and maintained through setbacks to waterways.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• Undertaking development in accordance with the Outline Development Plan may place restrictions on staging, timing and location of development.</li> </ul> |
| <b>Economic</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Economic</b>                                                                                                                                                                                                                |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>The Development Area provisions support economic growth and future development.</li> <li>Clear direction means that Plan users and landowners will have reduced costs in understanding and complying with the Development Area provisions of the Plan. The provisions will also ensure efficient and consistent decision-making.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>Upgrading services and installing new roading will be a cost for developers.</li> <li>There may be an increased cost associated with complying with the landscaping requirements.</li> </ul> |
| <b>Social</b> <ul style="list-style-type: none"> <li>The provisions and Outline Development Plan will provide greater clarity around mitigation of adverse effects.</li> <li>The provisions 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 on adjoining landowners.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Social</b> <ul style="list-style-type: none"> <li>There may be some social costs associated with the loss of the racecourse.</li> </ul>                                                                                          |
| <b>Cultural</b> <ul style="list-style-type: none"> <li>The policy direction requires consideration of the effects of cultural values, the underlying zone provisions will manage the effects of activities through stream setbacks etc. The Outline Development Plan has sought to respond to feedback in relation to the potential effects on cultural values.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Cultural</b> <ul style="list-style-type: none"> <li>There may be some impact on cultural values associated with the loss of the racetrack and other rural land for the proposed industrial zone in south Gore.</li> </ul>        |
| <b>Efficiency</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                     |
| <p>There are a number of improved efficiency outcomes associated with the PDP provisions. These included:</p> <ul style="list-style-type: none"> <li>Clear direction for the location, transport connectivity and amenity of development within the Development Area.</li> <li>Improved clarity through more directive objectives and policies which provides greater certainty for plan users and decision makers and will improve efficiency compared to the status quo option.</li> </ul> <p>Overall, the environmental, economic and social benefits outweigh the economic cost associated with the proposed provisions which will generally provide more effectively for existing and proposed activities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                     |
| <b>Effectiveness</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                     |
| <p>The proposed provisions are considered to be the most effective means of achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>The provisions will address the identified resource management issues.</li> <li>The provisions 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 in a manner which recognises amenity values are likely to change over time to respond to changing demands. The zone provisions provide for a range of industrial activities to provide for jobs and community services in to support the economy.</li> <li>They will provide for a Development Area and provisions which are consistent with the National Planning Standards.</li> <li>They will provide for an appropriate level of amenity values within the zone and ensure that adverse effects on sensitive activities at the zone interfaces are managed, by providing high quality urban form and built development outcomes.</li> <li>They will increase the effectiveness of the plan provisions in achieving positive urban design outcomes by providing greater clarity and certainty.</li> <li>They assist in achieving the relevant Strategic Direction by providing zone locations which maintain compact urban form, with a liveable urban environment and providing for social and cultural vitality, productivity and economic growth (UFD-O1 &amp; UFD-O7) and provide for industrial activities to meet the need of the economic needs of the community (UFD-O8).</li> <li>The provisions align with the cultural values, interests, rights and relationships expressed in the Mana whenua Chapter.</li> <li>They will enable Council to fulfil its statutory obligations under the Resource Management Act to maintain and enhance both the amenity value and quality of the environment (sections 7(c) and 7(f)) and ensure that development is undertaken in a sustainable manner which appropriately avoids, remedies or mitigates adverse effects (section 5(2)(c)).</li> <li>They will enable Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner.</li> </ul> |                                                                                                                                                                                                                                     |
| <b>Risk of acting or not acting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                     |
| <p>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.</p> <p>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. N63ot including a Development Area over the new zone could allow for ad hoc development that includes multiple access onto the State Highway, insufficient zone interface mitigation and poor urban design outcomes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Option C – Status Quo</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>Relevant Objectives:</b></p> <p><b>3.3(1)</b> – 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.</p> <p><b>3.3(2)</b> - 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.</p> |

| <p><b>3.3(8)</b> - Avoid where practical the adverse effects of land use activities upon infrastructure.</p> <p><b><i>Policies and rules which give effect to the objectives:</i></b></p> <p><i>Policies</i></p> <p><b>3.4(1)</b> Establish zones that reflect the characteristics and amenity values of the area.</p> <p><b>3.4(2)</b> Control the adverse effects of land use activities on the environment.</p> <p><b><i>Rules which specifically apply to the Industrial Zone</i></b></p> <p><b>4.2.1(5)</b> permits land use activities</p> <p><b>4.2.2</b> permits the use of reserve land</p> <p><b>4.2.4</b> Any land use activity which does not comply with 4.2.1(6) is a Discretionary Activity</p> <p><b>4.7.1</b> Daylight admission</p> <p><b>4.8.1</b> Maximum height of 15m</p> |                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Benefits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Costs                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>There is a broad framework which provides consideration of amenity values and takes account of the anticipated character of an area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>The bulk and location standards are limited and do not provide for high quality environmental outcomes.</li> </ul>                                                                                                                                                                                                                   |
| <p><b>Economic</b></p> <ul style="list-style-type: none"> <li>The framework, in particular the bulk and location standards, place limited requirements on landowners which would lower the cost of development as land potential could be maximised with no requirement for landscaping etc.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Economic</b></p> <ul style="list-style-type: none"> <li>The general nature and lack of clear direction in the framework may result in higher consenting costs.</li> <li>The locations of zones do not accurately reflect existing patterns of development or provide sufficient opportunity for development and growth, therefore potentially resulting in increased consenting costs.</li> </ul> |
| <p><b>Social</b></p> <ul style="list-style-type: none"> <li>The provisions provide for a range of activities which allow people and communities to meet their social needs.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>Social</b></p> <ul style="list-style-type: none"> <li>The provisions require little in the way of bulk and location standards meaning greater potential for adverse effects on sensitive activities, despite these being permitted in the zone (educational facilities, health care activity) and potentially lower levels of amenity values.</li> </ul>                                          |
| <p><b>Cultural</b></p> <ul style="list-style-type: none"> <li>There are no identified cultural benefits from the existing provisions.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>Cultural</b></p> <ul style="list-style-type: none"> <li>The lack of integration of cultural values and relationships into the provisions may negatively impact the ability of Māori to protect sites of significance and their cultural values and relationships with the land.</li> </ul>                                                                                                        |
| Efficiency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         |
| The rule framework has limited efficiency as the objectives and policies are broad and lack clear direction for plan users and decision makers. The location of zones does not reflect existing patterns of land use and activities have established in an ad hoc manner through resource consent approvals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                         |
| Effectiveness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>The provisions are not effective as they do not provide sufficient direction or clarity. The zoning pattern has allowed out of zone activities to establish in an ad hoc inefficient manner and therefore, the existing provisions are not effective at managing the urban environment in a way which sufficiently provides well functioning environments to meet the social, economic and cultural needs of people and their communities.</p> <p>The provisions do not sufficiently address the identified resource management issues and the lack of industrial zoned land has resulted in development in potentially inappropriate locations.</p>                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                         |
| Risk of acting or not acting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                         |
| The risks of not acting include further development occurring outside of the existing Industrial Zones in an ad hoc manner and that development within the Industrial Zones does not mitigate adverse effects at zone interfaces or manage reverse sensitivity effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                         |

9.4 Summary of Preferred Options

Summary

Overall, the preferred option is ‘A’ the PDP provisions because they:

- Give effect to higher order documents and achieve the purpose of the Act.
- Address the identified resource management issues by providing greater land zoned for industrial activities to meet current and future demand. The PDP provides for the social and economic wellbeing of the community, enabling a range of compatible activities within the zones and managing reverse sensitivity and amenity values, particularly at zone interfaces.
- Provide greater direction and certainty for plan users and decision makers.
- Ensure development within the new zone areas, which spans multiple sites is undertaken in an integrated and co-ordinated manner to ensure good future outcomes.

## Appendix 1 – Feedback received

| Person / Organisation                            | Feedback summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General Industrial Zone</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Robin & Daniel Bremner<br>37 Glencoe Highway     | <ul style="list-style-type: none"> <li>Understand purpose of rezoning but do not want to see their rural lifestyle change as a result of industrial zoning.</li> <li>Confused about extent of zoning – diary platform of one property is to remain zoned rural but the grazing area is rezoned industrial.</li> <li>Concern about potential flooding effects</li> <li>Concerned about changes to rates and what their future rights as landowners would be.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Further work has been undertaken to consider zoning in this area. A mix of Light and General Industrial zoning is proposed to assist with mitigating the cumulative effects from industrial activities, as the Light Industrial Zone only permits activities with lesser noxious discharges.</p> <p>The Development Area requires all development to be in accordance with the Outline Development Plan which includes landscape buffers to assist with mitigating adverse effects on the adjoining rural lifestyle zone.</p> <p>Careful placement of roading connections will also assist with mitigating traffic effects on surrounding landowners.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Joanne & Stephen Hook<br>194 Gore Matura Highway | <ul style="list-style-type: none"> <li>Concerned about industrial zoning which will adversely affect amenity values and devalue their property.</li> <li>Consider it inappropriate to allow residential units, community or educational facilities within the Industrial Zone.</li> <li>Questions whether the Council would buy their existing residential dwelling is it is not appropriate within an Industrial Zone.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Donna Vincent<br>42A Saleyard Road               | <ul style="list-style-type: none"> <li>Concerns over Loss of outlook and loss of night sky due to lighting. The land is flood prone so building up would impact views from building heights and there should be a plan for managing flood effects.</li> <li>Council should consider a green belt or wildlife corridor from Racecourse Road to Saleyard Road with the potential to use the paper road as access to Charlton Road cemetery. This green belt / wildlife corridor could be used as a bridleway which would be a safe place for horse riding, dog walking and would attract tourists as well as cater for range of equestrian activities in Gore District.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Ronald Ashby<br>6 Stratford Street               | <ul style="list-style-type: none"> <li>Considers an out of town industrial estate would be better as the rezoning supports a select few who choose to be a nuisance.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Debra Gibson<br>42B Saleyard Road                | <ul style="list-style-type: none"> <li>Concerns over noise pollution, lighting, increase flood risk and damage to the environment such as loss of wildlife. Would like a green belt and a 100m setback and rules relating to noise, smell and light. The cumulative effect would be significant.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Alliance Group Ltd                               | <ul style="list-style-type: none"> <li>Supportive of the overview and objectives which recognise the contribution industrial activities make to the district's economy and the potential effects of reverse sensitivity.</li> <li>Concerned about the avoid direction in GIZ-P2 and suggests amendments to GIZ-P4 to clarify what is meant by cross boundary effects and the anticipated amenity values at zone interfaces.</li> <li>Concerned that GIZ-P5 may limit some activities which would not adversely affect industrial uses, i.e. grazing on paddocks and suggests the policy should be amended accordingly.</li> <li>Major Hazardous Facilities, primary production and rural industry should be permitted in the GIZ.</li> <li>Caretaker accommodation should be excluded from the definition of 'sensitive activities' and provisions should be made for seasonal workers accommodation within the GIZ.</li> <li>The proposed height limit of 15m is considered to low and should be increased to a 21m maximum height limit.</li> </ul> | <p>GIZ-P2 has been amended to take on board the feedback and provide greater clarity around the intention of the policy and in particular, the avoidance of activities which may conflict with anticipated industrial activities.</p> <p>GIZ-P5 has also been amended to clarify that adverse effects on adjoining residential and rural zones are to be managed, the associated rules and standards have been amended to provide a consistent approach. The amendment reflects the differing amenity values within residential and rural zones compared to industrial zones and the need to ensure that zone interfaces are carefully managed to avoid adverse effects on those living close to industrial zones.</p> <p>It is not considered appropriate to provide for primary production or rural industry in the General Industrial Zone. Either activity may be undertaken as an ancillary activity, for example grazing of livestock would be an ancillary activity at a meatworks. The definition of rural industry relates to industry undertaken in a rural environment and so providing for this activity would not be appropriate, however, the definition of industrial activity is broad and would encompass activities which may also be rural industries.</p> <p>Provision of further residential accommodation such as seasonal works is inappropriate within the Industrial zones due to potential for reverse sensitivity and also potential loss of industrially zoned land. The draft District Plan proposes opportunities to provide for higher density residential development in the Medium Density Residential Zone. Additional land zoned residential and large lot residential will increase the housing supply across the district.</p> |

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>It is considered appropriate to retain a resource consent pathway for significant hazardous facilities to ensure that adverse effects on the community are appropriately managed. Primary production and rural industry are, by their definition, rural activities which are not appropriate to enable in the Industrial zones, as that land should be retained for industrial activities.</p> <p>A height of 15m is considered appropriate to manage adverse effects on the environment and surrounding landowners.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Silver Fern Farms Ltd | <ul style="list-style-type: none"> <li>• Supportive of the overview and objectives which recognise the contribution industrial activities make to the district's economy and the potential effects of reverse sensitivity.</li> <li>• Concerned about the avoid direction in GIZ-P2 and suggests amendments to GIZ-P4 to clarify what is meant by cross boundary effects and the anticipated amenity values at zone interfaces.</li> <li>• Concerned that GIZ-P5 may limit some activities which would not adversely affect industrial uses, i.e. grazing on paddocks and suggests the policy should be amended accordingly.</li> <li>• Major Hazardous Facilities, primary production and rural industry should be permitted in the GIZ.</li> <li>• Caretaker accommodation should be excluded from the definition of 'sensitive activities' and provisions should be made for seasonal workers accommodation within the GIZ.</li> <li>• The proposed height limit of 15m is considered to low and should be increased to a 20m maximum height limit – examples of height limits from other district plans was provided in support.</li> <li>• Considers that the requirement to screen outdoor storage and parking areas should only apply when the storage area is visible and parking should only be screened from non-industrial sites. Further clarity is sought on the term 'fully screened'. Landscaping should not apply to a boundary with the rural zone or rural lifestyle zone.</li> </ul> | <p>GIZ-P2 has been amended to take on board the feedback and provide greater clarity around the intention of the policy and in particular the avoidance of activities which may conflict with anticipated industrial activities.</p> <p>GIZ-P5 has also been amended to clarify that adverse effects on adjoining residential and rural zones are to be managed, the associated rules and standards have been amended to provide a consistent approach. The amendment reflects the differing amenity values within residential and rural zones compared to industrial zone and the need to ensure that zone interfaces are carefully managed to avoid adverse effects on those living close to industrial zones.</p> <p>It is not considered appropriate to provide for primary production or rural industry in the General Industrial Zone. Either activity may be undertaken as an ancillary activity, for example grazing of livestock would be an ancillary activity at a meatworks. The definition of rural industry relates to industry undertaken in a rural environment and so providing for this activity would not be appropriate, however, the definition of industrial activity is broad and would encompass activities which may also be rural industries.</p> <p>Provision of further residential accommodation such as seasonal works is inappropriate within the Industrial zones due to potential for reverse sensitivity and also potential loss of industrially zoned land. The draft District Plan proposes opportunities to provide for higher density residential development in the Medium Density Residential Zone. Additional land zoned residential and large lot residential will increase the housing supply across the district.</p> <p>It is considered appropriate to retain a resource consent pathway for significant hazardous facilities to ensure that adverse effects on the community are appropriately managed. Primary production and rural industry are, by their definition, rural activities which are not appropriate to enable in the Industrial zones, as that land should be retained for industrial activities.</p> <p>A height of 15m is considered appropriate to manage adverse effects on the environment and surrounding landowners.</p> <p>The standards requiring landscaping are unchanged as landscaping is only required along boundaries with other zones which is appropriate to give effect to the policies and to maintain amenity values within other zones. However, GIZ-S7 has been amended to require screening of outdoor goods and materials and parking areas from residential and rural zoned sites.</p> |
| Peter Cooper          | <ul style="list-style-type: none"> <li>• Supportive of additional land being zoned industrial but concerned that the racecourse land will not actually become available for development which may constrain developing industrial activities on land zoned for other purposes.</li> <li>• Suggests consideration be given to zoning land opposite Mataura Valley Milk for industrial purposes.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Careful consideration was given to rezoning land opposite Mataura Valley Milk to industrial, however, when taking account of a number of factors, including challenges in servicing and proximity to the town the area was discounted in favour of Gore South.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Mataura Valley Milk   | <ul style="list-style-type: none"> <li>• Requested that the remainder of the MVM owned land around their plant is zoned Industrial.</li> <li>• Considered the use of outline development plans for Gore South and Mataura South would result in unnecessary complexity and duplication. Considers the overview is not directly relevant to the GIZ and should be focussed on encouraging economic development and promoting new industries within the District.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Rezoning of land around MVM to industrial is supported as it would provide for future expansion opportunities.</p> <p>The use of outline development plans in Gore South and Mataura South is consistent with the development area overlay approach for these areas to ensure they are developed in an integrated and holistic manner which provides for high</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                       | <ul style="list-style-type: none"> <li>• Suggested GIZ-O1 should be replaced with an objective focused on supporting, strengthening and promoting the existing and future growth of the General Industrial Zone.</li> <li>• Considered GIZ-O2 should not refer to built form and GIZ-O3 is deleted as unnecessary. GIZ-O4 should be amended to ensure that the purpose and operational requirements of the zone are not only recognised but protected.</li> <li>• Amendments or entire redrafting was sought to GIZ-P1, GIZ-P2 &amp; GIZ-P4.</li> <li>• The deletion of GIZ-P6 &amp; GIZ-P7 was sought and a new policy added to support the operation and growth of the district’s regionally significant industries.</li> <li>• The floor area for offices should be amended to allow for a larger area to be used for office space and an increase in maximum building height to 20m was suggested.</li> <li>• Changes to the setbacks and height in relation to boundary were also sought. A deletion of the requirement to screen carparking from views and permeable surface requirement was also sought.</li> </ul> | <p>quality urban design outcomes and maintains amenity values for those adjoining the zones.</p> <p>The Overview, Objectives and Policies are already clear in their support of industrial activities within the General Industrial Zone to provide economic and social benefit to the community. It is important that adequate consideration is given to managing the effects of development within the industrial zone.</p> <p>A height limit of 15m is considered appropriate to maintain a consistent an appropriate level of amenity values within the industrial zones taking account of the existing local context. There may be some areas where a greater height can be supported and this can be assessed on a case by case basis with a restricted discretionary activity consent that has clear and limited matters of discretion.</p> |
| Ministry of Education                                                 | <ul style="list-style-type: none"> <li>• Supportive of the objective and policies which provide for educational facilities which support the purpose of the General Industrial Zone.</li> <li>• Proposes educational facilities should be provided for as a Discretionary Activity within the Light Industrial Zone as educational facilities are considered essential social infrastructure which may need to be located within industrial areas, particularly training facilities.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Trade training institutions and facilities are provided for as a permitted activity as they would be complementary to the types of activities anticipated within the GIZ and would be associated with those activities. However, providing for educational activities generally is considered inappropriate due to reverse sensitivity effects and potential adverse effects on students and caregivers from the effects generated by activities permitted in the GIZ. It is considered appropriate that the Non-Complying activity status is therefore retained.</p>                                                                                                                                                                                                                                                                           |
| Waka Kotahi                                                           | <ul style="list-style-type: none"> <li>• Unable to assess the effects of additional traffic from the development areas as no traffic assessment has been provided at this stage, however, mitigation may be required in which case the developer will be responsible to funding this mitigation.</li> <li>• Supportive of GIZ-P7(a) which provides for different transportation modes and minimising accesses onto the State Highway.</li> <li>• Seeks that a separate rule with a greater setback for buildings to state highways or other provisions to avoid reverse sensitivity from the setback provision proposed are required.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Any residential accommodation within the GIZ is required to be acoustically insulated which is considered to mitigate the potential for reverse sensitivity from road noise along the State Highway. As the GIZ is a zone where higher noise is anticipated and lower levels of amenity value are expected the risk of reverse sensitivity effects from road noise are considered to be low. Increasing the setback could result in an inefficient use of land within the industrial zones. For these reasons no changes are made to the building setback from State Highways. A Traffic Impact Assessment has been obtained for the new development area and this can be assessed by Waka Kotahi through the formal submission process.</p>                                                                                                    |
| Paul & Lynne Herron<br>99 Racecourse Road                             | <ul style="list-style-type: none"> <li>• Opposed to the rezoning of land in Gore South to industrial as they are concerned about adverse effects on their amenity value and resale value along with traffic effects along Racecourse Road.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Further work has been undertaken to consider zoning in this area. A mix of Light and General Industrial zoning is proposed to assist with mitigating the cumulative effects from industrial activities as the Light Industrial Zone only permits activities with lesser noxious discharges.</p> <p>The Development Area requires all development to be in accordance with the Outline Development Plan which includes landscape buffers to assist with mitigating adverse effects on the adjoining rural lifestyle zone. Careful placement of roading connections will also assist with mitigating traffic effects on surrounding landowners.</p>                                                                                                                                                                                               |
| Kelly-Anne & Dean Findlay<br>90 Gore Mataura Highway                  | <ul style="list-style-type: none"> <li>• Supportive of the need to provide more industrially zoned land in Gore South but understands the concerns others may have over the rezoning. Recognises that there is a local need for more industrial land to provide for long term growth, employment and other services. However, recommends the road speed should be dropped to manage traffic effects and ensure safety of road users.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Support acknowledged. Traffic speeds along the State Highway are the jurisdiction of Waka Kotahi. The proposed roading connectivity identified through the Outline Development Plan will reduce the number of access points onto the State Highway and ensure that road junctions onto the State Highway are managed to mitigate the effects of increased traffic from development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Department of Corrections                                             | <ul style="list-style-type: none"> <li>• Provide for “community corrections activity” as a permitted activity with the same performance standards to other activities.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Community corrections activities are not considered appropriate to be located within the GIZ as these activities may result in reverse sensitivity effects and also compromise availability of industrially zoned land. The activity is more appropriately located in other zones which provide for more compatible activities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| House Movers Section of the New Zealand Heavy Haulage Association Inc | <ul style="list-style-type: none"> <li>• Suggests a new rule for relocated dwellings are permitted subject to standards, with a Restricted Discretionary status when compliance is not achieved.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>A new rule is to be introduced to the Temporary Activity Chapter to provide for relocatable buildings to be enabled subject to compliance with particular standards. It is not, therefore, necessary to provide for this activity within the Light Industrial Zone.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire and Emergency New Zealand                             | <ul style="list-style-type: none"> <li>Emergency services facilities should be provided for as a permitted activity in the General Industrial Zone.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | An amendment to the provisions has been made to allow for Emergency Services Facilities to establish as a permitted activity as they would appropriately co-locate with the anticipated activities within the GIZ and could be well positioned within the zone to serve the community.                                                     |
| Greg Patterson<br>Mataura Mill site                        | <ul style="list-style-type: none"> <li>Generally happy with industrial zoning but could consider Mixed Use Zone.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | It is proposed to establish a bespoke precinct over the Mataura Paper Mill site to provide flexibility for future activities on the site and balance the competing demands and interests on the site.                                                                                                                                      |
| John Sheddan & Karen Menlove<br>50B Racecourse Road        | <ul style="list-style-type: none"> <li>Opposed to the industrial rezoning in Gore South, particularly unrestricted heavy industry adjacent to residential properties. Concerned about loss of amenity values as a result of industrial activities establishing in Gore South and the area should be retained as rural zone. A Light Industrial Zone may be more suitable.</li> </ul>                                                                                                                                                                                                                                                                                                                                               | Further work has been undertaken to consider zoning in this area. A mix of Light and General Industrial zoning is proposed to assist with mitigating the cumulative effects from industrial activities as the Light Industrial Zone only permits activities with lesser noxious discharges.                                                |
| Lisa Boulton<br>68b Racecourse Road                        | <ul style="list-style-type: none"> <li>Concerned about the industrial rezoning in Gore South which may reduce land value and have adverse effects in terms of noise, heavy vehicles, environmental, dust, hazardous substances, drainage and air pollution particularly if heavy industry is permitted.</li> <li>Doesn't consider the fact that there is already industrial activities a reason to allow more industrial activities, an out of town industrial park would be a better alternative.</li> </ul>                                                                                                                                                                                                                      | The Development Area requires all development to be in accordance with the outline development plan which includes landscape buffers to assist with mitigating adverse effects on the adjoining rural lifestyle zone. Careful placement of roading connections will also assist with mitigating traffic effects on surrounding landowners. |
| Clark Fortune McDonald & Associates                        | <ul style="list-style-type: none"> <li>Noted a technical error in GIZ-S3 which refers to 'the dwelling' in point (c).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The feedback is acknowledged and GIZ-S3(c) has been deleted as the reference to the exemption is considered irrelevant as dwellings are not anticipated or provided for within the GIZ.                                                                                                                                                    |
| Environment Southland                                      | <ul style="list-style-type: none"> <li>The February 2020 flood saw much of Mataura affected by the event. The location of the proposed Industrial area either side of Glencoe Highway to the south of the township is not protected by the current stopbank system. Therefore any development in this location will need to appropriately consider the long term viability and level of risk.</li> </ul>                                                                                                                                                                                                                                                                                                                           | The feedback is acknowledged the Natural Hazards Chapter will manage the risks from inundation and the change in approach to a Rural Industry Precinct in Mataura south means development will be largely outside the more significant flood risk area between McIlwraith Road and Glencoe Highway.                                        |
| Anthony & Lynda Oliver<br>50 Racecourse Road               | <ul style="list-style-type: none"> <li>Opposed to the industrial rezoning in Gore South which would have a negative impact on many existing properties in the area. Concerns include traffic, light, air and noise effects.</li> <li>Considers an industrial zone further out of town that would still be seen by the state highway would be better as it would only affect a few people.</li> <li>Considers the Rhododendrons at the Racecourse which are listed as notable trees should not be affected.</li> <li>Notes the area is subject to flood hazard and the top of Racecourse Road was closed in February 2020 due to flooding.</li> </ul>                                                                               | Further work has been undertaken to consider zoning in this area. A mix of Light and General Industrial zoning is proposed to assist with mitigating the cumulative effects from industrial activities as the Light Industrial Zone only permits activities with lesser noxious discharges.                                                |
| Jeanette, Layne, Phillip & Bryn Talbot<br>42 Saleyard Road | <ul style="list-style-type: none"> <li>Concerned about adverse effects of rezoning land to industrial in Gore South as there would be increased noise and adverse effects on sleep. Also raised concerns on property values and pollution as well as the effects on building up on a flood zone.</li> <li>An alternative would be to develop on the Mataura River side of the State Highway. Other alternatives include land between Bowmar Road and the power station or the old hospital sites.</li> <li>A 100m green belt buffer around the industrial zone should be proposed.</li> <li>Council should offer to double glaze homes and include limits on the operating hours of commercial / industrial businesses.</li> </ul> | The Development Area requires all development to be in accordance with the outline development plan which includes landscape buffers to assist with mitigating adverse effects on the adjoining rural lifestyle zone. Careful placement of roading connections will also assist with mitigating traffic effects on surrounding landowners. |
| Alan Borthwick & Sally Cross<br>88 & 68 Racecourse Road    | <ul style="list-style-type: none"> <li>Opposed to the industrial rezoning in Gore South which would have a negative impact on many existing properties in the area. Concerns include traffic, light, air and noise effects.</li> <li>Considers an industrial zone further out of town that would still be seen by the state highway would be better as it would only affect a few people.</li> <li>Considers the Rhododendrons at the Racecourse which are listed as notable trees should not be affected.</li> <li>Notes the area is subject to flood hazard and the top of Racecourse Road was closed in February 2020 due to flooding.</li> </ul>                                                                               |                                                                                                                                                                                                                                                                                                                                            |
| Anthony & Phillipa Holland<br>50c Racecourse Road          | <ul style="list-style-type: none"> <li>Opposed to the industrial rezoning in Gore South which would have a negative impact on many existing properties in the area. Concerns include traffic, light, air and noise effects.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                            |

|                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    | <ul style="list-style-type: none"> <li>• Considers and industrial zone further out of town that would still be seen by the state highway would be better as it would only affect a few people.</li> <li>• Considers the Rhododendrons at the Racecourse which are listed as notable trees should not be affected.</li> <li>• Notes the area is subject to flood hazard and the top of Racecourse Road was closed in February 2020 due to flooding.</li> </ul>                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                        |
| Barry & Ann Newland<br>30 Saleyard Road            | <ul style="list-style-type: none"> <li>• Opposed to industrial rezoning in Gore South as there are concerns over noise and traffic effects and loss of property values.</li> <li>• The racecourse could be used for housing.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                        |
| Matthew & Helen Breen<br>50A Racecourse Road       | <ul style="list-style-type: none"> <li>• Opposed to the industrial rezoning in Gore South which would have a negative impact on many existing properties in the area. Concerns include traffic, light, air and noise effects.</li> <li>• Considers and industrial zone further out of town that would still be seen by the state highway would be better as it would only affect a few people.</li> <li>• Considers the Rhododendrons at the Racecourse which are listed as notable trees should not be affected.</li> <li>• Notes the area is subject to flood hazard and the top of Racecourse Road was closed in February 2020 due to flooding.</li> </ul>                                                                        |                                                                                                                                                                                                                                                        |
| Melissa Proctor<br>126 Racecourse Road             | <ul style="list-style-type: none"> <li>• Opposed to industrial rezoning and concerned about the loss of the racecourse as a place where the Gore Pony Club currently operates from. This location close to town and part of the local equestrian community is advantageous and losing the racecourse could result in the demise of the club.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                        |
| Michel & Isabel Griffin<br>44 Racecourse Road      | <ul style="list-style-type: none"> <li>• Opposed to the industrial rezoning in Gore South which would have a negative impact on many existing properties in the area. Concerns include traffic, light, air and noise effects.</li> <li>• Considers and industrial zone further out of town that would still be seen by the state highway would be better as it would only affect a few people.</li> <li>• Considers the Rhododendrons at the Racecourse which are listed as notable trees should not be affected.</li> <li>• Notes the area is subject to flood hazard and the top of Racecourse Road was closed in February 2020 due to flooding.</li> </ul>                                                                        |                                                                                                                                                                                                                                                        |
| Nigel & Carol Buckingham<br>56 Racecourse Road     | <ul style="list-style-type: none"> <li>• Opposed to the industrial rezoning in Gore South which would have a negative impact on many existing properties in the area. Concerns include traffic, light, air and noise effects.</li> <li>• Considers and industrial zone further out of town that would still be seen by the state highway would be better as it would only affect a few people.</li> <li>• Considers the Rhododendrons at the Racecourse which are listed as notable trees should not be affected.</li> <li>• Notes the area is subject to flood hazard and the top of Racecourse Road was closed in February 2020 due to flooding.</li> <li>• Concerned industrial rezoning would devalue their property.</li> </ul> |                                                                                                                                                                                                                                                        |
| Wayne & Lone Humphries<br>200 Gore Mataura Highway | <ul style="list-style-type: none"> <li>• Opposed to industrial zoning in Gore South on the basis of loss of peaceful rural outlook and the land is low lying classed as in a floodplain.</li> <li>• An industrial park should be created further south or even north west.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                        |
| D. Erin Allan<br>53 Raceway Lane                   | <ul style="list-style-type: none"> <li>• Opposed to industrial rezoning in Gore South as it would result in loss of views, increase in noise and heavy vehicle movements.</li> <li>• The area was originally set aside for horses and there is a concern about loss of facilities for the Pony Club.</li> <li>• Concerned about building in a flood zone.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                        |
| Transpower                                         | <ul style="list-style-type: none"> <li>• The purpose and outcome sought by GIZ-P2 is unclear and GIZ-P5 is opposed as the policies have the potential to prevent the upgrade and development of the National Grid in the General Industrial Zone because there is a requirement to “avoid significant adverse effects” or an “avoid” direction. The Policy does not give effect to the NPSET or SRPS. The reference to reverse sensitivity effects is also unclear as to the purpose and meaning of this reference.</li> </ul>                                                                                                                                                                                                       | Amendments have been made to GIZ-P2 and GIZ-P5 to provide greater clarity. It is not considered that the policies would prevent the upgrade and development of the National Grid and the policies are considered to give effect to the NPSET and SRPS. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>It is unclear whether a new industrial activity would need to achieve all or one of the clauses in GIZ-P5.</li> </ul>                                                                                                                                                                                                                                                                                                                              | The amendment to GIZ-P5 clarifies which clauses an activity would need to give effect to.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Glenys Dickson on behalf of the Gore Racing Club                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>Would like to continue to use the racetrack for some years (possible 10-20) and concerned a future road may impact on their ability to do so.</li> <li>Also would not support heavy industry establishing on the site as they were under the impression light industrial was to be provided for.</li> </ul>                                                                                                                                        | Further work has been undertaken to consider zoning in this area. A mix of Light and General Industrial zoning is proposed to assist with mitigating the cumulative effects from industrial activities as the Light Industrial Zone only permits activities with lesser noxious discharges. The Development Area requires all development to be in accordance with the outline development plan which includes landscape buffers to assist with mitigating adverse effects on the adjoining rural lifestyle zone. Careful placement of roading connections will also assist with mitigating traffic effects on surrounding landowners. |
| Toula Finlayson<br>61 Middle Street, Pukerau                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>Would like the brickworks to retain a General Industrial Zone over the factory site to allow for future industrial activities utilising the historic building and area generally.</li> </ul>                                                                                                                                                                                                                                                       | Considering the historic industrial use of the site and the proposed heritage listing which would support an industrial use of the site the General Industrial Zone over the factory site is considered appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Light Industrial Zone</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Ministry of Education                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>Supportive of the objective and policies which provide for educational facilities which support the purpose of the Light Industrial Zone.</li> <li>Proposes educational facilities should be provided for as a Discretionary Activity within the Light Industrial Zone as educational facilities are considered essential social infrastructure which may need to be located within industrial areas, particularly training facilities.</li> </ul> | Trade training institutions and facilities are provided for as a permitted activity as they would be complementary to the types of activities anticipated within the GIZ and would be associated with those activities. However, providing for educational activities generally is considered inappropriate due to reverse sensitivity effects and potential adverse effects on students and caregivers from the effects generated by activities permitted in the GIZ. It is considered appropriate that the Non-Complying activity status is therefore retained.                                                                      |
| Department of Corrections                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>Seeks that “community corrections activity” are provided for with the same performance standards to other activities rather than having them trip to non-complying.</li> </ul>                                                                                                                                                                                                                                                                     | Community corrections activities may appropriately locate in the Light Industrial Zone as a managed community activity and as such an amendment has been made to provide for this activity as a restricted discretionary activity.                                                                                                                                                                                                                                                                                                                                                                                                     |
| House Movers Section of the New Zealand Heavy Haulage Association Inc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>Suggests a new rule for relocated dwellings are permitted subject to standards, with a Restricted Discretionary status when compliance is not achieved.</li> </ul>                                                                                                                                                                                                                                                                                 | A new rule is to be introduced to the Temporary Activity Chapter to provide for relocatable buildings to be enabled subject to compliance with particular standards. It is not, therefore, necessary to provide for this activity within the Light Industrial Zone.                                                                                                                                                                                                                                                                                                                                                                    |
| Fire and Emergency New Zealand                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>Supportive of provision which enable ‘emergency services facility’ in the Light Industrial Zone.</li> </ul>                                                                                                                                                                                                                                                                                                                                        | Support is acknowledged, no changes required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Clark Fortune McDonald & Associates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>A reduced boundary setback could be considered to sites within the Mixed Use Zone. Otherwise, provisions generally appear reasonable.</li> </ul>                                                                                                                                                                                                                                                                                                   | It is considered appropriate that the setback is retained to acknowledge the difference in character between the MUZ and the LIZ. Although Light Industrial activities are permitted in the MUZ the overall character of that zone will differ from the LIZ due to the range of activities within the zone. The difference in setback requirement is 0.5m and will just provide a slightly greater amenity value whilst not making a significant difference to efficient land use within the LIZ.                                                                                                                                      |
| <b>Summary of Feedback</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Within the General Industrial Zone there was some constructive feedback from larger industrial businesses within Gore including Mataura Valley Milk, Alliance Group Ltd and Silver Fern Farms. In particular, Mataura Valley Milk provided feedback that they would like the industrial zoning over their plant at McNab to be extended to cover the entirety of their site to allow for future expansion opportunities. All three industries were generally supportive of the provisions which recognised the benefits to the local economy from their activities but some suggestions on refining the provisions were made to provide greater clarity and certainty and allow for increased building height and lesser restrictions around landscaping and screening requirements.</p> <p>Feedback was also received from a number of Government Agencies including Ministry of Education, were generally supportive of the provisions to allow for appropriate training facilities in the Industrial Zones but sought to have educational facilities generally as a Discretionary Activity. Feedback was also received from Waka Kotahi and Department of Corrections. Waka Kotahi were supportive of the provisions relating to modal transport opportunities but raised concerns over reverse sensitivity from road noise for activities located close to state highways. Department of Corrections sought to provide for community corrections activities in both industrial zones.</p> <p>Transpower queried the need to avoid significant adverse effects through the policies and whether this would impact on the ability to manage activities anticipated in the National Grid Yard and through the National Planning Statement for Electricity Transmission and the Southland Regional Policy Statement.</p> <p>Fire and Emergency New Zealand suggested that in both industrial zones emergency services facilities should be provided for as a permitted activity. Environment Southland provided feedback to advise that the proposed Industrial Zoning in Mataura may be subject to inundation as the current stopbanks do not provide adequate flood protection and this should be factored into any future development proposals.</p> <p>Other feedback was focused primarily on the two new industrial growth areas in Mataura South, where one landowner opposed the rezoning, and Gore South where multiple landowners opposed the rezoning but provided some constructive feedback as to measures which might mitigate the effects of industrial activities or the types of industrial activities which may be more appropriate in the area. Feedback also highlighted a number of other concerns</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| around loss of amenity values from noise, pollution, traffic generation and effects on the environment. Some feedback indicated support for the industrial growth areas and other feedback made suggestions on alternative areas which could be considered for rezoning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Changes to zone boundaries</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <ul style="list-style-type: none"> <li>South Gore to be Light Industrial over the Racecourse land and General Industrial in the remainder of the Development Area and between Falconer Road &amp; Racecourse Road. The existing Industrial Zone areas to be General Industrial to avoid a 'downgrade' in zoning as the Light Industrial zone is more limiting than the ODP Industrial Zone. Land between industrial zone and State Highway at the corner of Saleyard Road to be zoned General Industrial to avoid fragmentation of zoning.</li> <li>Pukerau brickworks – rezone the factory site back to General Industrial as opposed to the draft Plan Settlement zoning. This will allow for industrial activities associated with the heritage listed brickworks.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Key changes following feedback</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>The following key amendments have been made:</p> <p>General Industrial Zone</p> <ol style="list-style-type: none"> <li>The overview section has been updated to refer to the Development Area Chapter and explain the purpose of the Mataura Mill Precinct.</li> <li>An Objective and Policy has been added for the Mataura Mill Precinct (PREC10).</li> <li>Objective GIZ-O3 has been amended to clarify that the level of amenity anticipated is consistent with the purpose of the zone.</li> <li>Policy GIZ-P2 has been amended to provide greater clarity around reverse sensitivity and delete reference to 'significant adverse effects' which was considered to lack clarity.</li> <li>Policy GIZ-P3 has been amended to clarify that screening and landscaping is required where sites adjoin a site within the Residential or Rural Zones.</li> <li>Policy GIZ-P6 has been deleted as it is considered to duplicate policy GIZ-P3.</li> <li>Emergency service facilities are enabled (GIZ-R5).</li> <li>Rules are added to enable office activities and community facilities within the Mataura Mill Precinct.</li> <li>An amendment to GIZ-S8 is made to align with other chapters and provide greater clarity for Plan users.</li> </ol> <p>Light Industrial Zone</p> <ol style="list-style-type: none"> <li>Community Corrections Activity are added as a permitted activity.</li> </ol> |