PROPOSED GORE DISTRICT PLAN



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GORE DISTRICT COUNCIL

RURAL CITY LIVING

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PROPOSED GORE DISTRICT PLAN

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Purpose

This District Plan provides a framework to guide sustainable development in the Gore District. It is a forward-looking document, managing use and development of *natural and physical resource*s today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way.

The Plan recognises the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. It enables kaitiakitanga and takes into account the principles of the Treaty of Waitangi.

Council regularly monitors development trends in the District to ensure that the directions set in the Plan are appropriate to achieve sustainable *land* use and development in the Gore context. The Resource Management Act 1991 (the RMA) has a primary purpose to promote the *sustainable management* of *natural and physical resources*. The RMA requires the Council to prepare a District Plan on behalf of the community and to review it every 10 years.

Description of the District

The Gore District lies within the Southland region, the southernmost province of Te Waipounamu, the South Island. The Gore District is part of the region known as Murihiku, of which Ngāi Tahu whānui are the iwi that hold *mana whenua*. Gore is bordered by the Clutha District to the east, the Southland District to the south-west, and sits within the takiwā (area of influence) of Hokonui Rūnanga.



The land area of the Gore District covers an area of 1250km^2 and principally comprises the:

- Northern plains and downlands including the eastern Waimea plain, and downlands and valleys associated with Otama Creek, Waikaka Stream and Pukerau Stream catchments.

- Southland syncline hill country including the Hokonui Hills and the inland Catlins area.

- Southland Plains including the Mataura Valley and the downland country associated with the Hedgehope, Titipua, Waimumu and Charlton Stream catchments.

Two landscape features dominate the landscape of the District and these are the Hokonui Hills, reaching over 600m in height, and the Mataura River which runs through the District and adjacent to the two main *urban areas* of Gore Town and Mataura. Both features are of particular cultural significance to *mana whenua*. Smaller rural settlements are located in Pukerau, Waikaka and Mandeville which largely serve the surrounding *rural areas*.

The dominant *land* use in the district relates to agriculture. There are several large agri-businesses in the district as well as many small businesses supporting the rural sector. There are many other activities, which also occur in the district, which need to be recognised and provided for as part of promoting sustainable management of natural and physical resources in the Gore District.

Note: More information about the Gore District is available on Council's website

HOW THE PLAN WORKS

Statutory Context

Resource Management Act 1991

The Resource Management Act 1991 (RMA) sets out those matters which must be addressed by Councils in the preparation of District Plans, to meet their obligations and functions. The key provisions are contained in Part 2 (Sections 5, 6, 7, and 8) and Sections 31, 72 - 77 of the RMA. In summary, the Council's functions are:

1. To achieve integrated management of the effects of the use, development, or protection of *land* and associated natural and physical resources;
2. To ensure there is sufficient development capacity in respect of housing and business *land* to meeting the current and future demands of the District;
3. To control effects of the use, development, or protection of *land*, including for the purpose of:
   (a) avoiding or mitigating natural hazards;
   (b) the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land;
   (c) the maintenance of indigenous biodiversity;
   (d) manage adverse *effects* on Ngāi Tahu cultural values;
   (e) control the emission and effects of noise; and
   (f) control effects of activities on the surface of lakes and rivers.

As part of preparing a District Plan, the Council is also required under section 32 of the RMA to examine all objectives, policies, and rules in its District Plan to ensure they are necessary, efficient and effective in achieving the purpose of the RMA, and do not impose costs on the community that exceed their benefits. This District Plan has been prepared in accordance with this requirement and the costs and benefits of each provision have been assessed. The evaluations prepared under section 32 are not part of the Plan itself, but are available on the Council's website.

Obligations to comply with the Act	No person may use *land* in a manner that contravenes a rule in the District Plan, unless they have existing use rights or a resource consent granted by the Council (Sections 9, 10, 10A, and 10B). In the context of the RMA such use includes the use of the surface of *lakes* and *rivers* (Section 10A and 10B). No person may subdivide *land* unless expressly allowed by a rule in the District Plan, a National Environmental Standard or a resource consent (Section 11).
Existing Use Rights	Sections 10 and 10A of the Act provide for the existing and continued use of *land* and the surface of water in a manner which contravenes a rule in the District Plan, subject to the following:

	1. *land* may be used in a manner that contravenes a rule in a District Plan or Proposed District Plan if (a) either: (i) the use was lawfully established before the rule became operative or the proposed plan was notified; and (ii) the *effects* of the use are the same or similar in character, intensity, and scale to those which existed before the rule became operative or the proposed plan was notified: (b) or – (i) the use was lawfully established by way of designation; and (ii) the effects of the use are the same or similar in character, intensity, and scale to those which existed before the designation was removed. Existing use rights do not apply if: (a) the use of *land* has been discontinued for a continuous period of more than 12 months after the rule in the District Plan the use contravenes took legal effect, unless the Council has granted an extension by way of application; Or (b) reconstruction, alteration, or extension of any *building* that contravenes a rule in the District Plan increases its degree of non-compliance.
Enforcement	The Council will use its powers under Part 12 of the Act in requiring persons to cease or not commence an activity which is or is likely to: (a) contravene the Act, any regulations, a rule in the District Plan, or any resource consent; or (b) be noxious, dangerous, offensive, or objectionable to such an extent that it has or is likely to have an adverse *effect* on the *environment*. Under the Act, the Council has recourse to several enforcement tools, including enforcement orders, abatement notices, prosecutions for offences, and the power to enter and inspect *land* in respect of ascertaining compliance, seizing and obtaining evidence, and carrying out emergency works.

Legal Effect of Rules

A rule in a proposed Plan generally has legal effect once a decision on submissions relating to the rule is made by the council and publicly notified. There are however a number of exceptions:

1. Where no submissions in opposition are lodged a rule is treated as operative when the time for making submissions has expired;

2. Where the relevant rule protects or relates to *water*, air or soil, significant *indigenous vegetation*, significant habitats of indigenous fauna, *historic heritage*, or provides for or relates to aquaculture activities, the rule will have legal effect once the proposed rule is publicly notified;
3. The Environment Court can order that a rule will have legal effect from a different date; and
4. A local authority can resolve that a rule has legal effect only once the Plan is operative.

Rules which are to have early or delayed legal effect must be clearly identified in a proposed Plan. A rule which has "legal effect" must be complied with.

Relationship with other Plans and Documents

When developing its District Plan, Section 74, and 75 of the RMA requires the Council to give effect to any National Policy Statement, the New Zealand Coastal Policy Statement, a National Planning Standard and any Regional Policy Statement; not be inconsistent with a Water Conservation Order or regional plan; and have regard to management plans and strategies prepared under other Acts. The following documents are of particular relevance:

Regional Policy Statements and Plans	The District Plan must give effect to the Southland Regional Policy Statement and must not be inconsistent with any regional plan including the Southland Water and Land Plan and the Southland Regional Air Plan.
Iwi Management Plans	'Te Tangi a Tauira - The Cry of the People' the Ngāi Tahu Ki Murihiku Natural Resource and Environmental Management Plan contains a comprehensive suite of policies and objectives addressing the range of resource management matters of significance to Ngāi Tahu ki Murihiku. It can be found here: Iwi Management Plan - Environment Southland (es.govt.nz) Council must take into account any relevant document recognised by an iwi authority, including Iwi Management Plans when preparing or changing the District Plan, to the extent its content has a bearing on resource management issues of the District.
Heritage New Zealand Pouhere Taonga Act 2014	The purpose of this Act is to promote the identification, protection, preservation, and *conservation* of the historical and cultural heritage of New Zealand.
Ngāi Tahu Claims Settlement Act 1998	The Settlement Act provides for Statutory Acknowledgements. Gore District Councils legal obligations are to: 1. identify all Statutory Acknowledgement Areas in the District. 2. send Te Rūnanga o Ngāi Tahu summaries of all new applications for resource consents that affect statutory areas as soon as practicable before any determinations are made under section 95.

	3. have regard to Statutory Acknowledgements when determining whether Te Rūnanga o Ngāi Tahu is adversely affected by applications. 4. obtain Te Rūnanga o Ngāi Tahu written approval when processing any non-notified resource consent applications affecting statutory areas once the Council has decided they are a directly affected party. 5. attach information relating to Statutory Acknowledgements to the District Plan. Note: in many cases, the responsibilities of Te Rūnanga o Ngāi Tahu within the Gore District are devolved to or shared with the local Paptipu Rūnanga, Hokonui Rūnanga.
Council's Long Term Plan	The Local Government Act 2002 requires Councils to consult with their local communities to determine what public goods and services the community wants provided. Through this process a Council will adopt community outcomes that form part of the Long Term Plan. The Long Term Plan is a 10 year strategic planning document that covers all Council functions and sets out how they will be paid for. A Long Term Plan does not override a District Plan, nor is there any requirement that a District Plan must comply with the requirement of a Long Term Plan. However, because the Long Term Plan records outcomes identified by the community and describes how the Council will contribute to these, there is an expectation that the Council will use this process to inform other plans and strategies.
Council Strategies and Policies	The Council has developed a large number of strategies and policies to which regard must be had in preparing the Plan. These strategies can be viewed on Gore District Council's website.

General Approach

Plan Structure

This Plan is considered an activities-based plan. Some issues are dealt with issue by issue (typically where they occur throughout a district regardless of activity type or zone) while others are zone-related, with certain issues and management solutions being dealt with solely within a zone or management area.

Activities based plans allow for region or district-wide issues to be incorporated into the same plan as localised issues without repeating provisions in each zone or area-based chapter. Those issues that are found throughout a region or district are incorporated into 'District Wide Matters' are cross-referenced from other parts of the Plan; and those issues specific to an area or zone are dealt with in discrete chapters that relate solely to those 'Area Specific Matters'.

The Proposed Gore District Plan has two primary components, the written text which contains all of the resource management objectives, policies, and rules and the planning maps which indicate in graphic form the area to which certain rules in the written text apply. The written text should be read as a whole so that the common themes of the District Plan and the relationship between the various chapters can be understood.

As per the requirements of the National Planning Standards the Proposed Gore District Plan consists of four parts, which are summarised in the table below:

Part	Summary
Part 1 - Introduction and General Provisions	These chapters explain the District Plan's context, how it works and provide definitions that assist to interpret the District Plan. They also provide context and process-related information in relation to *mana whenua.*
Part 2 - District-Wide Matters	This part of the Plan contains the Strategic Directions and the District Wide Matters. 1. The strategic objectives address key strategic and/or significant matters for the District and provide District-wide strategic considerations to guide decision making at a strategic level. It is intended that all other objectives and policies in the District Plan are to be read and achieved in a manner consistent with the strategic objectives. 2. District Wide Matter provisions relate to specific areas or activities that occur throughout the District, including overlays (e.g., Outstanding Natural Landscapes). An overlay spatially identifies distinctive values, risks, or other factors that require management in a different manner from underlying zone provisions. A number of overlays relate to matters of national importance under the Act.

Part 3 - Area Specific Matters	This part of the Plan contains Zones, Development Areas and Designations. 1. Zones – A zone spatially identifies and manages an area with common qualities and characteristics and / or where particular environmental outcomes are sought. The District Plan adopts a zone-based approach to ensure compatible activities are located together and that the character and *amenity values* of different parts of the District are maintained. Different areas are identified as different zones on the planning maps and each area specific zone contains objectives, policies and rules that apply only within the specified zones. 2. Development Areas – A development area identifies and manages areas where future development must be undertaken in accordance with an outline development plan and the objectives, policies and rules relevant to the specific development area. 3. Designation - Designations are included in the District Plan under section 168, section 168A or clause 4 of Schedule 1 of the RMA. Designations authorise the use of land by requiring authorities for a particular project or public work. The District Plan rules do not apply to a public work, project or work undertaken by a requiring authority that is in accordance with the designation. However, if the designated land is used for a purpose other than the designated purpose, then the provisions of the District Plan do apply. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would impede the public work, project or work.
Part 4 - Appendices	These contain technical information and data, such as standard construction drawings.
Planning Maps	Electronic planning maps spatially define zones, areas, overlays, and features referred to within the District Plan chapters. Although most rules apply spatially, there are some that do not.

Rule Numbering and Shortcodes

The National Planning Standards require numbering in the District Plan to take an alphanumeric approach therefore chapters have been given shortened descriptors, for example, the shortcode for the *Notable Trees* is 'TREE' and the Town Centre Zone is 'TCZ'. Short codes are referenced at the beginning of the relevant chapter and throughout the plan as required.

You will notice that the 'shortcode' is referenced in the title of each chapter, as well as at the beginning of any Objective, Policy, Rule and Standard (e.g., TCZ-O, TCZ-P, TCZ-R, TCZ-S).

Within Part 2 (excluding the Strategic Direction chapters, which only contain objectives) and Part 3 of the District Plan, each chapter may contain objectives, policies, rules, and standards to address resource management issues:

Term	Shortcode	Interpretation
Objectives	O	Goals, or end states to be strived for. They are expressed as broad statements of **what** is to be achieved.
Policies	P	Broad strategies of **how** to achieve the objectives. They give direction and represent a general course of action to be taken.
Rules	R	Rules **implement** the policies – they identify activities you can do as of right (permitted activities) and those activities for which resource consent must be obtained prior to being undertaken
Standards	S	Standards also **implement** the policies and relate to an effects threshold of an activity that must either be achieved or not exceeded for the activity to be deemed to have a permitted status.

Activity Status

No person is allowed to undertake any activity in a manner that contravenes a rule in the District Plan or a National Environmental Standard unless the activity is expressly allowed by a resource consent or is an existing use allowed by section 10, 10A or 10B of the Act. A resource consent is a consent granted by a *Consent Authority* which allows a person to carry out a certain activity, for instance land use activities or *subdivision*.

The District Plan classifies activities into six categories, known as activity statuses, which determine whether a resource consent is required or not. If resource consent is required, the activity status may set out the matters that can be considered when processing and determining the resource consent application.

A full list of definitions for activities are located in the Resource Management Act 1991.

Activity Status	Consent requirements	Council considerations
Permitted	None	N/A
Controlled	Consent must be granted	The 'matters over which control is reserved'
Restricted Discretionary	Consent may be granted or declined	The 'matters over which discretion is restricted'

Activity Status	Consent requirements	Council considerations
Discretionary	Consent may be granted or declined	Any relevant matter
Non-complying	Consent may be granted or declined	Any relevant matter and consent can only be granted if the *Consent Authority* is satisfied that: (a) The adverse *effects* of the activity on the *environment* will be minor; or (b) The activity will not be contrary to the objectives and policies of the relevant Plan and any relevant proposed Plan.
Prohibited	N/A	No resource consent can be granted and the activity cannot be carried out unless a plan change is sought to change the activity status.

Resource Consents

The District Plan provides for two types of resource consent: land use and *subdivision*. Various resource consents and permits are also issued by Environment Southland particularly in relation to the use of *beds* of *lakes* and *rivers* and discharges to land, water and air.

An application for resource consent must be made in accordance with the Act. Forms and accompanying information for land use and *subdivision* consent are available from the Council offices or on the Council's website. An Assessment of Effects on the Environment and other relevant information prepared in accordance with Schedule 4 of the Act must also be provided.

Applications Subject to Multiple Provisions

Resource consent is required for any activity that is not permitted. If more than one rule applies, and the activity status for each rule is different, then the most restrictive activity status will apply. If your activity is permitted then you can continue with planning for this activity provided that you meet the relevant performance standards that are identified in the Plan. If you are building a *structure* or a *building* then you may also need to apply for a building consent or meet other requirements.

If a *site* is subject to a designation, then the designation requirements of the RMA apply.

Note: Council's duty planner is available to assist you to interpret the Plan requirements, either by phone or in person at the Council offices during normal office hours. The Council's duty planner may also refer you to Environment Southland for regional resource consent requirements.

Treatment of Roads, River and Railways

All public *roads*, including state highways, railways, and *rivers* are zoned, although they are not coloured on the planning maps to avoid confusion. *Roads*, railways, and *rivers* are zoned the same as the zoning of adjoining *sites*. Where a different zone applies on either side of the *road*, railway, or *river* then the zoning will apply to the centreline of the *road*, railway, or *river*.

Consultation and Engagement

There is no legal duty for an applicant to consult any person before they lodge a resource consent application. However, consultation is recognised as good practice in order to identify potential issues and ways in which those issues might be addressed, potentially saving costs and reducing time delays as a result. In some cases, such as where cultural issues are involved, engagement with *mana whenua* may be the only way in practice for the applicant to properly assess the potential adverse *effects* of a proposal and an applicant risk prejudicing the outcome of their application if they do not undertake consultation. Iwi Management Plans, which Council will have available for applicants to review, as well as being publicly available online, will assist in enabling identification of situations where cultural issues may be triggered by an application. The appropriate level of engagement will likely depend on the *effects* or impacts of the proposal. For more information on engaging with *mana whenua*, see Chapter 2 – Mana Whenua.

Cross Boundary Matters

In accordance with Section 75 (2)(f) of the RMA, the District Plan may contain the processes to be used to deal with issues that cross territorial boundaries. This section the District Plan sets out the concerns that have the potential to be cross boundary issues and indicates the processes that the Council will use to manage these. In addition, there are some activities, or different parts of the same activity, that are managed by both the Gore District Council and Environment Southland (the Regional Council). While the Gore District Council seeks to minimise as far as practical any jurisdictional duplication, that cannot always be achieved. Plan users should therefore also have regard to the provisions of any Regional Plan in determining whether any resource consent approvals are required under the RMA.

Authorities that the Council will have regard to when examining cross boundary issues are:

1. Southland District Council;
2. Clutha District Council;
3. Environment Southland; and
4. Otago Regional Council.

This list does not imply that all these authorities will be consulted but consultation with each where it is required will be undertaken. Even though Invercargill City Council does not directly abut the District, consultation and liaison over matters of concern will be undertaken with Invercargill City Council.

Below is a list of cross-boundary issues:

1. Growth Management (including integrated management of housing and business *land* supply and associated social, cultural, and physical infrastructure);
2. *Climate Change;*
3. Landscape and natural features;
4. Biodiversity;
5. *Water* and *Infrastructure* systems – Including the *National Grid;*
6. *Esplanade Strips*/Stream Margins;
7. Activities on the Surface of *Water;*
8. Transportation;
9. *Natural Hazards;*
10. Cultural Values;
11. High value soils and minerals; and
12. *Historic Heritage*

There may be other resource management issues or *effects* of land use activities that occur that will require cross boundary management.

The cross-boundary matters take two forms. The first is ensuring that the overall policies and rules in the District Plan take reasonable account of the effects on adjacent areas. The second category of cross boundary matters concern the consideration of the effect of activities in the District, on adjacent districts.

Cross-boundary issues are addressed by:

1. Ensuring consistency and a degree of integration between the District Plan and the Plans and Policy Statements of adjoining territorial authorities, as well as Environment Southland. This will ensure that the region's resources are managed in a coordinated manner, and provide the basis for an assessment of resource consent applications;
2. Consulting with adjoining authorities, including Councils, and Iwi Authorities, and Papatipu Rūnanga, on resource management matters, such as Plan reviews, Plan changes and resource consent applications as required under the RMA or as is necessary or appropriate. This will include discussions with Council officers, as well as relevant *mana whenua* mandated environmental entities, possible notification of applications for resource consent in adjoining authorities and, where appropriate, joint hearings with adjoining territorial authorities and/or Environment Southland;
3. Notifying affected resource users, developers or interest groups and adjoining local authorities where an application for a land use consent requires notification and where the *effects* of the land use activity are such that they may adversely affect adjoining *territorial authorities.; and*
4. Participating in joint hearings with other *territorial authorities*, and the Regional Councils pursuant to Section 102 of the RMA: Joint hearings by 2 or more Consent Authorities.

It is prudent for the Council to undertake monitoring programmes in conjunction with adjoining *territorial authorities* and Environment Southland. The Council will not always be the initiator of cross boundary consultation and liaison.

Monitoring

The RMA requires Council to review the efficiency and effectiveness of the policies, rules, and methods in the Plan, to implement appropriate changes to address the findings of this monitoring and to publish the results within five years.

Council monitors the effectiveness and efficiency of the Plan by:

1. Undertaking the mandatory monitoring and reporting to implement National Policy Statements and National Environmental Standards;
2. Gathering and evaluating information to determine the appropriateness of proposed changes to the Plan, including Council led and privately initiated Plan changes and the implementation of national planning instruments and regulations;
3. Preparing and implementing non-statutory plans and strategies to address priority resource management issues; and
4. Integrating the Council's other monitoring functions, including responses to the identification of issues when processing resource consent applications, determining compliance with resource consent *conditions*, and measuring the state of the *environment*.

The outcomes of this monitoring may result in changes to the Plan. Monitoring information that is gathered when undertaking the above tasks and actions are made available to the public to encourage public participation in resource management processes.

Council has produced a District Plan effectiveness and efficiency monitoring report to inform the District Plan review and meet its reporting functions.

Relationship Between Spatial Layers

Spatial Layer Types

The District Plan uses a range of spatial layers that are shown on planning maps and illustrate where the different zones and overlays apply. These maps will assist you in determining which zone and/or overlays or features apply to a specific property. The function of each spatial layer is set out in the National Planning Standards, November 2019, as follows:

Name	Function
Zones	A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or *effects* together, and controlling those that are incompatible.

Overlays	An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.
Precincts	A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).
Development Areas	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.
Designations	Spatially identifies where a designation is included in a plan under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.
Heritage orders	Spatially identifies heritage orders enabled under section 189 of the RMA.

The National Planning Standards provide the Council with a suite of zones to be applied in a manner that best reflects an area's environmental characteristics. In the circumstance where an area does not suitably align with one of the zones listed in the Planning Standards, Council is able to develop a 'Special Purpose zone' for that area.

All sites across the District will have an underlying zoning. *Roads*, *rivers*, and railways will take on the zone of the adjoining sites, where there is a different zone on either side of the *road*, *river* or railway then each zone will apply to the centreline. Some areas of the District will also be subject to precincts or overlays.

As outlined in the table above, precincts generally apply to a smaller area within a zone(s) where some different rules may apply to the underlying zoning for certain activities. The relationship between precinct and zone rules is identified in the relevant chapter, however, generally the objectives, policies, rules and standards of the underlying zone apply in addition to any specific provisions relating to the Precinct. Where there is any conflict the precinct provisions will prevail.

Overlays are applied to areas which have specific values or risks that need to be managed carefully. An overlay may apply across an area that also has a precinct and may cover multiple zones. Part 2: District Wide Matters contains objectives, policies and rules relating to overlays, however, both the overlay rules and zone rules apply. Therefore, resource consent may be required for a rule relating to an overlay in addition to a rule within the zone chapter.

The Plan includes a chapter relating to Development Areas where the underlying zone provisions apply in addition to objectives, policies and rules in the Development Area Chapter. This is so development is undertaken in a manner which aligns with the Outline Development Plan.

The zones selected to be used in the Gore District and their intended purpose are as follows:

Residential Zone Descriptions

Name	Code	Description
General Residential Zone	**GRZ**	Areas used predominantly for *residential activities* with a mix of *building* types, and other compatible activities.
Large Lot Residential Zone	**LLRZ**	Areas used predominantly for *residential activities* and *buildings* such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.
Medium Density Residential Zone	**MDRZ**	Areas used predominantly for *residential activities* with moderate concentration and bulk of *buildings*, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.

Rural Zone Descriptions

Name	Code	Description
General Rural Zone	**GRUZ**	Areas used predominantly for *primary production* activities, including *intensive indoor primary production*. The zone may also be used for a range of activities that support *primary production* activities, including associated *rural industry*, and other activities that require a rural location.
Rural Lifestyle Zone	**RLZ**	Areas used predominantly for a residential lifestyle within a *rural environment* on lots smaller than those of the General rural and Rural production zones, while still enabling *primary production* to occur.
Settlement Zone	**SETZ**	Areas used predominantly for a cluster of residential, *commercial activities*, *light industrial activities* and/or community activities that are located in *rural areas* or coastal environments.

Commercial and Mixed Use Zone Descriptions

Name	Code	Description
Town Centre Zone	**TCZ**	Areas used predominantly for a range of *commercial activities*, community, recreational and *residential activities*.
Local Centre Zone	**LCZ**	Areas used predominantly for a range of *commercial activities* and community activities that service the needs of the residential catchment.
Neighbourhood Centre Zone	**NCZ**	Areas used predominantly for small-scale *commercial activities* and community activities that service the needs of the immediate residential neighbourhood.
Mixed Use	**MUZ**	Areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities.

Industrial Zone Descriptions

Name	Code	Description
General Industrial Zone	**GIZ**	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.*
Light Industrial Zone	**LIZ**	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.*

Open Space Zones

Name	Code	Description
Sport and Active Recreation Zone	**SARZ**	Areas used predominantly for a range of indoor and outdoor *sport and active recreational activities* and associated facilities and *structures*.
Natural Open Space Zone	**NOSZ**	Areas where the natural *environment* is retained and activities, *buildings* and other *structures* are compatible with the characteristics of the zone.

Special Purpose Zone Descriptions

Name	Code	Description
Māori Purpose Zone	**MPZ**	Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to *residential activities* and *commercial activities*.
Airport Zone	**AIRPZ**	Areas used predominantly for the operation and development of *airports* and other aerodromes as well as operational areas and facilities, administrative, *commercial activities* and *industrial activities* associated with *airports* and other aerodromes.
Camp Columba Zone	**CCZ**	Area used predominantly for regional camping facilities for school and other community camping groups.
Field Days Zone	**FDZ**	Area used for regional Field Day Events including a wide range of sporting, community, social, and corporate events such as conferences and concerts.

Overlays

Name	Description
***Historical Heritage* Overlay**	Identifies a property where an item or site of *historical heritage* is located. This includes heritage items and their settings and archaeological sites and their extent or buffer where the extent of an archaeological site has not been identified.
Natural Features and Landscapes Overlay	Identifies areas of Outstanding Natural Features and Landscapes.
Significant Natural Areas	Identify areas of significant *indigenous vegetation* and significant habitats of indigenous fauna.
Notable Trees	Identify trees that are prominent natural features and landscapes, are rare or botanically significant, are associated with special *sites* or events, and/or have special historical or cultural values.
Railway Noise Control Overlays	Identifies a buffer along where acoustic treatment for *noise sensitive activities* is required.
State Highway Noise Control Overlay	Identifies buffers along the rail corridor state highways where acoustic treatment for *noise sensitive activities* is required.

Stop Bank Overlay	Identifies where stop banks are located across the district.
Mataura River Floodway	Identifies areas where there is a flood hazard risk associated with the Mataura River.
Areas of Actual of Potential Inundation	Identifies areas where there is an actual or potential risk of land being inundated with floodwater and includes identification of stop bank protection areas.
Liquefaction Risk	Identifies areas subject to liquefaction risk
National Grid	Identifies Transpower High Voltage Lines and support structures
Transport Street Categories	Identifies the *Transport Network* street categories based on the NZ Transport Authority One Network Framework.
Airfield Approach Vectors	Identifies areas around airfields where the height of buildings and structures are restricted
Motorised watercraft speed exemption area	Identifies the area on the Mataura river subject to a speed exemption for motorised watercraft
Water Supply Treatment Facility Buffer Area	Identifies the area around a Water Supply Treatment Facility where sensitive activities are restricted
Wastewater Treatment Facility Buffer Area	Identifies the area around a Wastewater Treatment Facility where sensitive activities are restricted

Precincts

Name	Shortcode	Description
Large Format Retail Precinct	**PREC1**	The purpose of this precinct is to enable *large format retail* activities to establish in a specific area of the Light Industrial Zone to complement rather than detract from the Town Centre Zone.
Creamoata Precinct	**PREC2**	The purpose of this precinct is to enable the ongoing use of the former Creamoata building as an *industrial activity* while recognising the Heritage significance of the building.
Town Centre Core Precinct	**PREC3**	The purpose of this precinct is to manage activities and guide urban design in the commercial core of Gore.

Local Centre Core Precinct	**PREC4**	The purpose of this precinct is to manage activities and guide urban design in the commercial core of Mataura.
Multi-Sports Precinct	**PREC5**	The purpose of this precinct is to provide for the existing level of multi-sports activity and enable further activities providing adverse *effects* can be appropriately mitigated.
Showground Precinct	**PREC6**	The Purpose of this precinct is to provide for the existing level of showground activity and enable further activities providing adverse *effects* can be appropriately mitigated.
Hospital Precinct	**PREC7**	The purpose of this precinct is to provide for the existing level of *hospital activities* occurring on the *site* and enable necessary extensions to these activities provided adverse *effects* can be appropriately mitigated.
Mandeville Aviation and Rail Precinct	**PREC8**	The purpose of this precinct is to provide for the existing heritage aviation and railway activities occurring in this area and enable new activities which support and contribute to the purpose of the precinct providing adverse *effects* can be appropriately mitigated.
Historic Dairy Factory Precinct	**PREC9**	The purpose of this precinct is to enable *commercial activities* and *light industrial activities* to be undertaken within the precinct to acknowledge the historic use of the *buildings*, and to continue and provide for additional activities that meet the needs of the community, whilst managing residential amenity for adjacent *sites*.
Mataura Mill Precinct	**PREC10**	The purpose of this precinct is to provide 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.
Hokonui Hills Lifestyle Precinct	**PREC11**	The purpose of this precinct is to enable rural lifestyle opportunities, whilst protecting the landscape values of the area, through specific density and design controls over this area.
Eversfield Precinct	**PREC12**	The purpose of this precinct is to recognise and protect the existing development pattern of larger lots in this residential area, and to continue to provide for low impact *agricultural activities* employed to maintain the land.
Rural Industry Precinct	**PREC13**	The purpose of this precinct is to provide for larger scale *rural industry* activities which would support primary production, provide employment opportunities and benefit the economy of the Gore District.

Development Areas

Development Areas cover the following areas:

1. West Gore Residential Development Area; and
2. South Gore Industrial Development Area.

These development areas sit over underlying zonings and development must be undertaken in accordance with the Outline Development Plan. Outline Development Plans seek to provide integrated development within and adjacent to the development area. Outline Development Plans will include features such as cultural values, roading, open space, landscaping and three waters *infrastructure*.

Designations

More information about Designation codes is located in the Designations section.

INTERPRETATION

Definitions Nesting tables

The relationship between some of the defined terms is shown in the bulleted, hierarchical lists below.

Activities are listed with the more general above and the more specific below. For example, under commercial activities, retail activities is the more specific activity. Those more specific components may also include more specific activities that are not listed. Where an activity table for an overlay, zone, District-wide or precinct lists a general activity, that general activity includes all of the specific activities below unless otherwise specified.

Where an activity is heading a list, the class or activity status of that activity also applies to the bulleted activities in the list below it.

Where a specific activity is bulleted under a general activity, then:

1. any standard in an overlay, zone, District-wide or precinct for that specific activity will apply despite the class or activity status of the general activity; and
2. any standard for the general activity will also apply to the specific activity where there is no corresponding standard for the specific activity.

Commercial activities

- Retail Activity
- Commercial Service Activity
- Food and Beverage Activity
- Car parking activity
- Service station
- Office activity
- Entertainment and Hospitality Activities
    - Conference facility
- Rural Commercial Recreation Activity
- Animal boarding activity
- Equestrian facility
- Rural Produce Retail Activities
- Visitor Accommodation
    - Homestay
    - Camping grounds
- Home business

Community Facility

- Emergency Services Facility
- Hospital activity
- Healthcare Activity

Educational Facility

- Trade and Industrial Training Facility
- Early Childhood Education
- Home-based Child Care services

Residential Activity

- Supported Residential Accommodation Activity
- Residential unit
- Minor residential unit
- Comprehensive Residential Development
- Cluster housing
- Retirement village

Industrial activity

- Light Industrial Activities

Primary Production

- Agricultural, horticultural and pastoral activities
- Mining, quarrying activities and/or forestry activities
- Prospecting for and Mining Minerals
- Quarrying activities

Aviation activity

- Agriculture Aviation

Definitions

A		
	abrasive blasting	Means the cleaning, smoothing, roughening, cutting or removal of part of the surface of any article by the use, as an abrasive, of a jet of sand, metal, shot or grit or other material propelled by a blast of compressed air or steam or *water* or by a wheel.
	access	Means that area of *land* over which a *site* or *allotment* obtains legal vehicular and/or *pedestrian access* to a legal *road*. This *land* includes an *access* leg, a *private way*, common *land* as defined on a cross-lease or company lease, or common property as defined in Section 2 of the Unit Titles Act 1972.
	access lot	Means an *allotment* which provides the legal *access* or part of the legal *access* to one, or more than one *allotment*, and which is held in the same ownership or by tenancy-in-common in the same ownership as the *allotment* or *allotments* to which it provides legal *access*.
	access strip	Has the same meaning as per the Resource Management Act – means a strip of *land* created by the registration of an easement in accordance with section 237B for the purpose of allowing public *access* to or along any *river*, or *lake*, or the coast, or to any *esplanade reserve*, *esplanade strip*, other reserve, or *land* owned by the local authority or by the Crown (but excluding all *land* held for a public work except *land* held, administered, or managed under the Conservation Act 1987 and the Acts named in Schedule 1 of that Act)
	accessory building	Has the same meaning as per the National Planning Standards – means a detached *building*, the use of which is ancillary to the use of any *building*, *buildings* or activity that is or could be lawfully established on the same *site*, but does not include any *minor residential unit*.
	accidental discovery	Means the discovery of previously unrecorded human remains/kōiwi, an *archaeological site*, a Māori cultural artefact/taonga tūturu, a protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil). Note: In the event of an *accidental discovery* the Accidental Discovery Protocol set out in EW-S7 should be followed as well as the procedures set out in MW-4.1 in the case of human remains/ kōiwi, taonga or Māori cultural artefact, and in-situ (natural state) pounamu/greenstone.
	acoustic treatment	Means *building* modifications or improvements to reduce external *noise* levels inside a *building*. The primary means of providing acoustic treatment includes the provision of mechanical ventilation and cooling to enable occupants to remain thermally comfortable when windows and doors are closed to reduce external noise. In some cases where external noise levels are high, acoustic treatment means additional measures such as improved glazing and window frames, solid core doors, additional wall and / or ceiling linings and other specific *building* treatments.

	active transport	Has the same meaning as per the National Policy Statement Urban Development - means forms of transport that involve physical exercise, such as walking or cycling, and includes transport that may use a mobility aid such as a wheelchair.
	activity streets	Means *activity streets* that provide *access* to shops and services by all modes. There is significant demand for movement as well as place with a need to manage competing demands within the available *road* space. *Activity streets* aim to ensure a high-quality public realm with a strong focus on supporting businesses, traders and neighbourhood life. *Activity streets* are where people spend a significant amount of time, working, shopping, eating, residing, and undertaking recreation.
	adaptive reuse	In relation to *historic heritage* means changing the use of a *heritage item* and/or its *heritage setting* to a compatible use while retaining its heritage value.
	additions	In relation to an historic *heritage item* it means an extension or increase in floor area, number of stories, or *height* of a scheduled *building* or *structure*. It includes the construction of new floors, walls, ceilings, and roofs.
	adjoining land	*Adjoining land* shall be deemed to be adjoining other *land*, notwithstanding that it is separated from the other *land* only by a *road*, railway, *drain*, water race, *river* or stream, or combination thereof.
	agricultural aviation activity	Means the use of *aircrafts* or helicopters used ancillary to and in association with *primary production* and / or *conservation activity*.
	agricultural, horticultural and pastoral activities	Means the use of land and / or buildings which are used for producing livestock, crops and other agricultural produce that is reliant on the soil resource of the land and includes storage of equipment and machinery associated with the activity but excludes any processing, quarrying or direct sales.
	aircraft	Has the same meaning as per the Resource Management Act - *aircraft* means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth
	airport	Has the same meaning as per the Resource Management Act - *airport* means any defined area of *land* or *water* intended or designed to be used, whether wholly or partly, for the landing, departure, movement, or servicing of *aircraft.*
	allotment	Has the same meaning as per the Resource Management Act – (2) In this Act, the term *allotment* means— (a) any parcel of *land* under the Land Transfer Act 2017 that is a continuous area and whose *boundaries* are shown separately on a survey plan, whether or not— (i) the *subdivision* shown on the survey plan has been allowed, or *subdivision* approval has been granted, under another Act; or

		(ii) a *subdivision* consent for the *subdivision* shown on the survey plan has been granted under this Act; or (b) any parcel of *land* or *building* or part of a *building* that is shown or identified separately— (i) on a survey plan; or (ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or (c) any unit on a unit plan; or (d) any parcel of *land* not subject to the Land Transfer Act 2017. (3) For the purposes of subsection (2), an *allotment* that is— (a) subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or (b) not subject to that Act and was acquired by its owner under 1 instrument of conveyance— shall be deemed to be a continuous area of *land* notwithstanding that part of it is physically separated from any other part by a *road* or in any other manner whatsoever, unless the division of the *allotment* into such parts has been allowed by a *subdivision* consent granted under this Act or by a subdivisional approval under any former enactment relating to the *subdivision* of *land*. (4) For the purposes of subsection (2), the balance of any *land* from which any *allotment* is being or has been subdivided is deemed to be an *allotment*.
	alteration	In relation to an historic *heritage item* it means any changes to the fabric or characteristics of a *building* involving, but not limited to, the removal and replacement of walls, windows, ceilings, floors or roofs, and foundations, and includes the addition of any *signs* to a *building*. It does not include *repair or maintenance.*
	amenity values	Has the same meaning as per the Resource Management Act – means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.
	ancillary activity	Has the same meaning as per the National Planning Standards – means an activity that supports and is subsidiary to a primary activity.
	animal boarding activity	Means a facility where animals are temporarily housed as a commercial service for owners, or for animal welfare or quarantine purpose. This does not include pet shops or veterinary clinics.
	annual exceedance probability (AEP)	The probability of exceedance of a given occurrence, generally a storm, in a period of one year.
	aquifer	Has the same meaning as per the National Planning Standards – means a *permeable* geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding *water*.

	archaeological authority	Has the same meaning as Heritage New Zealand Pouhere Taonga Act 2014 – means an authority granted by Heritage New Zealand Pouhere Taonga under section 48, 56, or 62 to undertake an activity that will or may *modify* or destroy 1 or more *archaeological sites.*
	archaeological site	Has the same meaning as Heritage New Zealand Pouhere Taonga Act 2014 – means, subject to section 42(3),— (a) any place in New Zealand, including any *building* or *structure* (or part of a *building* or *structure*), that— (i) was associated with human activity that occurred before 1900 or is the *site* of the wreck of any vessel where the wreck occurred before 1900; and (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and (b) includes a *site* for which a declaration is made under section 43(1).
	artificial outdoor lighting	Any exterior or non-residential interior lighting that emits directly into the outdoor *environment* and includes *signs*.
	aviation activity	Means the use of *land* and / or *buildings* for commercial and non-*commercial activities* associated with *aircraft* operation, maintenance, navigation and / or education, including: *aircraft* landing, take off and taxiing; *airport* freight, luggage and passenger facilities; *airport* navigational, control and safety equipment; aviation education, training and recreational facilities and activities; maintenance, servicing and manufacturing of *aircrafts* and associated parts; refuelling of *aircrafts*; warehouse and storage.
B		
	bed	Has the same meaning as per the Resource Management Act – *bed* means, — (a) in relation to any *river*— (i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks: (ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and (b) in relation to any *lake*, except a *lake* controlled by artificial means,— (i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin: (ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and (c) in relation to any *lake* controlled by artificial means, the space of *land* which the *waters* of the *lake* cover at its maximum permitted operating level; and

		(d) in relation to the sea, the submarine areas covered by the internal *waters* and the territorial sea.
	best practicable option	Has the same meaning as per the Resource Management Act – *best practicable option*, in relation to a *discharge* of a *contaminant* or an emission of *noise*, means the best method for preventing or minimising the adverse *effects* on the *environment* having regard, among other things, to— (a) the nature of the *discharge* or emission and the sensitivity of the receiving *environment* to adverse *effects*; and (b) the financial implications, and the *effects* on the *environment*, of that option when compared with other options; and (c) the current state of technical knowledge and the likelihood that the option can be successfully applied.
	biodiversity covenant	Has the same meaning as the definition of Covenant or Kawenata from the NPSIB – means a covenant or kawenata that is: (a) registered against the record of title or lease agreement (as relevant), under any of the following: (i) section 22 of the Queen Elizabeth the Second National Trust Act 1977: (ii) Section 27 or section 27A of the Conservation Act 1987: (iii) Section 76 and 77 of the Reserves Act 1977; and (b) is identified, with the agreement of the relevant landowner or lessee and the prior written consent of the covenantee, by the relevant local authority as a specified covenant or kawenata.
	biological diversity (or biodiversity)	Has the same meaning as per the Resource Management Act – means the variability among living organisms, and the ecological complexes of which they are a part, including diversity within species, between species, and of ecosystems.
	bore	Has the same meaning as per the National Planning Standards – means any hole drilled or constructed in the ground that is used to: (a) investigate or monitor conditions below the ground surface; or (b) abstract gaseous or liquid substances from the ground; or (c) *discharge* gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits.
	boundary	Means any *boundary* of the *net site area*. *Site boundary* shall have the same meaning as *boundary*. Internal *boundary* means any *boundary* of the net area of a *site* other than a *road boundary*. *Road boundary* means any *boundary* of a *site* abutting a legal *road*, other than an accessway or service lane, or contiguous to a *boundary* of a *road* designation. See also *notional boundary*.

	boundary adjustment	Has the same meaning as per the National Planning Standards – means a *subdivision* that alters the existing *boundaries* between adjoining *allotments*, without altering the number of *allotments*.
	building	Has the same meaning as per the National Planning Standards – means a temporary or permanent movable or immovable physical construction that is: (a) partially or fully roofed; and (b) fixed or located on or in *land*; but excludes any motorised vehicle or other mode of transport that could be moved under its own power.
	building coverage	Has the same meaning as per the National Planning Standards – means the percentage of the *net site area* covered by the *building footprint*.
	building footprint	Has the same meaning as per the National Planning Standards – means, in relation to *building coverage*, the total area of *buildings* at ground floor level together with the area of any section of any of those *buildings* that extends out beyond the ground floor level limits of the *building* and overhangs the ground.
C		
	camping ground	Means the use of any *land*, *building* or *structure* for the establishment or operation of *visitor accommodation* in the form of a *camping ground*. *Camping ground* has the meaning set out in the Camping Ground Regulations 1985: *Camping ground* means any area of *land* used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the *land* temporary living places for occupation, by two or more families or parties (whether consisting of one or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment
	car parking activity	Means a *site* where the parking of vehicles, either in the open or a *building*, is the dominant activity on that *site*. Car parking associated with any use of a *site*, such as staff or customer parking is deemed to be an ancillary part of that use and not a separate activity. *Car parking activity* does not include on-street parking.
	carriageway	That part of a *road* consisting of the *movement lane*, sealed shoulder, and includes parking and loading areas when provided within the *road*.
	city hubs	*City Hubs* are dense and vibrant places that also have a high demand for people movement. They are also places providing focal points for businesses and culture. These streets should aim to reduce the impact of high traffic volumes while accommodating high *pedestrian* numbers, multi-modal journeys and access to public transport and essential emergency services. Managing the large number of competing demands along *city hubs* requires careful consideration and generally involves significant trade-offs. These streets have a high number of people moving through and across them and so require efficient modes of transport, with lateral movement access prioritised to

		mitigate the impacts of congestion and ensure a safe *environment*. Examples include major city centre streets such as Queen Street in Auckland and Lambton Quay in Wellington.
	civic spaces	*Civic spaces* are the parts of the network that have a low movement function but an important place function. They are streets that are generally intended for significant *pedestrian* activity, both in terms of attracting people to the street as a destination its own right, as well as providing permeability to a city walking network. These streets have a higher Place classification representing the increased level of on-street activity and higher density adjacent *land* use generating that activity. The lower Movement classification indicates that these streets are mainly intended for localised on-street activity with little or no through movement. The lateral movement of *pedestrians* is usually given priority in these spaces. Examples include pedestrianised streets, plazas and low speed shared streets. These are spaces that people are encouraged to spend time in, and where people on foot can relax and move freely.
	cleanfill area	Has the same meaning as per the National Planning Standards means an area used exclusively for the disposal of *cleanfill material*.
	cleanfill material	Has the same meaning as per the National Planning Standards means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: (a) combustible, putrescible, degradable or leachable components; (b) hazardous substances and materials; (c) products and materials derived from hazardous waste treatment, stabilisation or disposal practices; (d) medical and veterinary wastes, asbestos, and radioactive substances; (e) contaminated soil and other contaminated materials; and (f) liquid wastes.
	climate change	Has the same meaning as per the Resource Management Act – *climate change* means a change of climate that is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and that is in addition to natural climate variability observed over comparable time periods
	cluster housing	In relation to the Māori Purpose Zone *cluster housing* means two to ten primarily *residential units*, with shared *infrastructure* and ancillary communal facilities for the primary use of the residents, that is intended to function as an extended familial community. Ancillary activities may include multi-purpose shared indoor areas (including, where desired, kitchen or ablution facilities), outdoor recreation or *community facilities*, and small-scale community or *commercial activities* for the primary use of residents.

	commercial activity	Has the same meaning as per the National Planning Standards - means any activity trading in goods, equipment or services. It includes any *ancillary activity* to the *commercial activity* (for example administrative or head offices).
	commercial fishing	Has the same meaning as per the Resource Management Act – means taking fish, aquatic life, or seaweed in circumstances where a fishing permit is required by section 89 of the Fisheries Act 1996.
	commercial filming	Means activities associated with the creation of a film or video product where undertaken by a professional production company for commercial purposes.
	commercial service activity	means *commercial activities* where the primary business is providing and/or offering services to the general public rather than goods. It includes but is not limited to: dry cleaners; funeral director premises; hair dresser; real estate agent; travel agent; veterinary clinic.
	common wall	A dividing partition between two adjoining *buildings* that is shared by the occupants and / or owner of each *building*.
	community corrections activity	Has the same meaning as per the National Planning Standards - means the use of *land* and *buildings* for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
	community facility	Has the same meaning as per the National Planning Standards - means *land* and *buildings* used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any *ancillary activity* that assists with the operation of the *community facility*.
	community market	A market which is community based and run by a non-profit organisation.
	comprehensive residential development	Means a group of four (4) or more *residential units* that are designed, positioned and built in an integrated manner.
	conditions	Has the same meaning as per the Resource Management Act – *conditions*, in relation to plans and resource consents, includes terms, standards, restrictions, and prohibitions
	conductor	(a) means wire or cable used for carrying electric current along a transmission line; and (b) includes any hardware and insulation associated with the wire or cable
	conference facility	Means a *commercial activity* that uses rooms or spaces for conferences or private functions including the serving and preparation of food and drinks but excludes rooms or spaces for overnight accommodation.
	consent authority	Has the same meaning as per the Resource Management Act –

		consent authority means a regional council, a *territorial authority*, or a local authority that is both a regional council and a *territorial authority*, whose permission is required to carry out an activity for which a resource consent is required under this Act.
	consent notice	Has the same meaning as per the Resource Management Act – *consent notice* means a notice issued under section 221.
	conservation	In relation to *historic heritage*, has the same meaning as per the Heritage New Zealand Pouhere Taonga Act 2014: *conservation* includes the processes of preserving, maintaining, and restoring historic places and historic areas so as to safeguard their historical and cultural values.
	conservation activity	Means the use of *land* for the management, maintenance and enhancement of ecological values for *indigenous vegetation* and fauna and their habitats. It includes: (a) both western Science or mātauranga Māori; (b) weed and pest control; (c) fencing; and (d) restoration planting.
	construction activity	In relation to *noise* means any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, alteration, dismantling, or demolition of: (a) Any building, erection, edifice, structure, wall, fence, or chimney, whether constructed wholly or partly above or below ground; (b) Any road, motorway, harbour works, railway, cableway, tramway, canal, or aerodrome; (c) Any drainage, irrigation or river control work; (d) Any electricity, water, gas, telephone, or telegraph reticulation; (e) Any bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel, or reclamation; (f) Any scaffolding; and includes any work in connection with any excavation, site preparation or preparatory work carried out for the purpose of any construction; and also includes use of any plant, tools, gear, or materials for the purpose of any construction but does not include petroleum exploration, quarrying or mining.
	contaminant	Has the same meaning as per the Resource Management Act – includes any substance (including gases, odorous compounds, liquids, solids, and microorganisms) or energy (excluding *noise*) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat— (a) when *discharged* into *water*, changes or is likely to change the physical, chemical, or biological condition of *water*; or

		(b) when *discharged* onto or into *land* or into air, changes or is likely to change the physical, chemical, or biological condition of the *land* or air onto or into which it is *discharged*.
	contaminated land	Has the same meaning as per the Resource Management Act – means *land* that has a *hazardous substance* in or on it that— (a) has significant adverse *effects* on the environment; or (b) is reasonably likely to have significant adverse *effects* on the environment.
	Council Authorised Biodiversity Management Plan	means a management plan that is approved by the Council and mana whenua as part of an assessment of the biodiveristy values undertaken or reviewed by a Council endorsed ecologist. This plan will ensure that *Significant Natural Area* and *taonga species* values are protected.
	crime prevention through environmental design (CPTED)	Has a set of four principles: surveillance, *access* management, territorial reinforcement, and quality environments of the built *environment*. These CPTED principles lead to a reduction in the incidence and fear of crime as well as an improvement in the quality of life.
	critical infrastructure	means those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Southland, or Gore. This may include but is not limited to: • strategic *land transport network* and arterial *roads*; • rail corridor; • telecommunication facilities; • national, regional and local *renewable electricity generation activities* of any scale; • the electricity transmission network (the *National Grid*); • *sewage* collection, treatment and disposal networks; • community *land* drainage *infrastructure*; • community potable water systems; • established community-scale irrigation and stock water *infrastructure*; • transport hubs and bulk fuel supply *infrastructure* including terminals and pipelines.
	cultural markers	Pouwhenua (carved posts), interpretation panels, Māori art installations, and other kaupapa Māori markers of place, or relationship of *mana whenua* to place.
	cultivation	Has the same meaning as per the National Planning Standards - means the alteration or disturbance of *land* (or any matter constituting the *land* including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.

D		
	dead holes	Means an offal pit for on-farm disposal of dead stock.
	defences against water	Means any *structure* or equipment, including any bund, weir, spillway, floodgate, bank, stopbank, retaining wall, rock or erosion protection *structure*, groyne, vegetation (including anchored tree protection) or reservoir, that is designed to have the *effect* of stopping, diverting, controlling, restricting or otherwise regulating the flow, energy or spread of *water*, including floodwaters, within, into or out of a *waterbody*, artificial watercourse, or artificial *lake*, for the purposes of flood mitigation.
	demolition	In relation to *historic heritage* means the complete destruction of the *building* or *structure*.
	depositional landform	Has the same meaning as the NPSIB - means a landform that is alluvial (matter deposited by water, (eg, fans, river flats, and terraces), colluvial (matter deposited by gravity at the base of hillslopes, (eg, talus), or glacial (matter deposited by glaciers, (eg, moraines and outwash).
	discharge	Has the same meaning as per the Resource Management Act – includes emit, deposit, and allow to escape.
	drain	Has the same meaning as per the National Planning Standards means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface *water*, but excludes artificial watercourses used for the conveyance of *water* for electricity generation, irrigation, or water supply purposes.
	drinking water	Has the same meaning as per the National Planning Standards - means *water* intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene
	dry abrasive blasting	Has the same meaning as per the National Planning Standards - means abrasive blasting using materials to which no *water* has been added.
	dust	Has the same meaning as per the National Planning Standards - means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. *Dust* may be derived from materials including rock, sand, cement, *fertiliser*, coal, soil, paint, animal products and wood.
E		
	earthworks	Has the same meaning as per the National Planning Standards - means the alteration or disturbance of *land*, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the *land* including soil, clay, sand and rock); but excludes gardening, *cultivation*, and disturbance of *land* for the installation of fence posts.

	educational facility	Has the same meaning as per the National Planning Standards means *land* or *buildings* used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.
	effect	Has the same meaning as per the Resource Management Act – includes— (a) any positive or adverse *effect*; and (b) any temporary or permanent *effect*; and (c) any past, present, or future *effect*; and (d) any cumulative *effect* which arises over time or in combination with other *effects*— regardless of the scale, intensity, duration, or frequency of the *effect*, and also includes— (e) any potential *effect* of high probability; and (f) any potential *effect* of low probability which has a high potential impact.
	effects management hierarchy	Has the same meaning as the NPSIB – means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that: (a) adverse effects are avoided where practicable; then (b) where adverse effects cannot be avoided, they are minimised where practicable; then (c) where adverse effects cannot be minimised, they are remedied where practicable; then (d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then (e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then (f) if biodiversity compensation is not appropriate, the activity itself is avoided.
	emergency management	Activities required in response to a situation that: (a) is the result of any happening, whether natural or otherwise, including any accident, explosion, earthquake, eruption, tsunami, land movement, flood, storm, tornado, cyclone, fire, leakage or spillage of any dangerous gas or substance, technological failure, infestation, plague, epidemic, failure or disruption to any emergency service or lifeline utility, or actual or imminent attack or warlike act; and (b) causes or may cause loss of life or injury or illness or distress or in any way endangers the safety of the public or property in New Zealand or any part of New Zealand. And includes the erection and use of tents or *buildings* in response to an emergency situation, for the purpose of temporary accommodation, shelter or facilities for: (i) people required to work as part of the immediate disaster/emergency relief efforts or post disaster/emergency development team;

		(ii) people displaced by the disaster/emergency event; and (iii) disaster/emergency event management.
	emergency services facility	Means land and buildings used by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness, or crime. It includes but is not limited to: (a) police, fire and ambulance stations; (b) surf lifesaving activities; (c) administration related to emergency services; (d) vehicle and equipment storage and maintenance; (e) personnel training; and (f) any ancillary activities. (g) defence facilities It excludes: (h) healthcare activities; (i) hospitals; and (j) private security companies.
	emergency service training activity	Means emergency response training exercises. It includes, but is not limited to, training for first aid, firefighting, search and rescue, police response.
	entertainment and hospitality activities	Means the use of *land* and/or *buildings* for *commercial activities* where the primary business is providing entertainment, hospitality and/or leisure services and experiences and includes, but is not limited to: • cinemas; or • bars and nightclubs; or • taverns; or • theatres; or • concert venues; or • *conference facilities* and private function facilities. It excludes cafes and restaurants.
	environment	Has the same meaning as per the Resource Management Act – includes— (a) ecosystems and their constituent parts, including people and communities; and (b) all *natural and physical resources*; and (c) *amenity values*; and

		(d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.
	equestrian facilities	means the use of *land* and *buildings* as a *commercial activity* for: (a) the keeping and agistment of horses; (b) horse training; (c) horse breading; and/or (d) pony clubs and riding schools.
	esplanade reserve	Has the same meaning as per the Resource Management Act – means a reserve within the meaning of the Reserves Act 1977— (a) which is either— (i) a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or (ii) a reserve vested in the Crown or a regional council under section 237D; and (iii) which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.
	esplanade strip	Has the same meaning as per the Resource Management Act – means a strip of *land* created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.
	event management plan	An event overview document, approved by Council, which includes the following: (a) A description of the proposed event, including the type, scale, and duration, and number of persons catered for; (b) Health and safety; (c) How the event will minimise and manage waste from the event; (d) Adequate sanitation facilities for the event; (e) The protocol for receiving, processing and responding to complaints related to the event ; (f) The steps taken to minimise any potential adverse impacts on the environment; and (g) Where applicable, practices for ensuring animal welfare, including provision of drinking water and effluent management.
	exotic pasture species	has the same meaning as the NPSIB – means a pasture species identified in the National List of Exotic Pasture Species National list of exotic pasture species | Ministry for the Environment

F		
	farm quarry	Means a location or area intermittently used in association with agricultural activities for the permanent removal and extraction of aggregates (clay, silt, rock or sand) for non-commercial use within the same *site* where it is extracted. It includes the area of aggregate resource and surrounding *land* associated with the operation of a *farm quarry* and which is used for *farm quarrying activities*. It does not include *earthworks* or the use of *land* and *accessory buildings* for offices, workshops and car parking areas associated with the operation of the *farm quarry*.
	farm track	Means *vehicle access* tracks associated with *agriculture, pastoral and horticultural activities*
	feedlot	Means a stockholding area where cattle— (a) are kept for at least 80 days in any 6-month period; and (b) are fed exclusively by hand or machine.
	fences	Means any *structure*, intended to be a permanent division, screen or barrier, but shall not include a post and wire fence or a temporary fence such as an electric fence or construction hoarding.
	fertiliser	Has the same meaning as per the National Planning Standards – means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following: (a) nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or (b) manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or (c) fertiliser additives to facilitate the uptake and use of nutrients; or (d) non-nutrient attributes of the materials used in fertiliser. It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.
	floodway	Means that area bounded by the landward toe of a flood protection *structure*, or work, to the landward toe of the flood protection *structure*, or work, on the opposite side of the *river* or stream.
	food and beverage activity	Means a *commercial activity* involving the sale of food and, or beverages prepared for immediate consumption on or off the premises including restaurants, cafes and takeaway bars, but does not include taverns, night clubs, supermarkets, dairies or bottle stores.
	footpath	That part of any *road* or other area as is laid out or constructed by authority of the Council primarily for *pedestrians*; and may include the edging, *kerbing*, and channelling of the *road*.
	fresh water	Has the same meaning as per the Resource Management Act – means all *water* except coastal *water* and geothermal *water*.

	functional need	Has the same meaning as per the National Planning Standards - means the need for a proposal or activity to traverse, locate or operate in a particular *environment* because the activity can only occur in that *environment*.
G		
	glare	Means the discomfort or impairment of vision experienced when parts of the visual field are excessively bright in relation to the general surroundings or as a result of reflected sunlight or *artificial outdoor lighting*.
	green infrastructure	Has the same meaning as per the National Planning Standards – means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: (a) provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and (b) provide services to people and communities, such as stormwater or flood management or climate change adaptation.
	greywater	Has the same meaning as per the National Planning Standards – means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include *sewage*, or *industrial and trade waste*.
	gross floor area	Has the same meaning as per the National Planning Standards – means the sum of the total area of all floors of a *building* or *buildings* (including any void area in each of those floors, such as service shafts, lift-wells or stairwells) measured: (a) where there are exterior walls, from the exterior faces of those exterior walls; (b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; (c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.
	ground level	Has the same meaning as per the National Planning Standards – means: (a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); (b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; (c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining *structure* where it intersects the *boundary*.
	groundwater	Has the same meaning as per the National Planning Standards –

		means *water* occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.
H		
	habitable room	Has the same meaning as per the National Planning Standards – means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.
	hazardous substance	Has the same meaning as per the Resource Management Act – includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance— (a) with 1 or more of the following intrinsic properties: (i) explosiveness: (ii) flammability: (iii) a capacity to oxidise: (iv) corrosiveness: (v) toxicity (including chronic toxicity): (vi) ecotoxicity, with or without bioaccumulation; or (b) which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).
	healthcare activity	Means *land* and or *buildings* used for the provision of services relating to the physical and mental health of people, excluding the overnight accommodation of patients.
	heavy vehicle bypass route	Means the following *roads*: • Hyde Street • River Street from Hyde Street to Medway Street (State Highway 1) • Avon Street • Richmond Street • Norfolk Street from Medway Street.
	height	Has the same meaning as per the National Planning Standards – means the vertical distance between a specified reference point and the highest part of any feature, *structure* or *building* above that point.
	height in relation to boundary	Has the same meaning as per the National Planning Standards – means the *height* of a *structure*, *building* or feature, relative to its distance from either the *boundary* of: (a) a *site*; or (b) another specified reference point.

	helicopter Landing Area	Any area of *land*, *building* or *structure* outside of the Airport Zone intended or designed to be used, whether wholly or partly, for helicopter movement or servicing, including heliports and helipads.
	heritage expert	Means a person with a degree or recognised post-graduate qualification in a field related to heritage conservation or management and at least five years of experience in a heritage conservation or management role.
	heritage fabric	Means any physical aspect of a *heritage Item* or *heritage setting* which contributes to its heritage values. *Heritage fabric* includes: (a) original and later material and detailing which forms part of, or is attached to, the interior or exterior of a building, structure, or feature; (b) the patina of age resulting from the weathering and wear of construction material over time; (c) fixtures and fittings that form part of the design or significance of a Historic Heritage Item, but excludes inbuilt museum and artwork exhibitions and displays; and (d) for open space heritage items, built or non-built elements independent of buildings, structures or features, such as historic paths, paving and garden layout.
	heritage item	Means any type of *historic heritage sites*, *buildings*, *structures* and areas listed in HH-SCHED2 fulfilling the criteria as identified in HH-SCHED 1.
	heritage record	Means the heritage assessment based on the HH-SCHED1 criteria.
	heritage setting	Means the area of *land* shown on the planning maps and as identified in the *heritage record* around and adjacent to a *heritage item* that is integral to its function, meaning and relationships and may include individually listed *heritage items*.
	highly productive land	Has the same meaning as the National Policy Statement for Highly Productive Land Means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)
	historic character	Means the qualities, attributes and features of a related group of historic places, *buildings* and *structures* and/or *sites* and that make a contribution to the history, identity and visual amenity of Gore District.
	historic heritage	Has the same meaning as per the Resource Management Act – (a) means those *natural and physical resources* that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (i) archaeological: (ii) architectural: (iii) cultural: (iv) historic:

		(v) scientific: (vi) technological; and (b) includes— (i) historic *sites*, *structures*, places, and areas; and (ii) *archaeological sites*; and (iii) *sites* of significance to Māori, including wāhi tapu; and (iv) surroundings associated with the *natural and physical resources*.
	home business	Has the same meaning as per the National Planning Standards – means a *commercial activity* that is: (a) undertaken or operated by at least one resident of the *site*; and (b) incidental to the use of the *site* for a *residential activity*
	homestay	Means the use of a *residential unit* including a *minor residential unit* by paying guests at the same time that either the *residential unit* or *minor residential unit* is occupied by residents for use as a *residential activity*. Includes bed & breakfasts..
	hospital activity	Means an activity providing medical assessment, treatment and care services for patients, health administration, community health services: and includes associated *infrastructure*, support activities including non-clinical support services and activities that are required for the functioning of the hospital, emergency *land* and air transportation services, mortuary and ancillary commercial and *residential activities*.
I		
	improved pasture	Has the same meaning as the NPSIB – means an area of land where exotic pasture species have been deliberately sown or maintained for the purpose of pasture production, and species composition and growth has been modified and is being managed for livestock grazing.
	indigenous vegetation	Has the same meaning as per the National Planning Standard for Indigenous Biodiversity – means vascular and non-vascular plants that, in relation to a particular area, are native to the ecological district in which that area is located.
	indigenous vegetation clearance	Means the clearing or removal of *indigenous vegetation* by any means, including cutting, crushing, *cultivation*, irrigation, chemical application, drainage, stopbanking, overplanting, burning or any other mechanical means as well as mob stocking.
	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*.

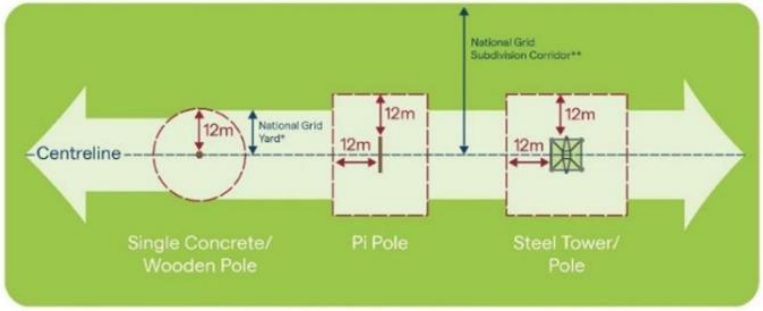
	industrial and trade waste	Has the same meaning as per the National Planning Standards – means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes *sewage* and *greywater*.
	infrastructure	Has the same meaning as per the Resource Management Act – Means (a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy: (b) a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001: (c) a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989: (d) facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support *structures* for lines used or intended to be used to convey electricity, excluding facilities, lines, and support *structures* if a person— (i) uses them in connection with the generation of electricity for the person's use; and (ii) does not use them to generate any electricity for supply to any other person: (e) a water supply distribution system, including a system for irrigation: (f) a drainage or sewerage system: (g) *structures* for transport on *land* by cycleways, rail, *roads*, walkways, or any other means: (h) facilities for the loading or unloading of cargo or passengers transported on *land* by any means: (i) an *airport* as defined in section 2 of the Airport Authorities Act 1966: (j) a navigation installation as defined in section 2 of the Civil Aviation Act 1990: (k) facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988: (l) anything described as a *network utility* operation in regulations made for the purposes of the definition of *network utility operator* in section 166.
	intensive indoor primary production	Has the same meaning as per the National Planning Standards - means *primary production* activities that principally occur within *buildings* and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
	interregional connectors	Means Interregional connectors that provide safe, reliable and efficient movement of people and goods between regions and strategic centres in a rural context. The focus of interregional connectors is to provide for efficient movement of people and goods over significant distances, and therefore these *roads* will usually have reduced *land* use *access* along them, many being designated as limited access roads (LARs).

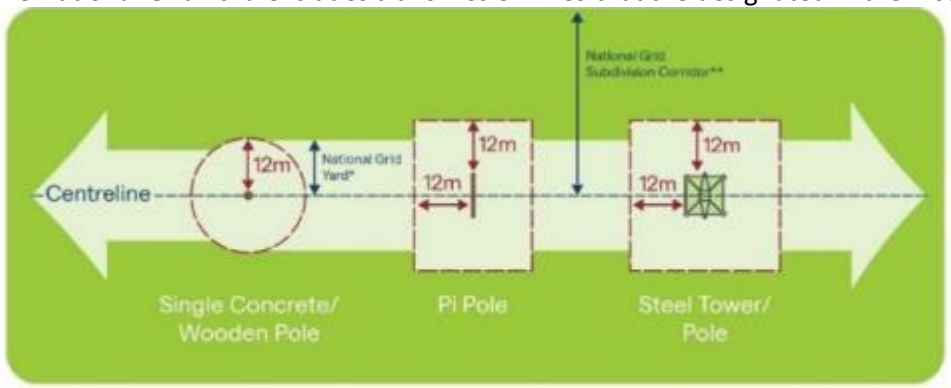
K		
	kerb	A raised border of rigid material (eg. concrete) formed between the roadway and the *footpath*.
L		
	LA90	Has the same meaning as per the National Planning Standards - has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
	LAeq	Has the same meaning as per the National Planning Standards - has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
	LA_F(max)	Has the same meaning as per the National Planning Standards - has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
	lake	Has the same meaning as per the Resource Management Act – means a body of fresh *water* which is entirely or nearly surrounded by *land*.
	land	Has the same meaning as per the Resource Management Act – (a) includes land covered by water and the airspace above land; and (b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and (c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.
	land disturbance	Has the same meaning as per the National Planning Standards – means the alteration or disturbance of *land* (or any matter constituting the *land* including soil, clay, sand and rock) that does not permanently alter the profile, contour or *height* of the *land*.
	land transport infrastructure	means any *infrastructure*, *building*, equipment or devices that support the movement of people and goods by *land*, including: (a) Cycle facilities including cycleways, cycle parking, cycle hire stations and cycle maintenance stands; (b) *Pedestrian* facilities and accessways, including *footpaths*, footways and foot bridges; (c) Railway tracks, bridges, tunnels, signalling, *access* tracks and facilities; (d) *Roads* including *carriageways*, pavements, bridges, tunnels, retaining walls, underpasses, overpasses, verge and berms; (e) Lighting, signals, *signs* and control *structures* and devices associated with intelligent transport systems including vehicle detection systems (electronic vehicle identification and infra-red vehicle occupancy counters), incident detection, emergency telephones, cables and ducting;

		(f) Safety devices including handrails, bollards, cameras, *road* markings, rumble strips, barriers, *fences*, speed tables and speed cushions and traffic separators; (g) Other traffic control devices including traffic islands, level crossings, *pedestrian* crossings, roundabouts and intersection controls, traffic and cycle; (h) monitoring devices; (i) Parking control devices; (j) *Site access* including *vehicle crossings*; (k) Street and rail furniture, artworks, passenger shelters and ticketing and tolling facilities; (l) Ancillary equipment and *structures* associated with public transport systems including seats, shelters, real time information systems and ticketing facilities, bicycle storage and cabinets; (m) *Stormwater* management facilities, ventilation *structures*, drainage devices and erosion control devices; and (n) Equipment, *structures* and *infrastructure* associated with charging of electric vehicles.
	landfill	Has the same meaning as per the National Planning Standards – means an area used for, or previously used for, the disposal of solid waste. It excludes *cleanfill areas*.
	landscape gardening	The design, construction and maintenance of ornamental gardens and outdoor areas and growing and caring for plants. It includes the alteration or disturbance of *land* (or any matter constituting the *land* including soil, clay, sand and rock) that does not permanently alter the profile, contour or *height* of the *land*.
	landscape permeable area	Means any part of a *site* which is grassed or planted in trees or shrubs and is capable of absorbing *water*.
	large format retail	Means a commercial *retail activity* where the gross floor area and outdoor storage space or *yard* areas is greater than 450 square metres. It includes integrated retail activities where multiple tenancies are operated or managed as a single entity and shares public *access* and servicing facilities, such as shopping malls and indoor markets.
	Ldn	Has the same meaning as per the National Planning Standards - has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
	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.
	light spill	Artificial illumination from both direct and indirect sources which falls outside the *boundaries* of the *site* from which it originated.
	local streets	Means streets that provide quiet and safe residential *access* for all ages and abilities and foster community spirit and local pride. They are part of the fabric of our neighbourhoods, where we live our lives and they facilitate local

		community *access*. Local streets are the most common and most diverse streets in *urban areas*. They are generally important components of walking and cycling networks and should support these transport choices for local trips.
	Lpeak	Has the same meaning as per the National Planning Standards has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
	LUC 1, 2 or 3	Has the same meaning as the National Policy Statement for Highly Productive Land LUC 1, 2, or 3 land means land identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification
M		
	mahinga kai	Means the same as outlined in MW – 2.3.3.3 and is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hokonui Rūnanga to be, in today's language, the principal 'environmental indicator' in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hokonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant biodiversity, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the sustainable management of many other natural resources in the takiwā, especially waterbodies and the management of stormwater. Hokonui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.
	maintenance or repair	Means in relation to *historic heritage*, to replace or mend in-situ, decayed or damaged *heritage fabric* architectural feature using identical, or closely similar materials, form, appearance and profile of the *heritage fabric* or architectural feature. It includes temporary securing of *heritage fabric* for purposes such as making a *structure* safe or weathertight.
	maintenance of improved pasture	Has the same meaning as the NPSIB – includes the removal of indigenous vegetation for the purpose of maintaining the improved pasture, whether the removal is by way of cutting, crushing, applying chemicals, draining, burning, cultivating, over-planting, applying seed of exotic pasture species, mob stocking, or making changes to soils, hydrology, or landforms.
	main streets	Means streets that have an important place function but a relatively important movement function as well. They aim to support businesses, on-street activity and public life while ensuring connections with the wider *transport*

		network. While not having the scale of through movement of *city hubs*, they provide a similar function, needing to balance the interaction between people and goods movement and on-street activity. Examples include rural or district townships and provincial cities where the main through *road* also doubles as the main commercial centre.
	mana whenua	In the context of the Gore District, the term *mana whenua* refers to Ngāi Tahu whānui. In practice, this often refers to their local representative body, Hokonui Rūnanga. In some instances, this may also extend to the Post Settlement Governance Entity that represent Ngāi Tahu whānui at a national level, Te Rūnanga o Ngāi Tahu.
	mana whenua cultural purpose	Means those matters covered in MW – 2.3
	Māori customary activities	Activities relating to the expression and revitalisation of Māori culture, including mahinga kai activities, performing arts/sporting activities, tangihanga and other mourning rituals, Matariki or Pūanga observance activities, wānanga, hui, short-term (under 7 days) events or festivals, temporary (under 14 days) camping that facilitates involvement in *Māori customary activities,* and other activities that reflect the special relationship *mana whenua* and *tangata whenua* have to place, including any ancillary *structures*.
	marae or papatipu Rūnanga complex	Means kaupapa Māori cultural complex centred around a wharenui (meeting house) and/or Papatipu Rūnanga. A complex can also include a range of ancillary *structures* and activities such as wharekai (kitcn & dining facilities), a whare moe (sleeping spaces), whare hui (meeting spaces), ablution blocks, administration spaces, whare taonga (spaces for displaying treasures), permanent hāngī pits, outdoor food preparation areas, small-scale associated storage areas, carving installations, and landscaped outdoor areas.
	mining	Has the same meaning as in the Crown Minerals Act 1991: a. Means to take, win, or extract, by whatever means, I. A mineral existing in its natural state in land; or II. A chemical substance from a mineral existing in its natural state in land; and b. Includes I. The injection of petroleum into an underground gas storage facility; and II. The extraction of petroleum from an underground gas storage facility; but c. Does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph (a).
	minor residential unit	Has the same meaning as per the National Planning Standards – means a self-contained *residential unit* that is ancillary to the principal *residential unit*, and is held in common ownership with the principal *residential unit* on the same *site*.
	modify	In relation to an *archaeological site*, includes to damage the *site*

	movement	Means a single journey to or from a particular site that is either an arrival or departure but not both. A return journey equates to two movements.
	movement lane	Means that part of the formed and sealed *road* that serves the link function in a *road*. It may have a shared use for other activities such as walking, cycling, parking and play.
N		
	national grid	Means the network that transmits high-voltage electricity in New Zealand and that, at the commencement of these regulations, is owned, used or operated by Transpower New Zealand Limited, including— (a) *transmission lines*; and (b) electricity substations
	national grid subdivision corridor	The area measured either side of the centreline of above ground *National Grid transmission lines* as follows (and illustrated in green below): (a) 16 metres from the centreline of a 110kV *National Grid transmission line* on pi poles; (b) 32 metres from the centreline of a 110kV *National Grid transmission line* on towers or mono-poles; (c) 37 metres from the centreline of a 220kV *National Grid transmission line* on towers. The *National Grid Subdivision Corridor* excludes *transmission lines* that are designated in the District Plan.  * National Grid Yard: 10m for single concrete/wooden pole lines, 12m for all other line types ** National Grid Subdivision Corridor: 14m, 32m, 37m or 39m depending on line voltage

	national grid yard	The area located (as illustrated below): (a) 12 metres in any direction from the outside edge of a *National Grid* support *structure* foundation; (b) 12 metres from the *boundary* of a *National Grid* substation; (c) 10 metres either side of the centreline of an overhead 100kV *National Grid transmission line* on poles (d) 12 metres either side of the centreline of any other overhead *National Grid transmission line*. The *National Grid Yard* excludes *transmission lines* that are designated in the District Plan.  * National Grid Yard: 10m for single concrete/wooden pole lines, 12m for all other line types ** National Grid Subdivision Corridor: 14m, 32m, 37m or 39m depending on line voltage
	natural and physical resources	Has the same meaning as per the Resource Management Act - Includes *land*, *water*, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all *structures*.
	natural hazard	Has the same meaning as per the Resource Management Act – means any atmospheric or earth or *water* related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the *environment*.
	net floor area	Has the same meaning as per the National Planning Standards – means the sum of any *gross floor area*; and (a) includes:

		(i) both freehold and leased areas; and (ii) any stock storage or preparation areas; but (b) excludes: (i) void areas such as lift wells and stair wells, including landing areas; (ii) shared corridors and mall common spaces; (iii) entrances, lobbies and plant areas within a *building*; (iv) open or roofed outdoor areas, and external balconies, decks, porches and terraces; (v) off street loading areas; (vi) *building* service rooms; (vii) parking areas and basement areas used for parking, manoeuvring and *access*; and (viii) (viii) non-habitable floor spaces in rooftop *structures*.
	net site area	Has the same meaning as per the National Planning Standards – means the total area of the *site*, but excludes: (a) any part of the *site* that provides legal *access* to another *site*; (b) any part of a rear *site* that provides legal *access* to that *site*; (c) any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981.
	network utilities	means any activity relating to any or all of the following: (a) distribution or transmission of natural or manufactured gas petroleum or geothermal energy by pipeline; (b) telecommunications or radio communications; (c) transformation, transmission, or distribution of electricity; (d) transmission and distribution of *water*, (whether treated or untreated), for supply including irrigation; (e) *stormwater* drainage or sewerage reticulation systems; (f) rail corridor, tramways and *roads;* (g) *airports* as defined by the Airport Authorities Act 1966, including the provision of any approach control service within the meaning of the Civil Aviation Act 1990; (h) lighthouse, navigation aids and beacons; (i) meteorological services; (j) a project or work described as a *network utility* operation by regulations made under the Resource Management Act 1991. Includes: (a) all *structures* necessary for operation; and (b) the operation and maintenance of the network.

	network utility operator	Has the same meaning as per the Resource Management Act – means a person who— (a) undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or (b) operates or proposes to operate a network for the purpose of— (i) telecommunication as defined in section 5 of the Telecommunications Act 2001; or (ii) radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or (c) is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or (d) undertakes or proposes to undertake the distribution of *water* for supply (including irrigation); or (e) undertakes or proposes to undertake a drainage or sewerage system; or (f) constructs, operates, or proposes to construct or operate, a *road* or railway line; or (g) is an *airport* authority as defined by the Airport Authorities Act 1966 for the purposes of operating an *airport* as defined by that Act; or (h) is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or (ha) is a responsible SPV that is constructing or proposing to construct eligible *infrastructure*; or (i) undertakes or proposes to undertake a project or work prescribed as a *network utility* operation for the purposes of this definition by regulations made under this Act,— and the words *network utility* operation have a corresponding meaning
	noise	Has the same meaning as in section 2 of the RMA – *noise* includes vibration.
	noise rating level	Has the same meaning as per the National Planning Standards - means a derived *noise* level used for comparison with a *noise* limit.
	noise sensitive activity	Noise sensitive activity means any: (a) health care centre or hospital where overnight accommodation is provided. (b) *educational facility*, excluding *trade and industrial training facility.* (c) *residential activity.* (d) *visitor accommodation.* (e) places of worship. (f) *marae or Papatipu Rūnanga complex.* (g) Graveyard or *urupā.*

	non-renewable electricity generation	Means the construction, operation and maintenance of *structures* associated with electricity generation from non-renewable energy sources such as coal, oil and gas.
	notable tree	A tree assessed and identified utilised the Standard Tree Evaluation Method (STEM) with a score of 100 and above and listed in TREE-SCHED.
	notional boundary	Has the same meaning as per the National Planning Standards - means a line 20 metres from any side of a *residential unit* or other *building* used for a *noise sensitive activity*, or the legal *boundary* where this is closer to such a *building*.
O		
	office activity	Means an activity conducted within a *building* and focusing on business, government, professional or financial services and includes the personal service elements of these activities.
	official sign	Has the same meaning as per the National Planning Standards – means all *signs* required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.
	operational need	Has the same meaning as per the National Planning Standards – means the need for a proposal or activity to traverse, locate or operate in a particular *environment* because of technical, logistical or operational characteristics or constraints.
	outdoor living space	Has the same meaning as per the National Planning Standards – means an area of open space for the use of the occupants of the *residential unit* or units to which the space is allocated.
P		
	park management activity	Means the day-to-day management, operation and maintenance of parks and reserves. It includes: (a) Repair, maintenance and development of facilities, structures and buildings. (b) Planting, removal, trimming and maintenance of turf, trees (except Notable Trees) and other non-indigenous vegetation and associated earthworks; (c) Animal and pest control operations; and (d) Repair, maintenance and development of walkways, cycleways, or vehicle tracks and associated earthworks.
	partial demolition	In relation to *historic heritage* means to demolish a part of any *building* or *structure*. Partial *demolition* includes façade retention which involves the *demolition* of the rear or a substantial part of a *building* behind the facade.
	peak particle velocity	Has the same meaning as per the National Planning Standards – means, to the extent used for the assessment of the risk of structural damage to a fixed *structure*, the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position.

	pedestrian	Means any person on foot or who is using a powered wheelchair or mobility scooter or a wheeled means of conveyance propelled by human power, other than a cycle.
	pedestrian frontage	Means street frontages in the commercial core precincts identified on the planning maps with significant *pedestrian* activity.
	permeable	Means a ground surface comprised of a material that enables surface *water* to pass through where the runoff co-efficient is less than 0.7.
	peri urban roads	Means *roads* that primarily provide *access* from residential property on the urban fringe, where the predominant adjacent *land*-use is residential, but usually at a lower density than that found in urban residential locations. On street activity is discernible and local in nature but also at lower levels than in *urban areas*. The level of people and goods movement on peri-urban *roads* can range from low volume through to regional.
	plantation forestry	Has the same meaning as per the National Environmental Standards for Plantation Forestry Means a forest deliberately established for commercial purposes, being— (a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and (b) includes all associated forestry *infrastructure*; but (c) does not include— (i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or (ii) forest species in *urban areas*; or (iii) nurseries and seed orchards; or (iv) trees grown for fruit or nuts; or (v) long-term ecological restoration planting of forest species; or (vi) willows and poplars space planted for soil conservation purposes.
	primary production	Has the same meaning as per the National Planning Standards – means: (a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and (b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in (a); (c) includes any land and buildings used for the production of the commodities from (a) and used for the initial processing of the commodities in (b); but (d) excludes further processing of those commodities into a different product.
	private road	Any roadway, place, or arcade laid out within a district on private *land* by the owner of that *land* intended for the use of the public generally and has the same meaning given to it by Section 315 of the Local Government Act 1974.

	private way	Any way or passage over private *land* within the Gore District, the right to use which is confined or intended to be confined to certain persons or classes of persons, and which is not thrown open or intended to be open to the use of the public generally and includes any shared *access* or right of way and has the same meaning given to it by Section 315 of the Local Government Act 1974
	public place	Means publicly accessible *roads*, reserves and *footpaths*/tracks.
Q		
	quarry	Has the same meaning as per the National Planning Standards – means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding *land* associated with the operation of a quarry and which is used for *quarrying activities.*
	quarrying activities	Has the same meaning as per the National Planning Standards – means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the *quarry*, and the use of *land* and *accessory buildings* for offices, workshops and car parking areas associated with the operation of the *quarry*.
R		
	raft	Has the same meaning as per the Resource Management Act – means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on *lakes* subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities.
	reclamation	Has the same meaning as per the National Planning Standards – means the manmade formation of permanent dry *land* by the positioning of material into or onto any part of a *waterbody*, *bed* of a *lake* or *river* or the coastal marine area, and: (a) includes the construction of any causeway; but (b) excludes the construction of natural hazard protection structures such as seawalls, breakwaters or groynes except where the purpose of those *structures* is to form dry *land*.
	relocation	In relation to any *heritage item* means to physically shift the location of a *building* either within the *site* or to another property. Relocation includes permanently raising a *building* or *structure* above existing *ground level* but does not include the temporary raising of a *building* to replace foundations. In relation to other *buildings* which are not *heritage items* means the removal, relocation or re-siting of an existing *building* from any *site* to another *site*, excluding the movement of a *building* within the same title or a new *building* built off-*site* that has not been used and is for the express purpose of being located to the subject *site*.

	renewable electricity generating activities	Has the same meaning as per the National Policy Statement for Renewable Electricity Generation (2011) - means the construction, operation and maintenance of *structures* associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the *national grid* and electricity storage technologies associated with renewable electricity.
	renewable electricity generation activities - small scale	Means small scale and community scale renewable electricity generation at a capacity of no greater than 20 kW for the purpose of using or generating electricity on a particular *site*, or supplying an immediate community, or connecting into the distribution network, and includes generation using solar, wind, hydro and biomass energy resource.
	renewable electricity generation activities - large scale	Means electricity generation activities utilising renewable energy sources with a capacity of 20kW or greater for the purpose of exporting electricity directly into the distribution network or *National Grid*. It includes all ancillary components and activities such as substations, climate/environmental monitoring equipment, *earthworks*, roading, maintenance *buildings*, temporary concrete batching plants, internal transmission and fibre networks, *vegetation clearance*, and *site* rehabilitation works.
	reserve land	Means areas administered under the Reserves Act 1977
	residential activity	Has the same meaning as per the National Planning Standards – means the use of *land* and *building*(s) for people's living accommodation.
	residential unit	Has the same meaning as per the National Planning Standards – means a *building*(s) or part of a *building* that is used for a *residential activity* exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
	restoration	In relation to a *heritage item* means to return a *heritage item* listed in HH-SCHED2 to a known earlier form by putting the material components of an item or *historic heritage site* back into position through reassembly and reinstatement. Restoration includes: (a) the reuse of mainly existing materials and may include the use of similar materials; and (b) the removal of non-original elements that detract from the identified heritage value.
	retail activity	Means a *commercial activity* where the primary business is displaying and/or offering goods for sale or hire to the general public.
	retirement village	Has the same meaning as per the National Planning Standards – means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for

		residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-*residential activities*.
	reverse sensitivity	The potential for an approved (whether by consent or designation), existing or permitted activity to be compromised, constrained, or curtailed by the more recent establishment or *alteration* of another activity which may be sensitive to the actual, potential or perceived adverse environmental *effects* generated by an approved, existing or permitted activity.
	river	Has the same meaning as per the Resource Management Act – means a continually or intermittently flowing body of *fresh water*; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of *water* for electricity power generation, and farm drainage canal).
	road	Has the same meaning as per the Resource Management Act – has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roading Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any *land* which is within a district, and which— (a) immediately before the commencement of this Part was a road or street or public highway; or (b) immediately before the inclusion of any area in the district was a public highway within that area; or (c) is laid out by the council as a road or street after the commencement of this Part; or (d) is vested in the council for the purpose of a road as shown on a deposited survey plan; or (e) is vested in the council as a road or street pursuant to any other enactment;— and includes— (f) except where elsewhere provided in this Part, any *access* way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an *access* way or service lane or is declared by the Minister of Works and Development as an *access* way or service lane after the commencement of this Part or is declared by the Minister of Lands as an *access* way or service lane on or after 1 April 1988: (g) every square or place intended for use of the public generally, and every bridge, culvert, *drain*, ford, gate, *building*, or other thing belonging thereto or lying upon the line or within the limits thereof;— but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roading Powers Act 1989 Section 2(1) of the Government Roading Powers Act 1989 Motorway definition: motorway—

		(a) means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and (b) includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but (c) does not include any local road, *access* way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.
	road controlling authority	The road control authorities are: (a) Waka Kotahi New Zealand Transport Agency for all state highways (b) the Gore District Council for all other *roads*, including unformed legal *roads*.
	road hierarchy	See street category.
	root protection area	Means the circular area of ground surrounding a *notable tree*, for a distance of 12 times the diameter of the tree 1.5 metres above *ground level*.
	rural airstrip	Means any area of *land* in the *rural environment* intended or designed to be used, whether wholly or partly, for *aircraft* movement or servicing, excluding helicopters.
	rural area	In relation to transport means *land* that is located outside the built-up area of towns and settlements, and includes *land* within the general rural zone, rural lifestyle zone and natural open space zone.
	rural commercial recreation activity	Means a *commercial activity* relating to the guiding, training, instructing, transportation or provision of equipment to clients for recreational purposes including the use of any *building* or *land* associated with the activity.
	rural connectors	Means rural connectors that provide the link between *rural roads* and *interregional connectors*. They support an increased level of through traffic, while also providing *access* from the adjacent *land* they pass through. Examples include feeder *roads* into townships and *roads* to regionally significant tourist attractions.
	rural environment	Means land within the General Rural Zone, Rural Lifestyle Zone, Settlement Zone and Natural Open Space Zone.
	rural industry	Has the same meaning as per the National Planning Standards - means an industry or business undertaken in a *rural environment* that directly supports, services, or is dependent on *primary production*.
	rural produce retail activity	Means the sale of plant and/or animal products (excluding meat) grown or produced on that *site* by a *home business*.
	rural roads	Means *rural roads* that primarily provide *access* to rural *land*, for those that live there, and in support of the *land*-use activity being undertaken. *Rural roads* are the most common and most diverse *roads* in *rural areas*. They have no appreciable on-street activity occurring and in many parts of the country are unsealed. Some *rural roads* are important for freight, collecting dairy and forestry and other primary produce from their source, while others,

		where volumes of vehicular traffic are very low, can provide safe and pleasant recreational and tourism routes, including the New Zealand Cycle Trail and Te Araroa (New Zealand's walking trail). In some parts of New Zealand, *rural roads* are utilised more by people riding horses than by vehicles.
S		
	sedimentation control measures	Means *structures* or measures to slow or stop *water* with sediment in it, so that the sediment will drop out of suspension before the *water* from the *site* reaches a *waterbody*.
	sensitive activity	Sensitive Activity means any: (a) health care centre or hospital. (b) *educational facility*, including school, early childhood facility, play centre. (c) *residential activity*, including *retirement village* and supported residential accommodation. (d) *visitor accommodation.* (e) places of worship. (f) *marae or Papatipu Rūnanga complex.* (g) Graveyard or *urupā.*
	sensitive environments	Means *land* identified with: Outstanding Natural Features and Landscapes or *Significant Natural Area* or Areas of Indigenous Biodiversity
	sensitive material	In relation to *accidental discovery* means human remains/ kōiwi, artefacts associated with an *archaeological site*, a Māori cultural artefact/taonga tūturu, in situ (natural state) pounamu/greenstone or a protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil).
	service station	Means an activity where the dominant activity is the retail sales and storage of motor vehicle fuels (including petrol, LPG, CNG and diesel) and also includes: (a) Retail sales of kerosene, alcohol based fuels, lubricating oils, tyres and batteries, vehicle spare parts and other accessories normally associated with motor vehicles (including motorcycles, caravans, boats and trailers) and domestic equipment; (b) Warrant of fitness testing; (c) Car wash facilities; and (d) Other retail sales subsidiary to the main use of the *site*.
	setback	Means the distance measured horizontally from a feature or *boundary* that creates a buffer within which certain activities cannot take place.
	sewage	Has the same meaning as per the National Planning Standards – means human excrement and urine.
	sign	Has the same meaning as per the National Planning Standards – means any device, character, graphic or electronic display, whether temporary or permanent, which:

		(a) is for the purposes of: (i) identification of or provision of information about any activity, property or *structure* or an aspect of public safety; (ii) providing directions; or (iii) promoting goods, services or events; and (b) is projected onto, or fixed or attached to, any *structure* or natural object; and (c) includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.
	sign face area	Means the area when viewed from any one direction. Excludes any support *structure* unless it forms part of the *sign's* message.
	significant hazardous facility	Means the use of *land* and/or *buildings* (or any part of) for one or more of the following activities: (a) Manufacturing and associated storage of *hazardous substances* (including manufacture of agrichemicals, *fertilisers*, acids/alkalis or paints). (b) Petroleum exploration and petroleum production. (c) The storage/use of more than 50,000L of petrol. (d) The storage/use of more than 100,000L of diesel. (e) The storage/use of more than 6 tonnes of LPG. (f) Galvanising plants. (g) Electroplating and metal treatment. (h) Tanneries. (i) Timber treatment. (j) Freezing works and rendering plants. (k) *Wastewater* treatment plants. (l) Metal smelting and refining (including battery refining or recycling). (m) 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). (n) Fibreglass manufacturing. (o) Polymer foam manufacturing. (p) Any *Major Hazard Facility* under the Health and Safety at Work (Major Hazard Facilities) Regulations 2016. For (c) and (d), 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.
	significant natural area (SNA)	Has the same meaning as per the National Policy Statement for Indigenous Biodiversity and means: (a) Areas identified as SNA-1 (Waterfall Range) and SNA-2 (Pukerau Red Tussock Reserve) on the planning maps until a suitably qualified ecologist engaged by Gore District Council determines that it is not an SNA (b) any area that is notified or included in a district plan as an SNA following an assessment of the area in accordance with Appendix 4 SNA also includes areas meeting the criteria outlined in Appendix 4 including those identified at resource consent stage or as part of a Farm Environment Plan assessment or as part of a Biodiversity Covenant.
	silage pit	Means an area constructed and used for the purpose of fermentation and storage for animal feed.
	site	Has the same meaning as per the National Planning Standards – means: (a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or (b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or (c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or (d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
	small scale wind turbine	Means a wind turbine or other device used to derive energy from the wind with a blade length of no greater than 9m and a nacelle *height* of no greater than 20 metres from the ground. For other wind generating devices where a swept blade area is not applicable, then the output from the device shall be rated at no greater than 15kW. It does not include wind generating turbines/devices, where there are more than one installed on any one *site*.
	special audible characteristic	Has the same meaning as per the National Planning Standards – has the same meaning as *'special audible characteristic'* in section 6.3 of New Zealand Standard 6802:2008 Acoustics – Environmental *Noise*.
	specified highly mobile fauna	Has the same meaning as the NPSIB – means the Threatened or At Risk species of highly mobile fauna that are identified in Appendix 2 of the NPSIB
	specified infrastructure	Has the same meaning as the NPSIB – means any of the following:

		1. infrastructure that delivers a service operated by a lifeline utility (as defined in the Civil Defence Emergency Management Act 2002): 2. regionally or nationally significant infrastructure identified as such in a National Policy Statement, the New Zealand Coastal Policy Statement, or a regional policy statement or plan: 3. infrastructure that is necessary to support housing development, that is included in a proposed or operative plan or identified for development in any relevant strategy document (including a future development strategy or spatial strategy) adopted by a local authority, in an urban environment (as defined in the National Policy Statement on Urban Development 2020): 4. any public flood control, flood protection, or drainage works carried out: (a) by or on behalf of a local authority, including works carried out for the purposes set out in section 133 of the Soil Conservation and Rivers Control Act 1941; or (b) for the purpose of drainage, by drainage districts under the Land Drainage Act 1908: 5. defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990.
	sport and recreation activity	Means the use of *land*, *waterbodies* and/or *buildings* for the purpose of active or passive enjoyment of organised sports (excluding motorsport), tournaments and sports education, whether competitive or non-competitive; and the use of *land*, *waterbodies* and/or *buildings* for the purpose of recreation or leisure.
	stormwater	Has the same meaning as per the National Planning Standards – means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a *land* surface, or run-off from the surface of any *structure*, as a result of precipitation and includes any *contaminants* contained within.
	stopping places	Means *stopping places* where people gather in a rural setting. There is adjacent *land*-use generating on-street activity, and lateral movement across the roadway can be expected. They have levels of on-street activity or adjacent *land*-use generating activity that is above the level normally generated by local residents. Examples include rural schools, community halls, *marae*, and *sites* of scenic interest. They can occur on quiet *rural roads* through to *interregional connectors*, and a stopping place will only encompass the short length of *road* in the immediate vicinity of the location of interest generating the on-street activity.
	stream	Means a continually or intermittently flowing natural body of fresh water and includes headwaters and smaller tributaries to rivers or other streams.
	street categories	Means *street categories* that are based on the type of movement, location, use and function and include the following: Rural (a) *Interregional Connectors*

		(b) *Stopping Places* (c) *Rural Connectors* (d) Peri-urban *Roads* (e) *Rural Roads* Urban (a) *Transit Corridors* (b) *Urban Connectors* (c) *City Hubs* (d) *Civic Spaces* (e) *Main Streets* (f) *Activity Streets* (g) *Local Streets*
	street furniture	Means equipment within the *footpath* such as signal poles, lighting columns, *signs*, parking meters, seats, landscaping etc.
	structure	Has the same meaning as per the Resource Management Act – means any *building*, equipment, device, or other facility, made by people and which is fixed to *land*; and includes any *raft*.
	subdivision	Has the same meaning as per the Resource Management Act – means— (a) the division of an allotment— (i) by an application to the Registrar-General of *Land* for the issue of a separate certificate of title for any part of the *allotment*; or (ii) by the disposition by way of sale or offer for sale of the fee simple to part of the *allotment*; or (iii) by a lease of part of the *allotment* which, including renewals, is or could be for a term of more than 35 years; or (iv) by the grant of a company lease or cross lease in respect of any part of the *allotment*; or (v) by the deposit of a unit plan, or an application to the Registrar-General of *Land* for the issue of a separate certificate of title for any part of a unit on a unit plan; or (b) an application to the Registrar-General of *Land* for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.
	supported residential accommodation activity	Means the use of a *residential unit*(s) by people who live together and receive supervision, assistance, care and/or wellbeing respite support on a 24 hour basis or less to assist with independent living. This definition does not

		include *retirement villages* (and ancillary nursing and medical facilities) or regular and ongoing home-based care and assistance to a dependent person.
	sustainable management	Has the same meaning as per the Resource Management Act – means managing the use, development, and protection of *natural and physical resources* in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being 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*.
T		
	tangata whenua	In the context of the Gore District, the term *tangata whenua* mans all community members with Māori whakapapa/genealogy.
	taonga species	means those species identified in Te Tangi A Tauira – The Cry of the People Ngāi Tahu Claims Settlement Act 1998 – Schedule 97 – Taonga Species Appendix.
	temporary activity	Means activities and their ancillary *buildings* or *structures* that are intended to have a limited duration and are not part of a permanent activity that occurs on the *site*. This includes but are not limited to: (a) *Temporary events;* (b) Temporary *commercial filming*; (c) *Temporary military training;* (d) Emergency services training; (e) Temporary storage; (f) Temporary activities related to *building* and construction.
	temporary event	Means the use of *land*, *buildings*, tents and marquees and *structures*, for a limited duration, including for the following activities: (a) carnivals; (b) fairs; (c) public art; (d) festivals; (e) fundraisers;

		(f) galas; (g) markets; (h) meetings; (i) exhibitions (Including Southern Field Days); (j) concerts; (k) community, recreation, or ceremonial events; (l) parades; (m) rallies; (n) shows (including the A&P Show); (o) musical and theatrical entertainment; (p) uses similar in character. Note: *Temporary Events* do not include *Temporary Military Training Activities*
	temporary military training activity	Has the same meaning as per the National Planning Standards – means a *temporary activity* undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: (a) the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act: (b) the protection of the interests of New Zealand, whether in New Zealand or elsewhere: (c) the contribution of forces under collective security treaties, agreements, or arrangements: (d) the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations: (e) the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency: (f) the provision of any public service.
	territorial authority	Has the same meaning as per the Resource Management Act – means a city council or a district council named in Part 2 of Schedule 2.
	Threatened or At Risk, and Threatened or At Risk (declining)	Has the same meaning as the NPSIB – have, at any time, the meanings given in the New Zealand Threat Classification System Manual (Andrew J Townsend, Peter J de Lange, Clinton A J Duffy, Colin Miskelly, Janice Molloy and David A Norton, 2008. Science & Technical Publishing, Department of Conservation, Wellington), available at: https://www.doc.govt.nz/globalassets/documents/science-andtechnical/sap244.pdf, or its current successor publication.

	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.
	trade suppliers	Means a *retail activity* that involves the sale of wholesale goods to businesses, as well as limited retail sales to the general public, which fall into the following categories: (a) automotive and marine suppliers; (b) *building* suppliers; (c) catering equipment suppliers; (d) farming and agricultural suppliers; (e) garden and patio suppliers; (f) hire premises (except hire or loan of books, video, DVD and other home entertainment items); (g) industrial clothing and safety equipment suppliers; (h) landscape suppliers; and (i) office furniture, equipment and systems suppliers.
	traffic management plan	Means a plan prepared in conformity with the New Zealand Transport Agency Code of Practice for Temporary Traffic Management. The plan must be approved by the applicable *road controlling authority*. The *Traffic Management Plan* shall include: (a) A description of the method/s proposed to record the number of traffic movements and trip distribution for each event. temporary *road* closures and/ or signage (b) Protocols for the sharing of traffic movement data with Council. (c) The protocol for receiving, processing and responding to complaints related to traffic.
	transit corridors	Means *transit corridors* that provide for the fast and efficient long-distance movement of people and goods within the urban realm. This includes motorways and urban expressways. By definition all dedicated, high movement and mode specific transport corridors such as heavy rail networks and busways are included in this classification.
	transmission line	Has the same meaning as per the National Environmental Standards for Electricity Transmission Activities (2009) - (a) the facilities and *structures* used for, or associated with, the overhead or underground transmission of electricity in the *national grid*; and (b) includes *transmission line* support *structures*, telecommunication cables, and telecommunication devices to which paragraph (a) applies; but (c) does not include an electricity substation.
	transport network	Means any transport route that support the movement of people and goods and includes trains, motorised vehicles, non-motorised modes of transport and *pedestrians.*

U		
	urban area	In relation to transport means *land* that is located in or around the built up area of towns and settlements and that is typically serviced by Council reticulated services. It includes *land* within the residential zones, commercial or mixed use zones, industrial zones and settlement zone.
	urban connectors	Means *urban connectors* that provide safe, reliable and efficient movement of people and goods between regions and strategic centres and mitigate the impact on adjacent communities. The purpose of *urban connectors* is to provide for efficient movement of people and goods from A to B. There are low levels of interaction between the adjacent *land* use and the street. Servicing adjacent *land* has a lower priority, as the key role of these streets is to move along them rather than accessing adjacent properties.
	Urupā	Means kaupapa Māori cemetery/burial grounds, both historic and under active use, including any ancillary *structures*.
V		
	vegetation clearance	Means - (a) the disturbance, damage, destruction, or removal of vegetation by any means (for example, by cutting, crushing, application of chemicals, or burning); and (b) includes activities that result in the disturbance, damage, destruction, or removal of vegetation (for example, over-planting, applying the seed of exotic pasture species, mob-stocking, or draining away water); but (c) does not include— (i) the removal of sphagnum moss for the purpose of a harvest in accordance with regulation 48 or 49; or (ii) the crushing of other vegetation for the purpose of maintaining the dominance of sphagnum moss, if the crushing is carried out during a harvest of sphagnum moss or to rehabilitate the moss after it is harvested; or (iii) an activity described in paragraph (a) or (b) that is for the maintenance or construction of fencing for the purpose of excluding stock or marking property *boundaries*; or (iv) an activity described in paragraph (a) or (b) that is for the maintenance of shelter belts; or (v) the grazing of *improved pasture* within the relevant *setback* from a natural *wetland.*
	vehicle access	Means that area of *land* which is included in the ownership of that lot or *site*, over which vehicular *access* to legal *road* is obtained.
	vehicle crossing	Means the formed and properly constructed vehicle entry/exit point from the *carriageway* of any *road* up to and including that portion of the *road boundary* of the *site* across which a vehicle entry or exit point is permitted or consented. It includes any culvert, bridge or *kerbing*.
	vehicle trip	Has the same meaning as *movement*.

	vehicle parking area	Means that part of a *site* or *building* within which vehicle parking spaces and manoeuvring areas are accommodated.
	vintage aviation and transport activity	Means the use of *land* and *buildings* for the preservation, operation and display of *aircrafts*, rail vehicles, motorcars and motorcycles, steam machines and other transport modes and associated ancillary activities and *infrastructure.*
	visitor accommodation	Has the same meaning as per the National Planning Standards – means *land* and/or *buildings* used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.
W		
	wastewater	Has the same meaning as per the National Planning Standards – means any combination of two or more the following wastes: *sewage*, *greywater* or *industrial and trade waste*.
	water	Has the same meaning as per the Resource Management Act – (a) means water in all its physical forms whether flowing or not and whether over or under the ground; (b) includes fresh water, coastal water, and geothermal water; (c) does not include *water* in any form while in any pipe, tank, or cistern.
	waterbody	Has the same meaning as per the Resource Management Act – means *fresh water* or geothermal *water* in a *river*, *lake*, stream, pond, *wetland*, or *aquifer*, or any part thereof, that is not located within the coastal marine area.
	wet abrasive blasting	Has the same meaning as per the National Planning Standards – means abrasive blasting using material to which *water* has been added.
	wetland	Has the same meaning as per the Resource Management Act – includes permanently or intermittently wet areas, shallow *water*, and *land water* margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
	woodlot	Means a stand of trees for the purposes of firewood, the creation of other wood products, a carbon sink, erosion control, pest, or wilding tree management purposes, but excluding *plantation forestry*.
Y		
	yard	Means a part of a *site* adjacent to a *boundary* which is required by this Plan to be unoccupied and unobstructed by *buildings* from the ground upwards, except as otherwise provided by this Plan. Front *Yard* means a *yard* between a *road boundary* and a line parallel thereto extending across the full width of the *site*. Other *Yard* means a *yard* between an internal *boundary* and a line parallel thereto extending the length of that *boundary*, but not including the portion of any front *yard*.

	yard based retail	Means activities where the primary business is displaying and/or offering goods for sale or hire to the general public that require outdoor storage and/or display areas. It includes but is not limited to garden centres, hardware stores, *building* supplies, landscaping supplies, furniture, sale or hire of vehicles and machinery.

Abbreviations

ACNZ	Airways Corporation of New Zealand Ltd
AEP	Annual exceedance probability
AIRPZ	Airport zone
APP	Appendix
ARI	Average Recurrence Interval
ASW	Activities on the Surface of Water
BA04	Building Act 2004
CL	Contaminated Land
CMUZ	Commercial and Mixed Use Zones
CNZ	Chorus New Zealand
CON	Controlled Activity Status
CPTED	Crime prevention through environmental design
DB	Decibel
dBC	is the C-frequency weighted sound level.
DEV	Development Area
DIS	Discretionary Activity Status
ECO	Ecosystems and indigenous biodiversity
ENRG	Energy
ECO	Ecosystems and Indigenous Biodiversity
EIT	Energy, Infrastructure, and Transport
ES	Environment Southland
EW	Earthworks
FDS	Future Development Strategy

GDC	Gore District Council
GFA	Gross floor area
GIZ	General Industrial Zone
GLFA	Gross leasable floor area
GRUZ	General Rural Zone
GRZ	General Residential Zone
ha	Hectare
HAZ	Hazards And Risks
HAZS	Hazardous Substances
HDCA	Housing Development Capacity Assessment
HH	Historic Heritage
HSNO	Hazardous Substances and New Organisms Act 1996
HSW	Health and Safety at Work Act 2015
INFR	Infrastructure
km	Kilometre
km/h	Kilometres per hour
KRH	KiwiRail Holdings Ltd
LAE	is the A-weighted Sound Exposure Level (previously known as SEL). This means the sound level of one second duration which has the same amount of energy as the actual noise event measured.
LCZ	Local Centres Zone
LGA02	Local Government Act 2002
LIGHT	Light
LIZ	Light Industrial Zone
LLRZ	Large Lot Residential Zone
LUC	Land Use Capability
m	Metres
m²	square metre
m³	cubic metre

MAT	Matter for Control or Discretion
MCHI	Minister for Children
MCOR	Minister of Corrections
MDEF	Minister of Defence
MEDU	Minister of Education
MKS	Mahinga Kai Site
mm	Millimetres
MPOL	Minister of Police/New Zealand Police
MPZ	Māori Purpose Zone
MRZ	Medium Density Residential Zone
MSNZ	Meteorological Service of New Zealand
MUZ	Mixed Use Zone
NC	Non-Complying Activity Status
NCZ	Neighbourhood Centre Zone
NESCS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NESETA	Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009
NESTF	Resource Management (National Environmental Standard for Telecommunication Facilities) Regulations 2015
NFL	Natural Features and Landscapes
NH	Natural Hazards
NOISE	Noise
NOSZ	Natural Open Space Zone
NTS	Not to scale
NZS	New Zealand Standard
NZTA	New Zealand Transport Agency
ODA	Outdoor display area
ODP	Outline development plan
ORION	Orion New Zealand Ltd
PA	Public access

PER	Permitted Activity Status
PREC	Precinct
PRO	Prohibited Activity Status
PSL	Posted speed limit
RDIS	Restricted Discretionary Activity Status
REQ	Rule Requirement
RLZ	Rural Lifestyle Zone
RMA	Resource Management Act 1991
SASM	Sites and Areas of Significance to Māori
SARS	Sport and Active Recreation Zone
SCHED	Schedule
SD	Strategic Directions
SETZ	Settlement Zone
SIGN	Signs
SNA	Significant Natural Area or Areas
SPK	Spark New Zealand Trading Ltd
SPZ	Special Purpose Zones
SPZ-FD	Field days Zone
SPZ-CC	Camp Columba Zone
STEM	Standard Tree Evaluation Method
SUB	Subdivision
TCZ	Town Centre Zone
TEMP	Temporary Activities
TPR	Transpower New Zealand Ltd
TRANS	Transport
TREE	Notable Trees
UFD	Urban Form and Development
UG	Urban Growth

Glossary

Te reo Māori term	English definition
Ara tawhito	Ancient walking trails established and used by Ngāi Tahu whānui to traverse Te Waipounamu
Hāngī	Method for cooking food within the ground
Hapū	Māori kinship group, subtribe
Hauora	Health
Hokonui Rūnanga	The Papatipu Rūnanga with *mana whenua* authority within the Gore District
Hui	Meeting, gathering
Iwi	Māori kinship group, tribe
Kaitiaki	Custodian, someone with a responsibility to a place or resource
Kaitiakitanga	see MW-2.3
Kāti Māmoe	One of the iwi that make up the collective known as 'Ngāi Tahu whānui'
Kaupapa Māori	Anchored in Māori cultural practices and/or values
Kōiwi	human bones
Mahinga kai	see MW-2.3.3
Mana	Prestige, authority, control, power, influence, status
Mana whenua	see Definitions chapter
Māori	The indigenous peoples of New Zealand
Marae	see Definitions chapter (*Marae or Papatipu Rūnanga complex*)
Mātaitai	Customary fishing area established under the Fisheries Act 1996

Matariki	A star cluster signalling the beginning of the Māori new year
Mātauranga	see MW-2.3
Mātāwaka	To be comprised of Māori individuals with a range of different iwi affiliations
Mauri	see MW-2.3
Murihiku	The southern part of Te Waipounamu
Ngāi Tahu whānui	the Māori tribal grouping comprising of Kāti Māmoe, Waitaha, and Ngāi Tahu, that hold *mana whenua* status in the Gore district
Papakāinga	Māori collective living on ancestral or tribal lands. Papakāinga developments usually involves housing and *marae* facilities, but in its true sense includes a *raft* of facilities and activities associated with whānau or hapū providing for their social, cultural, and economic well-being on ancestral land
Papatipu Rūnanga	A tribal council of Ngāi Tahu whānui referred to in section 9 of Te Rūnanga o Ngāi Tahu Act 1996
Pouwhenua	A ceremonial post used to mark places of significance.
Pūanga	A star signalling the end of the Māori year
Rangatiratanga	see MW-2.3
Takiwā	Tribal area of influence, region
Tangata whenua	see definitions chapter
Tangihanga	Māori funeral, mourning of the dead
Taonga/taonga tuku iho/taonga tūturu	Treasures, gifts passed down (physical or metaphysical) intergenerationally, Māori artifacts
Tapu	To be in a state of restriction
Te Tiriti o Waitangi	The founding document of New Zealand, signed between the British Crown and various Māori rangatira (leaders) in 1840

Te Waipounamu	The South Island of New Zealand
Tikanga	Traditional and customary rules found in Māori culture
Tūpuna	Ancestors
Urupā	see definitions chapter
Wāhi tapu	A location with restrictions placed upon it
Waitaha	One of the iwi that makes up the collective of 'Ngāi Tahu whānui'
Wānanga	an event held to learn, discuss, and/or deliberate
Whakapapa	see MW-2.3
Whānau	Family
Whanaungatanga	see MW-2.3

NATIONAL DIRECTION INSTRUMENTS

National Policy Statements and New Zealand Coastal Policy Statement

National policy statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, polices and methods that must be given effect to by Policy Statements and Plans. NPSs and the NZCPS must also be given regard to by *Consent Authorities* when making decisions on resource consent applications, alongside other considerations. The following table provides an overview of whether any relevant review/s of the District Plan has been undertaken in relation to NPSs and the NZCPS

National Policy Statement for Highly Productive Land 2022	This Policy Statement been reviewed (October 2022)
National Policy Statement on Urban Development 2020	This Policy Statement has been reviewed (August 2022)
National Policy Statement on Freshwater Management 2014 (amended in August 2017)	This Policy Statement has been reviewed (August 2022)
National Policy Statement on Renewable Electricity Generation 2011	This Policy Statement has been reviewed (August 2022)
New Zealand Coastal Policy Statement 2010	This Policy Statement does not apply to the Gore District Plan.
National Policy Statement on Electricity Transmission 2008	This Policy Statement has been reviewed (August 2022)
National Policy Statement for Indigenous Biodiversity 2023	This Policy Statement has been reviewed (July 2023)

National Environmental Standards

National Environmental Standards (NESs) are prepared by Central Government and can prescribe technical standards, methods (including rules) and/or other requirements for environmental matters throughout the whole country or specific areas. If an activity doesn't comply with an NES, it is likely to require a resource consent. NESs must be observed and enforced by Local Authorities. The following NESs are currently in force:

1. Resource Management (National Environmental Standards for Storing Tyres Outdoors) Regulations 2021;
2. Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020;
3. Resource Management (National Environmental Standards for Freshwater) Regulations 2020;
4. Resource Management (National Environmental Standard on Plantation Forestry) Regulations 2017;
5. Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016;
6. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011;

7. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007; and
8. Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (amended 2011).

Regulations

The regulations included in this chapter come under the Resource Management Act 1991 (excluding the National Environmental Standards listed above). These regulations are:

1. Resource Management (Stock Exclusion) Regulations 2020;
2. Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020;
3. Resource Management (Exemption) Regulations 2017;
4. Resource Management (Network Utility Operations) Regulations 2016;
5. Resource Management (Discount on Administrative Charges) Regulations 2010;
6. Resource Management (Forms, Fees, and Procedure) Regulations 2003;
7. Resource Management (Infringement Offences) Regulations 1999;
8. Resource Management (Marine Pollution) Regulations 1998;
9. Resource Management (Exemption) Regulations 1996;
10. Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991; and
11. Fisheries (Mataura River Mataitai Reserve Bylaws) Notice 2009 (No.F485).

Water Conservation Orders

Regional policy statements, Regional Plans and District Plans cannot be inconsistent with the provisions of a Water Conservation Order. A Water Conservation Order can prohibit or restrict a Regional Council issuing new *water* and *discharge* permits, although it cannot affect existing permits. The following table provides an overview of whether any relevant review/s of the District Plan have been undertaken in relation to relevant Water Conservation Orders.

Mataura River Water Conservation Order 1997	This Order has been reviewed (August 2022)

Statutory Acknowledgement and Mataitai

Mataura River Statutory Acknowledgement	This Statutory Acknowledgement has been reviewed (August 2022)
Mataura River Mataitai	This Statutory Acknowledgement has been reviewed (August 2022)

MANA WHENUA - MW

1. Overview

The content of this Chapter has been prepared in accordance with the National Planning Standards to include:

1. Recognition of hapū and iwi
   (a) A history of the hapū or iwi within the District;
   (b) The relationship of hapū or iwi with their takiwā;
   (c) Environmental management perspectives and values of hapū or iwi;
   (d) A description of resources of significance to *tangata whenua* or *mana whenua;*
   (e) Where agreed with the iwi authorities, a list of relevant iwi authorities. Where possible this should include links to iwi authority websites;
   (f) where agreed with iwi authorities, a description of the relationship of hapū or iwi with ancestral lands, water, sites, wāhi tapu, and other taonga, and interests in resource management
   (g) An explanation of how hapū or iwi values have been considered when preparing the Policy Statement or Plan, or are reflected in the Policy Statement or Plan;
   (h) An overview of resource management arrangements from any Treaty settlement and post-Treaty settlement agreements;
   (i) A list of any Statutory Acknowledgements for the District and Region, and a brief explanation of how they affect the Policy Statement or Plan and are reflected in Policy Statement or Plan Provisions. Where possible this should include a link to the relevant Statutory Acknowledgement Legislation;
2. Tangata whenua/mana whenua – Local Authority relationships
   (a) A list of formal relationships agreements between *tangata whenua/mana whenua* and the Local Authority as they relate to resource management functions. These may include memoranda of understanding, mana whakahono a rohe or iwi participation arrangements, co-management agreements, joint management agreements, or transfer of powers under RMA section 33. Where agreed with *tangata whenua/mana whenu*a this list should include links to these relationship agreement documents;
3. Hapū and iwi planning documents
   (a) A list of hapū or iwi planning documents lodged with the Local Authority. Where agreed with *tangata whenua/mana whenua* this should include links to the planning documents;
   (b) A description of how the Local Authority has taken the hapū or iwi planning documents into account in the Policy Statement or Plan;
   (c) An explanation of how hapū or iwi planning documents are used;
   (d) If relevant and agreed, parts of the hapū or iwi planning documents;

4. Involvement and participation with tangata whenua/mana whenua
   (a) Any specific involvement and participation or RMA consultation processes with *tangata whenua/mana whenua*: required by the RMA, in relationship agreements, or in hapū or iwi planning documents;
   (b) A description of best practice involvement, participation or RMA consultation processes with hapū or iwi, as agreed with specific hapū or iwi. This may include a link or reference to external best practice processes documents;
   (c) An explanation of the purpose of any involvement, participation or RMA consultation processes; and
   (d) How the involvement, participation or RMA consultation processes are given effect to.

This chapter contains no objectives, policies, rules or standards so is given effect to throughout the other chapters of the District Plan.

Note on dialect: In Ngāi Tahu/ Kāi Tahu dialect, 'k' is used interchangeably with 'ng'. This Plan has predominantly used the ‘ng’ spelling of words (e.g. mahinga kai), but it is also common and correct to see and use the ‘k’ spelling (e.g. mahi<u>k</u>a kai).

2. Recognition of hapū and iwi

2.1 Pepeha

Ko aku waka whakairo ko Takitimu ko Uruao

Kei runga ko Ōparure

Kei raro ko Mataura e rere ki te moana o te Ara a Kiwa

Ko Maruawai taku whenua taurikura e takoto nei

Takoto mai ko Matamata, te mōkai tapu ō Rakitauneke, te taniwha

Ko Te Au-nui Pihapha Kanakana te rere

Ko Hoka-nui, Kowhaka-ruru, Tarahau-kapiti ngā puke

Ko Tūtemakohu raua ko Te Rakitauneke ngā tīpuna

Tū mai ko O Te Ika Rama, te whakaruruhau o te mano

Tēnei te reo ō Waitaha, Ngāti Māmoe, Ngāti Kuri, Ngāi Tahu ngā iwi

The term '*mana whenua*' refers to a specific Māori kinship group who have customary authority over, and a responsibility to, a particular geographic area and its resources. *Mana whenua* have a deep relationship with their natural *environment*, and specific rights and responsibilities to contribute to environmental decision-making, entrenched in tikanga Māori, Te Tiriti o Waitangi, and various legislation. It is this relationship and right that obligates *mana whenua* to advocate for and protect their natural *environment*. In the context of the Gore District, Ngāi Tahu whānui are recognised as *mana whenua*, and are represented locally by Hokonui Rūnanga.

2.2 Ngāi Tahu Whānui, Hokonui Rūnanga, and the Gore District

Ngāi Tahu – and by extension, Hokonui Rūnanga - has centuries' long customary associations, rights, relationships and interests in the Gore District and its taonga/resources. These relationships are both historical and contemporary, and include whakapapa, place names, mahinga kai, tribal economic development, and landholdings. In our takiwā (area), Hokonui Rūnanga represent *mana whenua*, so exercise rangatiratanga and kaitiakitanga for the taiao (*environment*), and those species that live within it, in formal processes, and support whānau members to exercise these rights and responsibilities in other contexts.

Ngāi Tahu have a long history and relationship with the region spanning centuries, with extended periods of settled occupation (e.g. Tuturau) coupled with seasonal practices (e.g. at Te Au Nui Pihapiha Kanakana/Mataura Falls). Tūpuna and their histories are eternally acknowledged in the form of placenames and sites of significance. This connection also spans a continuum of time and whakapapa with metaphysical and physical elements binding us with the land, *waters*, and taonga/resources of the region. Hapū and whānau retain historical and contemporary links with mahinga kai sites in the region, especially where customary practices can be continued.

Ngāi Tahu history cloaks the landscape, comprising of many memories and layers that evolve with each generation. These memories build the collective connection to place, as well as associated cultural heritage and identity. This history is not static – it grows with each day. One place of particular importance is the Hokonui Hills. The Hokonui Hills tell the story of the tupuna Te Rakitauneke, the Kāti Māmoe chief whose famous taniwha/spiritual guardian Matamata now forms the profile of the Hokonui Hills. Matamata formed the Hokonui Hills after he turned to stone on learning of the death of Te Rakitauneke. Another is Te Au Nui Pihapiha Kanakana/Mataura Falls. Whilst Paroparo Te Whenua, a historic Kāti Māmoe rangitira/leader, camped near Haumuri (modern-day Croydon Bush) it rained heavily, causing the Mataura River to flood. After the flood had receded, Paroparo Te Whenua noticed birds gathering at Te Au Nui Pihapiha Kanakana. He sent some of his people to investigate, and they found that the birds were feasting on a large number of kanakana/lamprey eels that had been left stranded by the receding flood waters. Since that time, generations of Waitaha, Kāti Māmoe, and Ngāi Tahu have gathered kanakana for their whānau from Te Au Nui Pihapiha Kanakana. Tuturau Māori Reserve also holds an important place in the landscape due to its status as an historic kaik/settlement and battle site.

Many important taonga tuku iho, sites, ara tawhito, and resources cross the region, and regardless of the condition they may now be in, or the value on which the wider community places on them, they remain important to Ngāi Tahu identity and our sense connection and relationship with place. Cultural and economic redress from the Ngāi Tahu Treaty Settlement in 1998, O Te Ika Rama Marae, and the establishment of the first *freshwater* mātaitai in New

Zealand at Mataura, continue to build the modern history of Ngāi Tahu in the region - as do our long-standing Ngāi Tahu residents, and the contributions Hokonui Rūnanga make to the wider community.

2.3 *Mana Whenua* and Te Taiao Cultural Values

Hokonui Rūnanga hold a range of overarching values for environmental decision-making. These overarching values are grounded in Ngāi Tahu cultural values. Some of these are listed below:

Kaitiakitanga: Kaitiakitanga governs the way humans interact with ecosystems. The notions of reciprocity and maintaining balance within nature underpin Ngāi Tahu uses and practices. Balance requires respect to be shown when interacting with the *environment* and use of the resource (within limits) afforded by healthy ecosystems. Ngāi Tahu whānui continue to have a duty to protect the natural world they are part of. Hokonui Rūnanga, as kaitiaki, work actively to ensure that ecological, spiritual, cultural, and mahinga kai values of our takiwā are upheld and sustained for future generations.

Whakapapa: In a Māori worldview, everything has its own whakapapa (genealogy). Whakapapa is about the relationships between all life forms and phenomena, as well as to people and atua (deities). Whakapapa describes bonds, relationships, and connections: the linking of all things. No distinction is made between the inanimate and the animate, or between abiotic and biotic. Māori relationships with the world are part of this indivisible whakapapa linkage. For Hokonui Rūnanga, *water* is the medium flowing through the takiwā that makes these connections. Whakapapa is also central to mahinga kai activities, which like many other activities, are built around collective action when using sites.

Mauri: Mauri is a central component of Māori perspectives on the *environment*. It can be defined as the life principle, life supporting capacity, or life force present in all things. Protecting the mauri of a resource is a fundamental management principle for Māori. Hokonui Rūnanga treasure the mauri of *freshwater*, land, and other resources, and experience cultural harm, offence, and distress when that mauri is degraded. The overuse, depletion, or destruction of natural resources leads to a diminishment of mauri. This is unacceptable to us. Any alteration of the natural *environment*, including impacts on flora and fauna, *water*, or earth will have an effect on their mauri. Mauri was historically protected through application of a complex system of specific cultural and spiritual practices, customs, and rules that were developed to manage and control the interactions between people and the natural world. The protection of the mauri of the *environment* is vital to Hokonui Rūnanga.

Manaakitanga: Showing manaaki (looking after visitors) is a key expression of Māori identity. Having the ability to manaaki visitors by supplying kai (food) sourced from our takiwā is a major part of this expression. This means that the communal activities of fishing, eeling, and gathering other resources are acts that reinforce our identity. Conversely, the inability to manaaki guests and sustain relationships can lead to a loss of identity. Sustaining *waters*, lands, and resources - and thereby enabling *mana whenua* to manaaki others - is a strong driver for the participation of Hokonui Rūnanga in environmental management. Manaakitanga also includes caring and providing for those who live within our takiwā, including mātāwaka Māori communities and their ability to engage in cultural practices whilst living in the Gore District.

Wairua: Whānau use different methods to feel spiritually connected with our takiwā. Gathering kai with whānau at a traditional fishing places that we know were named by our tīpuna and utilised by successive generations of our whānau is one way. Being able to contribute delicacies that our takiwā is renowned

for to cultural events, and to manaaki guests can also bring that connection. Conversely, being denied these opportunities can impact the spiritual wellbeing of whānau.

Whanaungatanga: Whanaungatanga refers to the kinship, connectedness, and inter-dependence between all things within the natural world - including people. Whanaungatanga in its broadest context could be defined as the interrelationship with ancestors, whānau, hapū, and iwi, as well as the natural resources within the takiwā of Hokonui Rūnanga. *Sustainable management* seeks to sustain the health, wealth, and well-being of the natural *environment* while sustaining communities dependent upon it. Whanaungatanga is pervasive, and highlights the fact that relationships are everything. Therefore, having environmental management processes that provide for interrelationships is imperative for Hokonui Rūnanga.

Utu: Utu is sometimes referred to as the principle of reciprocity or equivalence, with some regarding its main purpose as maintaining relationships. In relation to a specific issue, utu can be thought of as restoring balance and thereby maintaining whanaungatanga. There are many pathways and responses by which utu is put into practice. Hokonui Rūnanga seek to explore the practice of utu in relation to environmental issues which may provide means of restoring balance in relationships and acknowledging the obligations on this generation to seek mutual benefits to achieve improved environmental outcomes.

Mātauranga: Interacting with the *environment* serves the functions of passing on traditional knowledge from one generation to the next. Mātauranga is developed and transmitted using natural resources, such as the practices of resource management, harvesting, and preparation. For example, a great deal of knowledge is needed to obtain kai: knowledge of techniques as well as ecosystems is vital. If populations of species and resources decline because of degraded *environments*, knowledge of the techniques of gathering these foods, along with the associated ecological and cultural knowledge, and the process of gathering, will likely also begin to disappear.

Te Reo Māori: Language use is instrumental to a culture. For Ngāi Tahu, this is reflected in the stories, waiata, and te reo Māori that pertain to uses and relationships with the *environment*. Te reo Māori contains knowledge and is another expression of culture and identity. Hokonui Runanga are actively supporting the revitalisation of te reo Māori in our takiwā. Again, using mahinga kai as an example, when a valued species disappears from a local ecosystem, or the activities.

Ki Uta Ki Tai: Ki uta ki tai is an environmental philosophy that recognises that everything is connected and must be managed as such. Ki uta ki tai reflects that *mana whenua* belong to the *environment* and are only borrowing the resources from our generations that are yet to come. Ki uta ki tai is the basis of Ngāi Tahu Iwi Management Plans (including Te Tangi a Tauira) and is recognised in the Southland Regional Policy Statement 2017 and National Policy Statement for Freshwater Management 2020.

In line with the philosophy of ki uta ki tai, Hokonui Rūnanga consider all natural features & their associated resources to be ‘significant’. Ngāi Tahu, like other iwi, conceptualise the environment as an undivided entity. It is a cohesive system of lakes, rivers, wetlands, soils, plants, and animals (including humans), mountains and other terrestrial lands, and the relationships between them all. It is this holistic perspective that pervades mātauranga Māori:

science based on observations, relationships, connections, and management practices refined over generations. For the purposes of this district plan, three broad areas and their specific significances are highlighted:

2.3.1 Wai / Water

Water is one of the most important elements within a Ngāi Tahu worldview. It gives life, can lift tapu, and links our *environment* together from the mountains to the sea. Hokonui Rūnanga primary matters of interest in this area relate to *water* quality and quantity, and the current and historic mismanagement, *discharge*, and loss of pollutants into *groundwater*, waterways, and *wetlands*. These concerns also extend to Three Waters and their management. Hokonui Rūnanga expect transformational improvement to the management of *water* in our takiwā to recognise the paramount importance of *water*. Te Mana o Te Wai is the fundamental concept for freshwater management in New Zealand, and provides a framework for the hauora of water, people, and the environment to be protected.

2.3.2 Whenua / Land

Whenua is the embodiment of Papatūānuku – one of the primordial parents within Ngāi Tahu cosmology – and is of great significance to *mana whenua.* She is the sustainer of life, and plays a cleansing and grounding role within Ngāi Tahu tikanga. Most *land* in the Hokonui takiwā has been modified, predominantly for *primary production* which is a significant contributor to the degradation of *biodiversity*, soil, and *water*. Other *land* uses including forestry, general *earthworks*, mining, and waste and hazard management practices create similar issues. Hokonui Rūnanga supports the coupling of *land* use zoning with *land* capability to reduce the negative *effects* on soils from compaction, pollution/*contaminants*, *biodiversity* loss, and erosion. It is expected that improvements will be made across the district in *land* management practices to restore soil health with these improvements also having flow on *effects* for *water* and *biodiversity*. We also expect to see many of the systemic barriers to using Māori *land* reduced and removed, so that this land can be utilised to support whānau aspirations.

2.3.3 Mahinga Kai

Mahinga kai is an all-inclusive term that refers to the ability to access resources for harvesting, the *site* where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. As a result of this practical focus, mahinga kai is considered by Hokonui Rūnanga to be, in today's language, the principal 'environmental indicator' in natural systems. If mahinga kai is not present, or is unsafe to harvest, then that natural system is under stress and requires remedial action. Mahinga kai was and is central to the Ngāi Tahu and Hokonui way of life. The collection and processing of mahinga kai is an important social, cultural, environmental, and economic activity contributing to the overall well-being of Ngāi Tahu whānui. Mahinga kai practices rely on thriving and abundant *biodiversity*, safe and aesthetically pleasing places to practice, and the active transfer of knowledge between people. These attributes are dependent on the *sustainable management* of many other natural resources in the takiwā, especially waterbodies and the management of *stormwater*. Hokonui Rūnanga expect to be able to practice mahinga kai in our takiwā at multiple locations that are deliberately selected for the quality of the resource and its ability to sustain itself.

2.4 *Mana Whenua* Recognition, & Involvement in Plan Preparation

Hokonui Rūnanga cultural values, concerns, rights and interests have been considered in preparation of the Plan through representation on the Gore District Council District Plan Review sub-committee, and through Hokonui Rūnanga co-drafting chapters of particular relevance to *mana whenua* (such as the Mana Whenua (MW), Sites and Areas of Significance to Māori (SASM), and Māori Purpose Zone (MPZ) chapters. Input from *mana whenua* has also been sought at a technical level on a matter-by-matter basis throughout the plan, and this input has informed the policy approach for these matters.

A specific example is the approach this plan has taken to acknowledging the relationships Ngāi Tahu hold with the natural *environment* is the SASM chapter. Instead of restricting the consideration of Ngāi Tahu cultural values to a discrete list of 'sites and Areas of Significance to Māori', the underlying relationship Ngāi Tahu hold with the natural *environment* is accounted for throughout the district via provisions spread throughout various chapters. These are then reinforced by objectives and policies in the SASM chapter. This ensures that this relationship is considered whenever a high-risk activity takes place – as opposed to considerations of Ngāi Tahu cultural values being restricted to selected locations. As per their Charter of Understanding Hokonui Rūnanga will provide expert advice to Council on if, and to what extent, a potential activity impacts on this relationship, and, where relevant, how a development or activity could be undertaken to be more responsive to the Ngāi Tahu cultural values that may be impacted.

The rights and interests of *mana whenua*, and cultural needs of *tangata whenua*, have also been recognised throughout the pPlan via the creation of Māori Purpose Zones in areas Māori communities have longstanding relationships with. These zones encompass O Te Ika Rama Marae, Mataura Marae, the Hokonui Rūnanga complex and the Hokonui Marae. Alongside this, *Māori Customary Activities* (such as mahinga kai activities) have been provided for in a wide range of locations throughout the district, and provision has been made to protect impacts mahinga kai values in and along waterways, and views to and between landmarks of Ngāi Tahu cultural significance.

2.4.1 Ngāi Tahu Claims Settlement Act 1998 & Statutory Acknowledgement Areas and Mātaitai

The Ngāi Tahu Claims Settlement Act 1998, in addition to recognising the rangatiratanga of Ngāi Tahu, includes specific provisions that provide for exercise of rangatiratanga and kaitiakitanga of *mana whenua* in respect to resource management matters. The instrument established in this Act that is particularly relevant to Resource Management Act decision-making is Statutory Acknowledgements. These recognise the relationships Ngāi Tahu have with identified areas, in order to improve the effectiveness of Ngāi Tahu participation in resource management. The NTCSA 1998 also identifies certain indigenous species as taonga species - however, this list is not exclusive, and Ngāi Tahu values all indigenous species as taonga.

The Mataura River is listed under the Ngāi Tahu Claims Settlement Act 1998 as a Statutory Acknowledgement Area (full listing available here: https://www.legislation.govt.nz/act/public/1998/0097/latest/DLM430875.html). The Mataura is an important mahinga kai, noted for its indigenous fishery. The Mataura Falls are particularly associated with the taking of kanakana (lamprey). When making decisions under the Resource Management Act 1991, Gore District Council must have regard to the statutory acknowledgement relating to the Mataura River in forming an opinion as to whether Te Rūnanga o Ngāi Tahu is a person who may be adversely affected by the granting of a resource consent for activities within, adjacent to, or impacting directly on, the statutory area. If Te Rūnanga o Ngāi Tahu is deemed to be potentially affected, Gore District Council must contact both Te Rūnanga o Ngai Tahu and Hokonui Rūnanga.

The Mataura is also home to the first *freshwater* mātaitai reserve in New Zealand, which centres on Te Au Nui Pihapiha Kanakana/Mataura Falls. This means that specific bylaws apply in this area under the Fisheries (South Island Customary Fishing) Regulations 1999. These are available here: https://gazette.govt.nz/notice/id/2009-go5831

2.4.2 Relevant Iwi Authorities

Te Rūnanga o Ngāi Tahu is the mandated Iwi Authority for Ngāi Tahu whānui, and is governed by representatives from each of the 18 Ngāi Tahu Papatipu Rūnanga. Papatipu Runanga are modern representative bodies of the Ngāi Tahu whānau and hapū who hold *mana whenua* over a particular area and their associated resources. Each Papatipu Rūnanga affiliates to a specific area, determined by natural boundaries such as mountain ranges and *rivers*. These areas are called takiwā and are defined in the Te Rūnanga o Ngāi Tahu Act 1996. Within the boundaries of Gore District Council, Hokonui Rūnanga is the relevant Papatipu Rūnanga to engage with on matters relating to *mana whenua*. Hokonui Rūnanga are represented in district-level environmental planning processes by Hokonui Rūnanga Kaupapa Taiao. Their contact details are as follows:

Email: Hokonui.Office@ngaitahu.iwi.nz

Phone: 03 2087954

Address: 140 Charlton Road, Gore 9774

Website: https://www.hokonuirunanga.org.nz/

Gore District Council will engage with Hokonui Rūnanga in ways set out within the Charter of Understanding on all matters related to Ngāi Tahu cultural values and interests identified in this Plan, and will maintain regular and open communication regarding resource management matters and processes.

3. *Mana Whenua* – Local Authority relationships

Gore District Council is entering into a revitalised Te Tiriti-based relationship with Hokonui Rūnanga – their Treaty Partner. This relationship is grounded in partnership, collaboration, respect, and an acknowledgement of one another's roles, responsibilities, and mana within the region. The purpose of this relationship is to uphold each other's obligations under Te Tiriti o Waitangi, so that together, both the Council and Hokonui Rūnanga can positively contribute towards outcomes that benefit our shared communities.

3.1 Formal Relationship Agreements

In 2021, Gore District Council and Hokonui Rūnanga signed a Charter of Understanding. This charter is underpinned by an agreed set of principles, understanding of each other's roles and responsibilities, and an implementation plan. As part of this Charter, Hokonui Rūnanga have the right to address any committee meeting or meeting of the full Council, and Hokonui Rūnanga will also extend invitations to Council representatives to attend Hokonui Rūnanga meetings to discuss matters relevant to the Charter and their relationship. Further to this, the Charter sets out methods for Hokonui Rūnanga to help inform Council's development of policies, plans, procedures, and have input into cultural matters at a project-specific level.

The Charter also confirms that Council will provide adequate resources to Hokonui Rūnanga to effectively facilitate their involvement in Council business as provided for in the Charter, and that both Parties will commit to, and support each others, upskilling to learn more about the other and to explore common areas of interest.

This Charter of Understanding has also been implemented through a Service Level Agreement between Gore District Council and Hokonui Rūnanga Kaupapa Taiao, to further cement the way both parties work together on day-to-day district planning matters.

Gore District Council is also a member of Te Rōpū Taiao, and is a signatory of its Charter of Understanding alongside Environment Southland, Invercargill City Council, Southland District Council, and the four Papatipu Rūnanga with mana whenua status in Murihiku Southland (of which Hokonui Rūnanga is one). Te Rōpū Taiao focuses on regional strategy and policy direction, and makes agreements regarding budget setting, accessing resources, and commitments for members.

4. Hapū and iwi planning documents

The following Iwi Authority-mandated planning document is relevant within the Gore district. Under sections 74(2A), and 104(1)(c) of the Resource Management Act 1991, these documents are relevant for Gore District Council to have regard to in resource consent application and district plan change processes.

- Te Tangi a Tauira: Ngāi Tahu ki Murihiku Natural Resource & Environmental Management Plan 2008 (https://www.es.govt.nz/repository/libraries/id:26gi9ayo517q9stt81sd/hierarchy/about-us/plans-and-strategies/regional-plans/iwi-management-plan/documents/Te%20Tangi%20a%20Tauira%20-%20The%20Cry%20of%20the%20People.pdf)

This document has been taken into account during the drafting of policies within this district plan by incorporating Ngāi Tahu cultural values into the development of plan provisions.

4.1 Accidental Discovery Protocols

As stated in Te Tangi a Tauira, there is the Ngai Tahu ki Murihiku Accidental Discovery Protocol. This is the process that must be followed if burial sites, or Ngāi Tahu artifacts are uncovered during *earthworks* or other activities. It is as follows:

Kōiwi *accidental discovery*. If Kōiwi (human skeletal remains) are discovered, then work shall stop immediately, and Hokonui Rūnanga Kaupapa Taiao will be advised. They will arrange a *site* inspection by the appropriate *tangata whenua* and their advisers, including statutory agencies, who will determine whether the discovery is likely to be extensive and whether a thorough *site* investigation is required. In recognition of Section 6 of the Resource Management Act (1991) and legal requirements under the Historic Places Act (1993) there is a requirement to consult the New Zealand Historical Places Trust when *archaeological sites* are disturbed without authorisation previously obtained. The New Zealand Police also need to be consulted if the discovery

includes Kōiwi or human remains. Materials discovered will be handled and removed by Iwi responsible for the tikanga appropriate to their removal or preservation.

Taonga or artefact *accidental discovery:* Taonga or artefact material (e.g., pounamu / greenstone artefacts) other than Kōiwi will be treated in a similar manner so that their importance can be determined, and the *environment* recorded by qualified archaeologists alongside the appropriate *tangata whenua*.

In-situ (natural state) pounamu/greenstone *accidental discovery:* Pursuant to the Ngāi Tahu (Pounamu Vesting) Act 1997, all-natural state pounamu / greenstone in the Ngāi Tahu tribal area is owned by Te Rūnanga o Ngāi Tahu. The Ngāi Tahu Pounamu Resource Management Plan provides for the following measures:

1. Any in–situ (natural state) pounamu / greenstone accidentally discovered should be reported to the Pounamu Protection Officer of Te Rūnanga o Ngāi Tahu as soon as is reasonably practicable. The Pounamu Protection Officer of Te Rūnanga o Ngāi Tahu will in turn contact the appropriate Kaitiaki Rūnanga Papatipu; and
2. In the event that the finder considers the pounamu is at immediate risk of loss such as erosion, animal damage to the *site* or theft, the pounamu / greenstone should be carefully covered over and / or relocated to the nearest safe ground. The find should then be notified immediately to the Pounamu Protection Officer.

For further information please refer to the HNZPT Accidental Discovery Protocol

5. Involvement and Participation with Mana Whenua

The Resource Management Act 1991 (RMA) imposes a number of statutory duties on the Gore District Council with respect to engagement with *mana whenua*, and recognition of cultural values and interests in resource management decision-making. These include:

1. Section 6(e) where persons exercising functions and powers under RMA must recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, *water*, sites, wāhi tapu, and other taonga;
2. Section 7 (a) where decision makers must have particular regard to kaitiakitanga;
3. Section 8 where persons exercising functions under the RMA shall take into account the principles of the Treaty of Waitangi;
4. Schedule 1, clauses 3 and 3B where local authorities must consult with iwi authorities in preparing plans or plan changes; and
5. Schedule 1, clause 4A where, before notifying a proposed plan, a local authority must provide a copy to iwi authorities and have particular regard to any advice received from those iwi authorities.

In terms of sections 6(e), 7(a), and 8, engagement directly with *mana whenua* is recommended to ensure there is a shared understanding between Gore District Council and *mana whenua* of how these statutory duties are being upheld. In terms of Schedule 1 matters, there is already clear direction that Gore District Council must engage directly with *mana whenua* on these matters.

The Charter of Understanding and Service Level Agreement signed between Gore District Council and Hokonui Rūnanga gives further direction to the nature of *mana whenua* involvement and participation in Resource management at a day-to-day level. As discussed in MW-3.1, these documents confirm that Hokonui Rūnanga Kaupapa Taiao is the mandated organisation that Gore District Council will engage directly with on all resource management matters impacting *mana whenua.* Hokonui Rūnanga Kaupapa Taiao is then responsible for ensuring that their services accurately reflect the rights, interests, and aspirations of Ngāi Tahu whānui in the Gore District. The specific forms of engagement for different resource management matters will be jointly determined on a case-by-case basis, in line with both the Charter of Understanding and Service Level Agreement. Whilst the form of *mana whenua* engagement or participation may differ across various projects, the purpose always remains the same: to ensure *mana whenua* perspectives are accurately and meaningfully represented in Council decision-making for resource management matters, as per their duties under both legislation and the Charter of Understanding.

5.1 Best Practice Engagement

Hokonui Rūnanga Kaupapa Taiao has published guidance on how to best engage with them on environmental matters. This guidance is applicable to both Gore District Council and the wider public and is based on a range of themes relating to meaningful Treaty-based partnership. It also includes a list of a list of Key Focus Areas for those planning to engage with Hokonui Rūnanga Kaupapa Taiao to adhere to. This guidance can be found on pages 15-17 of Te Kawa o Te Taiao, available here:

https://www.hokonuirunanga.org.nz/kaupapa-taiao/te-kawa-o-te-taiao/

URBAN FORM AND DEVELOPMENT - UFD

Overview

The Urban Form and Development chapter sits in the Strategic Direction part of the Plan under Part 2 – District Wide Matters. This chapter sets out the overarching directions for sustainable management of growth, land use and development of the Gore District.

This section provides strategic direction that:

- is strategically important for achieving integrated management and ensuring the Resource Management Act's purpose is achieved;
- gives effect to higher order documents such as National Policy Statements and the Southland Regional Policy Statement; and
- provides a basis for how decisions relating to resource use will be made over the life of the Plan.

This chapter leaves the articulation of activity specific and location specific objectives and policies to the subsequent chapters of this Plan.

These provisions have been informed by a review of the Ready for Tomorrow – Gore District Spatial Plan which addresses growth and development in the District and sets out a spatial framework for its management. The "Gore District Plan Review Economic and Population Growth Analysis" indicates that Gore and Mataura together form an Urban Environment with a collective population and labour force of greater than 10,000 people. The report also indicates that by 2038 the Gore District will need to provide for a total population of 14,300 and an additional workforce of 410 full time equivalents (FTEs). The majority of this growth will be located proximate to the Gore Town Centre, which will in turn be supported by the Mataura Local Centre, Settlement Zones in Waikaka, Mandeville, and Pukerau and Neighbourhood Centres in east and west Gore and Mataura. Growth has been directed to areas that will ensure the ongoing protection of areas of significant natural and cultural value, avoidance of areas of significant *natural hazard* risk and protection of rural land with high class soils. Growth locations have also recognised the *effects* of *climate change* and *infrastructure*/transport integration by encouraging an efficient urban form and settlement pattern focussed around existing developed areas.

A residential greenfield area has been identified in Gore-West to accommodate residential growth in conjunction with anticipated intensification within the existing residential area and Gore Town Centre, this area is expressed as a Development Area. Rural residential development in the Rural Lifestyle Zones and medium density housing in the Medium Density Residential Zone will also help to ensure a range of housing needs are provided to accommodate Gore's changing demographics anticipated over the next 30 years, including an aging population and smaller household. Cluster Housing and other activities have also been enabled in Māori Purpose Zones to further diversify the range of housing available in the Gore District, and respond to the existing relationships Māori have with specific places. As *mana whenua* and *tangata whenua* relationships with place are further enabled or strengthened, Council may consider expanding the existing Māori Purpose Zones, or zoning additional areas to meet future needs via a Plan change.

Additional provision for industrial and rural industry activities has been made proximate to Gore and Mataura to accommodate the majority of the District's future employment needs. In addition, land in Waikaka, Mandeville, and Pukerau has been classified as Settlement Zone to better reflect the business and community services currently provided in these areas. A number of Special Purpose Zones have also been identified to recognise the contribution these areas

play in supporting the District's economic development and employment needs. The Special Purpose Zones include Camp Columba, Charlton Aerodrome, Field Days, and the Multi-sports and Showgrounds areas.

Objectives

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

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

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

1. suburban housing forms in the Residential zone;
2. medium to high density housing within the Town centre, Local Centre, Neighbourhood centres and surrounds along with the Mixed Use Zones;

3. housing within the Māori Purpose Zone where culturally and environmentally appropriate; and
4. low density housing in the Rural Lifestyle Zone and Large Lot Residential Zones;

UFD-O4 The District has a hierarchy of vibrant and viable centres that are locations for shopping, leisure, cultural, entertainment and social interaction experiences and provide for the community's employment and economic needs.

UFD-O5 The hierarchy of centres in the District is maintained in accordance with the following:

1. the Gore Town Centre is the principal centre that provides for a wide range of *commercial activities*, community, recreational and *residential activities* that serve the District and the wider Southland region;
2. the Matura Local Centre provides for a range of *commercial activities* and community activities that serve the needs of the surrounding residential catchment and the local rural and business community;
3. the Settlement Zones are made up of rural service centres that provide for a cluster of *residential activities, commercial activities*, *light industrial activities* and community activities that serve the needs of each settlement's community, surrounding *rural area* and appropriate tourism opportunities;
4. Neighbourhood Centre Zones provide for small-scale commercial and community activities that serve the needs of the immediate residential neighbourhood; and
5. Māori Purpose Zones provide for the specific needs of Māori communities, including small to medium-scale residential, education, commercial, community, cultural and employment opportunities.

UFD-O6 Business and *retail activities* located outside of centres do not undermine the role and function of the District's centres and/or the hierarchy of centres.

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.

UFD-O10 *Primary production* and *rural industry* activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised.

UFD-O11 Productive, versatile *land* and natural, physical and cultural resources located within *rural areas* that are of significance to the District are protected and maintained.

UFD-O12 Rural lifestyle areas are provided for adjacent to Gore, Mataura and Settlement Zones.

ENERGY - ENRG

This chapter contains provisions that have legal effect. They are identified with a to the right hand side of the provision.

Overview

Energy is required to meet the day-to-day needs of people and communities, and to facilitate social, cultural and economic activities. Development and use of renewable energy resources is becoming increasingly important as a way of meeting future energy demand in an environmentally sustainable manner.

Energy efficiency and the use and development of renewable energy are matters which the District Plan must have particular regard to under section 7 of the RMA. The District Plan must also give effect to the National Policy Statement on Renewable Electricity Generation 2011 which requires recognition of the benefits of renewable electricity generation.

The Gore District has the potential to provide for large scale energy production utilising wind. The District also contains substantial lignite reserves. However, the adverse environmental effects arising from its production and use, particularly its contribution to *climate change,* rules out the development of lignite under current technology.

Small scale electricity generation is utilised in the District using solar, *water* and wind sources. Coal, including lignite, remains a significant source of home heating. The Southland Regional Air Plan includes provisions providing for a transition away from this energy source.

The location of renewable electricity generation facilities is often driven by their *functional need* and *operational need* to access renewable energy resources. With wind for example, suitable sites are located on exposed ridge lines where there is a constant wind. This limits the geographic areas where *renewable electricity generation activities* can occur. Logistical or technical practicalities, and the need to integrate with existing supporting infrastructure, may also place constraints on the location of these activities.

Alternative approaches to the production of energy are emerging, and such innovation can be expected to continue. This includes use of methane from *sewage* ponds and *landfills*, and production of hydrogen.

Adverse environmental *effects*, including *discharges* to air, visual impacts and noise, can arise from the investigation, development and utilisation of both renewable and non-renewable energy resources. Equally, the development and use of energy resources, including the generation of electricity, can be compromised by the location of incompatible land uses.

The efficient use of energy resources can be enhanced by good urban design and consideration of energy use and retention in building design.

Objectives

ENRG-O1 The significant local, regional and national benefits derived from the use and development of renewable energy resources are recognised and provided for and the transitional need for non-renewable energy is appropriately managed.

ENRG-O2 The investigation, development, operation, maintenance and upgrading of *renewable electricity generation activities* is enabled.

ENRG-O3 *Effects* from electricity generation activities on communities, the *environment* and the underlying relationship Ngāi Tahu hold with the natural *environment* are managed, while recognising practical constraints (eg, technical, locational, operational) from the use and development of renewable energy.

ENRG-O4 The efficient operation, maintenance and upgrading of existing electricity generation activities is not constrained or compromised by *reverse sensitivity effects*.

Policies

ENRG-P1 Recognise the local, regional and national benefits of *renewable electricity generation activities* including, but not limited to:

1. maintaining or increasing electricity generation capacity while avoiding, reducing or offsetting greenhouse gas emissions;
2. maintaining or increasing security of electricity supply at local, regional and national levels by diversifying the type and/or location of electricity generation;
3. using renewable natural resources rather than finite resources;
4. the reversibility of the adverse *effects* on the environment of some renewable electricity generation technologies; and
5. avoiding reliance on imported fuels for the purposes of generating electricity.

ENRG-P2 Encourage and facilitate the increased use of renewable energy resources including the use of:

1. wind, solar and hydro; and
2. waste products; and
3. gas *discharges*

as a source of energy production.

ENRG-P3 Adopt land use patterns, *site* layout and building design that achieve energy efficiency and conservation.

ENRG-P4 Support activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation.

ENRG-P5 Provide for the investigation, development, and operation, maintenance, and upgrading of new and existing renewable electricity generation activities and *green infrastructure* where adverse environmental or cultural *effects* are appropriately managed.

ENRG-P6 Provide for the development, operation, maintenance and upgrading of small and community-scale renewable electricity generation where adverse environmental or cultural *effects* are appropriately managed.

ENRG-P7 Avoid the location of renewable and *non-renewable electricity generation* activities within the following areas unless adverse *effects* can be mitigated:

1. outstanding natural features and landscapes
2. significant natural areas
3. areas of indigenous *biodiversity*

ENRG-P8 Protect electricity generation activities, transmission and associated *infrastructure* and undeveloped energy resources from *reverse sensitivity effects* from incompatible *subdivision*, land use and development.

ENRG-P9 When considering any residual environmental *effects* arising from the use and development of energy resources that cannot be avoided, remedied or mitigated, regard may be had to offsetting measures or compensation, including:

1. measures which benefit the local *environment*; and
2. measures which benefit the local community affected; and
3. measures which benefit *mana whenua* aspirations or projects.

ENRG-P10 Recognise the need for resilient energy supply, including standby power generation in emergency situations, and stand-alone power systems where other sources are not available.

ENRG-P11 Require large scale *renewable electricity generation activities* to demonstrate they are located appropriately having regard to relevant land use zone, also considering the following:

1. any practical constraints, including functional, logistical or technical constraints to developing, upgrading, operating or maintaining the activity;
2. the location of existing structures and infrastructure including, but not limited to, roads, navigation and telecommunication structures and facilities, and connections to distribution networks, and the efficient use of land;
3. the scale, intensity, duration or frequency of the activity's *effects*;
4. the design and *site* layout of the activity and its ability to internalise *effects*;

5. *earthworks* and construction *effects*;
6. adverse amenity *effects*, including but not limited to visual, traffic generation, safety, *light spill,* shadow and *noise effects*;
7. adequate separation distances from *sensitive activities* and *Outstanding Natural Features and Landscapes* to ensure conflict and *reverse sensitivity effects* are minimised;
8. use of adaptive management measures through monitoring of adverse *effects*; and
9. Ngāi Tahu cultural values, including those listed in MW2.3.

ENRG-P12 Encourage flexibility for new and existing *renewable electricity generation activities* to adopt new technologies and sources of renewable energy where this:

1. Increases the efficient use of renewable energy resources; or
2. Encourages the re-use of *structures* and associated *infrastructure* where appropriate; or
3. Increases the resilience, safety or reliability of *renewable electricity generation activities*; or
4. Results in environmental benefits and enhancements.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

ENRG-R1	**Small and community-scale *Renewable Electricity Generation* construction, operation, maintenance, repairs and upgrading (including associated *structures*)**	
All Zones	**Activity Status:** Permitted Where: 1. All Energy Standards are complied with; and 2. No *structure* or *building* is located in a *Outstanding Natural Feature or Landscape;* and 3. Any *structure* or *building* complies with the underlying zone bulk and location standards; and 4. No *structure* is attached to a scheduled heritage *building.*	**Activity status where compliance is not achieved with:** **ENRG-R1(1):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard. **ENRG-R1(2) and ENRG-R1(3):** Discretionary **ENRG-R1(4)** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of HH-R2.
ENRG-R2	**Large-Scale *Renewable Electricity Generation* construction, operation, maintenance, repairs and upgrading (including any *structures* and associated *buildings*)**	
General Rural Zone	**Activity status:** Discretionary	**Activity status where compliance not achieved:** N/A
All Other Zones	**Activity status:** Non-Complying	**Activity status where compliance not achieved:** N/A

ENRG-R3	***Renewable Electricity Generation* Investigations, including associated *structures* and *buildings***	
General Rural Zone	**Activity status:** Permitted Where: 1. All Energy Standard are complied with. 2. Associated *structures* and *buildings* are temporary and removable.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
All Other Zones	**Activity status:** Discretionary	**Activity status where compliance not achieved:** N/A
ENRG-R4	***Non-renewable Electricity Generation***	
General Rural Zone	**Activity status:** Permitted Where: 1. The generators operate as a stand-alone power system on a *site* that does not have connection to the local electricity network; and 2. The generator only supplies activities on the *site* on which it is located.	**Activity status where compliance is not achieved:** Non-Complying
All Other Zones	**Activity status:** Permitted Where: 1. The generator is used only: (a) during periods of electricity outages; (b) for testing and the duration is no longer than 30 minutes.	**Activity status where compliance is not achieved:** Discretionary

Standards

ENRG-S1	***Small scale wind turbines***	
General Rural, Rural Lifestyle, Settlement Zones and General & Light Industrial Zones	1. The maximum *height* above natural *ground level* to the tip of the blade is 20 metres above ground level. 2. The maximum number of turbines per site is: (a) one turbine for *sites* less than 20 hectares. (b) three turbines for *sites* which are more than 20 hectares. 3. The maximum rotor diameter is 7.2 metres. 4. The minimum *setback* of the wind turbine and associated mast/pole is the greater of: (a) 60 metres from a habitable *building*; or (b) 10 times the *height* of the *structure* from the *site* boundaries.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The type, scale, form and location of the turbine and any adverse *effects* on the character, amenity, or Ngāi Tahu cultural values of the locality. 2. The ability to mitigate any adverse visual amenity or *effects* on Ngāi Tahu cultural values through use of screening, planting and alternative design. 3. Adverse *noise* and vibration *effects*.
ENRG-S2	**Small scale hydro turbines**	
General Rural, Rural Lifestyle, Settlement Zones and General & Light Industrial Zones	1. The maximum *gross floor area* of any associated *building* or *structure* is no more than 20 square metres.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The type, scale, form and location of the turbine and any adverse *effects* on the character and *amenity values* of the locality. 2. The ability to mitigate any adverse visual amenity *effects* through use of screening, planting and alternative design. 3. Adverse *noise* and vibration *effects*. 4. Adverse *effects* on Ngāi Tahu cultural values, including those listed in MW2.3.

ENRG-S3	Solar panels	
All Zones	1. Solar panels erected on any roof of an existing *building* or *structure* must not exceed 250 millimetres in *height* above the highest part of the roof or *structure*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the solar panels are of type, scale and form that is appropriate for the location and character of the zone. 2. The ability to mitigate adverse visual amenity *effects* through the use of screening, planting and alternative design.
ENRG-S4	**Exploratory wind generation masts**	
General Rural Zone	1. The minimum *setback* from the *site boundary* is at least 10 times the mast's *height.* 2. The Maximum duration of activity is five years. Removal of mast and all associated *structures* and equipment must be undertaken no later than two months after the cessation of wind monitoring activities.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The type, scale, form and location of the turbine and any adverse *effects* on the character and *amenity values* of the locality. 2. The ability to mitigate any adverse visual amenity *effects* through use of screening, planting and alternative design. 3. Adverse *noise* and vibration *effects*. 4. Adverse *effects* on Ngāi Tahu cultural values, including those listed in the MW2.3 5. *Operational need, functional need* or other technical considerations.

INFRASTRUCTURE - INFR

Overview

Infrastructure provides services for the community to function. At a National level, the government has prepared the "Thirty Year New Zealand Infrastructure Plan 2015" (NZIP 2015). Some key challenges outlined in the NZIP 2015 include: aging *infrastructure* networks, affordability constraints and *climate change*. These challenges also apply to the Gore District.

For the purpose of this District Plan, *Infrastructure* involves those services that provide networks and facilities for transport, electricity transmission, electricity distribution, communication, *water*, *wastewater*, drainage, solid waste, and *natural hazard* management.

It is recognised that *infrastructure*, and particularly *critical infrastructure*, is essential to providing for the health, safety and well-being of the people and communities of Gore.

The purpose of this chapter is to ensure existing *infrastructure* and land reserved for future *infrastructure* can be developed and maintained for their intended purpose, whilst managing the adverse effects of *infrastructure*. However, some sites technically ideal for the location of *infrastructure* may be unsuitable having regard to their environmental effects, including impacts on landscape and *biodiversity* values, or the underlying relationships Ngāi Tahu hold with the natural environment. Designations may also provide for *infrastructure*.

The Council also manages *infrastructure* through the Gore District Council Subdivision and Land Development Bylaw 2019 (Subdivision Bylaw 2019) and the Gore District Council 30 Year *Infrastructure* Strategy 2018-2048 (Infrastructure Strategy 2018). The Council may consider a subsequent replacement or update to the bylaw to remain in line with best practice.

While the use and operation of *infrastructure* can have adverse effects on adjoining activities and *sites*, activities adjoining *infrastructure* can also have adverse effects, including *reverse sensitivity*, on *infrastructure*.

Objectives

INFR-O1 The operation, maintenance, upgrading and development of *infrastructure* is provided for to meet the needs of the community and businesses.

INFR-O2 *Infrastructure* within new *subdivisions* and developments integrates with existing *infrastructure* and provides for opportunities to link with future *infrastructure in accordance with the Gore District Subdivision and Land Development Bylaw 2019* or any subsequent replacement document.

INFR-O3 *Infrastructure* or land reserved for future *infrastructure*, is protected from adverse effects of *subdivision*, use and development that is incompatible or may compromise the construction, maintenance, upgrade and use of *infrastructure*.

INFR-O4 Adverse *effects* from the construction, maintenance, upgrade and use of *critical infrastructure* are managed.

Policies

INFR-P1 Enable the construction, maintenance, upgrade and use of *infrastructure*.

INFR-P2 Require the underground placement of *network utilities* where practical and appropriate for the *functional needs* and *operational needs* of the *network utility.*

INFR-P3 Encourage *green infrastructure* and renewable energy generation.

INFR-P4 Encourage co-location of *infrastructure*.

INFR-P5 Encourage co-location and sharing of *infrastructure*.

INFR-P6 Adverse *effects* (including *reverse sensitivity effects*) are avoided, remedied or mitigated where activities are adjacent to *critical infrastructure*, including the management of *sensitive activities* and the *effects* of *subdivision*, use and development that may compromise the operation, maintenance, upgrade and development of the *National Grid.*

INFR-P7 Manage the development of *infrastructure*, so that adverse *effects* on adjoining activities, *sites*, ecosystem health, and Ngāi Tahu cultural values are avoided, remedied or mitigated.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. *Roads* are defined as a utility, however the rules in this Chapter do not apply to the construction, management, upgrading or use of *Roads*

of the *Transport Network.* These activities are managed by Subdivision and Transport Chapters.

Airports and approach control services are defined as *network utilities.* Some *Airport* Related Activities are also defined as *network utilities.* However, the rules in this Chapter do not apply to *Airport* Activities or *Airport* Related Activities within the Airport Zone (Chapter 3.15) and Transport Chapter.

Note 2	**Gore District Council Subdivision and Land Development Engineering Standards**

The Gore District Council Subdivision and Land Development Bylaw 2019 provides layout and design standards that apply to construction and *land* development activities. In addition to the requirements of the District Plan, compliance is required with the provisions and processes of the Bylaw, or any subsequent Council Engineering Code of Practice replacing it.

Note 3	**National Policy Statements and National Environmental Standards for *Infrastructure*.**

Section 75(3) of the RMA directs that the district plan must give *effect* to any National Policy Statement (NPS) and National Environmental Standard (NES). NES's must be observed and enforced by local authorities. Section 43B of the RMA directs that a NES prevails over District Plan rules unless a NES expressly stated that it does not.

Rules

INFR-R1	**Establishment, operation, maintenance, replacement, upgrade, repair or removal of *infrastructure* (including *Green Infrastructure)* below *ground level.***	
All Zones	**Activity status:** Permitted	**Activity status where compliance not achieved:** N/A
INFR-R2	**Establishment, operation, maintenance, replacement, upgrade, repair or removal of infrastructure within a *building*.**	
All Zones	**Activity status:** Permitted	**Activity status where compliance not achieved:** N/A
INFR-R3	**Operation, maintenance, replacement, upgrade, repair or removal of existing above *ground level infrastructure* and *access* tracks.**	
All Zones	**Activity status:** Permitted Where: 1. Either Compliance with all INFR standards are achieved, or the structure or line (as it existed at *date this plan is operative*) does not exceed: (a) maximum increase in external dimensions, except diameter of support poles - 25%, (b) maximum increase in diameter of support poles - 50%. (c) maximum increase in cross-sectional area of any structure, when viewed in any direction - 50%. (d) maximum change in location of *structure* - 5m; and 2. All *structures* and lines no longer required for *infrastructure* purposes are removed within six months; and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The functional and operational needs of, and benefits derived from, the *infrastructure*, including the potential impact on the levels of service or health and safety if the work is not undertaken. 2. The bulk, *height*, location and design of the *infrastructure*, including any associated *buildings* or *structures*. 3. The *amenity values* of the respective zone and the extent to which any adverse visual amenity *effects* can be avoided, remedied or mitigated. 4. Impacts on the function of the *road*, including any *footpath*.

	3. Pole mounter electricity transformers that are located over 2 metres above *ground level* must remain at least 2 metres above *ground level.*	5. *Site* reinstatement and replanting. 6. The duration, timing, and frequency of the activity. 7. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3 8. The matters of discretion for the infringed standard.
INFR-R4	**Establishment of above ground *infrastructure* (including *Green Infrastructure*).**	
All Zones exempting the General Rural, Rural Lifestyle, Field Days and Camp Columba,	**Activity status:** Permitted Where: 1. Other than where existing support *structures* are used, lines are to be located underground; and	**Activity status where compliance is not achieved with:** **INFR-R4(1):** Restricted Discretionary **Matters of discretion:** 1. The reason for the lines being above ground. 2. The *amenity values* of the respective zone and the extent to which any adverse visual amenity *effects* can be avoided, remedied or mitigated.
General Rural, Rural Lifestyle, Field Days and Camp Columba.	2. Compliance with all INFR Standards is achieved.	**INFR-R4(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard
INFR-R5	***Network utilities* generating radiofrequency fields.**	
All Zones	**Activity status:** Permitted Where:	**Activity status where compliance is not achieved:** Non-complying

	1. Compliance with INFR-S8 is achieved.	
INFR-R6	***Network utilities* emitting electric and magnetic fields.**	
All Zones	**Activity status:** Permitted Where: 1. Compliance with INFR-S9 is achieved.	**Activity status where compliance is not achieved:** Non-complying
INFR-R7	**Activities and development (other than *earthworks*) within the *National Grid Yard.***	
All Zones	**Activity status:** Permitted Where: 1. The activity is not a *sensitive activity;* and 2. *Buildings* or *structures* comply with NZECP34: 2001 and are: (a) for a *network utility*; or (b) a *fence* not exceeding 2.5m in *height* above *ground level*; or (c) a non-habitable *building* or *structure* used for *agricultural and horticultural activities* including irrigation that is not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a *building* for intensive farming activities, or a commercial greenhouse or produce packing facilities; (d) building alterations or additions to an existing *building* or *structure* that do not increase the *height* above *ground level* or footprint of the *building* or *structure*; and 3. A *building* or *structure* provided for by (2)(a) to (d) must:	**Activity status where compliance is not achieved:** Discretionary

	(a) not be used for the handling or storage of *hazardous substances* with explosive or flammable intrinsic properties in greater than domestic scale quantities; (b) not permanently obstruct existing *vehicle access* to a *National Grid* support *structure*; (c) be located at least 12m from the outer visible edge of a foundation of a *National Grid* support *structure*, except where it is a *fence* not exceeding 2.5m *height* above *ground level* that is located at least 6 metres from the outer visible edge of a foundation of a *National Grid* support structure.
INFR-R8	**Telecommunications lines, cabinets, poles and new antennas regulated by the NESTF that do not meet the permitted activity standards in Regulations 20, 21, 22, 27, 29, 31, 33, 35 or 37 of the NESTF and are not expressly provided for as a controlled activity in Part 3 of the NESTF.**
All Zones	**Activity status:** Restricted Discretionary **Matters of discretion:** 1. The *functional needs* and *operational needs* of, and benefits derived from, the *network utility*, including the potential impact on the levels of service or health and safety if the work is not undertaken. 2. The bulk, *height*, location and design of the *network utility,* including any associated *buildings* or *structures*. 3. The *amenity values* of the respective zone and the extent to which any adverse visual amenity *effects* can be avoided, remedied or mitigated. 4. *Site* reinstatement and replanting.

	5. The duration, timing, and frequency of the activity. 6. Impacts on Ngāi Tahu cultural values, including those listed in the MW.2.3 7. The extent and *effect* of non-compliance with any relevant Infrastructure Standards and the matters of discretion for the infringed standard(s).	
INFR-R9	**Establishment of new *infrastructure* within specified areas**	
All Zones	**Activity status:** Discretionary Where: 1. The establishment of new *infrastructure* within: (a) an Outstanding Natural Landscape or Feature (b) a *Significant Natural Area* (c) 20m of the Mataura River (d) a *site* containing an item on the Heritage Schedule, a *Notable Tree*, a *Site* of Significance to Māori or an *Archaeological Site*	**Activity status where compliance is not achieved:** N/A
INFR-R10	**All other infrastructure**	
All Zones	**Activity status**: Discretionary Where: 1. *Infrastructure*, including all *buildings* and *structures*, not otherwise provided for in the above rules.	**Activity status where compliance is not achieved:** N/A

Standards

INFR-S1	**Lines over *waterbodies***	
All Zones	1. Above-ground lines are to be at least 10m above the *water* level of a navigable *waterbody* when at its maximum navigable flow or attached to, and no lower than, existing structures over a navigable *waterbody*.	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on navigation. 2. Alternative locations for the *structure*. 3. The *functional needs* and *operational needs* of, and benefits derived from, the *structure*, including the potential impact on the levels of service if a *structure* of the proposed size is not approved. 4. The *amenity values* of the respective zone and the extent to which any adverse visual amenity *effects* can be avoided, remedied or mitigated. 5. Potential impacts on mahinga kai activities
INFR-S2	***Height* of *Infrastructure***	
All Zones	1. All *buildings* or *structures* must comply with the relevant maximum *height* provisions for *buildings* of the zone they are located in. Except this rule does not apply to: (a) masts or poles for navigation, meteorology, electricity distribution or telecommunications;	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Alternative locations for the structure.

	(b) antennas for telecommunication and radio communication; (c) lines and support structures.	2. The *functional needs* and *operational needs* of, and benefits derived from, the *structure*, including the potential impact on the levels of service if a *structure* of the proposed size is not approved. 3. The *amenity values* of the respective zone and the extent to which any adverse visual amenity *effects* can be avoided, remedied or mitigated. 4. Impacts on Ngāi Tahu cultural values, including those listed in the MW-2.3
INFR-S3	***Height* of Poles and Masts**	
Rural Zone, Rural Lifestyle Zone, General Industrial Zone and Light Industrial Zone	The maximum *height* of any utility pole or mast shall be: 1. 25m	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Alternative locations for the *structure*. 2. The *functional needs* and *operational needs* of, and benefits derived from, the *structure*, including the potential impact on the levels of service if a *structure* of the proposed size is not approved. 3. The *amenity values* of the respective zone and the extent to which any adverse visual amenity *effects* can be avoided, remedied or mitigated. 4. Impacts on Ngāi Tahu cultural values, including those listed in the MW-2.3
All Other Zones	2. 13m	

INFR-S4	***Setbacks* from boundaries**	
All Zones	1. Where the utility is a *building*, it must be set back in accordance with the side, rear and *road boundary setbacks* for *buildings* in the zone in which it is located. Except this rule does not apply to: (a) poles, antennas, and associated cabinets (cabinets up to 10m^2 in area and 3m in *height*, exclusive of any plinth or other foundation), for telecommunication and radio communication; (b) lines and support structures for telecommunications; (c) *network utilities* within legal *road.*	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Alternative locations for the *structure*. 2. The *functional needs* and *operational needs* of, and benefits derived from, the *structure*, including the potential impact on the levels of service if a *structure* of the proposed size is not approved. 3. The *amenity values* of the respective zone and the extent to which any adverse visual amenity *effects* can be avoided, remedied or mitigated. 4. Impacts on the functionality of the *road*, including *footpath.*
INFR-S5	**Minimum *Setbacks* from *Rivers* and Stream**	
All Zones	1. Any *infrastructure building* or *structure* must be set back from the closest bank of any stream or *river* as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures.*

		3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3. 6. The effects on public and customary access to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
INFR-S6	**Footprint of *buildings* and *structures***	
All Zones	The maximum footprint of any utility *building* or *structure* shall be: 1. In the General Residential, Large Lot Residential, Medium Density Residential, Settlement, Town Centre, Local Centre, Neighbourhood Centre and Māori Purpose zones: 6m^2 2. In all other zones: 10m^2	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Alternative locations for the *structure*. 2. The *functional needs* and *operational needs* of, and benefits derived from, the *structure*, including the potential impact on the levels of service if a *structure* of the proposed size is not approved.

		3. The *amenity values* of the respective zone and the extent to which any adverse visual amenity *effects* can be avoided, remedied or mitigated. 4. Impacts on Ngāi Tahu cultural values, including those listed in the MW-2.3
INFR-S7	**Antennas, Small Cells and ancillary equipment**	
All zones	1. That for panel antennas the maximum width is 0.7m, and for all other antenna types the maximum surface area is no greater than 1.5m^2 and for whip antennas are less than 4m in length. 2. For small cells the volume of the unit must not exceed 2.5m^3.	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Alternative locations for the *structure*. 2. The *functional needs* and *operational needs* of, and benefits derived from, the *structure*, including the potential impact on the levels of service if a *structure* of the proposed size is not approved. 3. The *amenity values* of the respective zone and the extent to which any adverse visual amenity *effects* can be avoided, remedied or mitigated. 4. Impacts on Ngāi Tahu cultural values, including those listed in the MW-2.3
INFR-S8	**Radiofrequency fields**	
All Zones	1. *Network utilities* must not exceed the maximum exposure level of the general public in the New Zealand Standard for Radiofrequency Fields Part 1: Maximum Exposure Levels 3	**Activity Status where compliance is not achieved:** Non-complying

	kHz to 300GHz (NZS 2772.1: 1999) measured at all places reasonably accessible to the general public.	
INFR-S9	**Electric and magnetic fields**	
All Zones	1. *Network utilities* must not exceed the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz - 100kHz) (Health physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).	**Activity Status where compliance is not achieved:** Non-complying

TRANSPORT - TRANS

This chapter contains provisions that have legal effect. They are identified with a to the right hand side of the provision.

Overview

Transport is fundamental to the functioning of the District, regardless of whether it is by motorised means (cars, trucks, buses, train or *aircraft*) or non-motorised (walking, running or cycling). Indeed, the viability of the Gore economy requires safe, effective and efficient *transport networks.*

The objectives and policies in this chapter are intended to apply to all transport modes. However, the rules do not apply to activities undertaken by requiring authorities in areas that are subject to designations, such as some railways and *roads* (for example Waka Kotahi NZ Transport Agency undertaking road maintenance on a state highway) but do apply if works re undertaken outside of the area of designation. Under the designation procedure, for both existing and proposed works, the Council has the opportunity of recommending *conditions* as to the way works are constructed and operated.

The intent of the rules in the District Plan is two-fold:

- Firstly, to manage the environmental *effects* of transport activities. These *effects* can include noise, vibration, *glare* and *dust*.
- Secondly, to avoid *reverse sensitivity effects*, and to maintain safety, rules are included in this chapter and elsewhere in the District Plan, for example *Noise* and Zone *setback* standards, managing some activities adjoining railways and state highways.

The use of *aircraft* within the Gore District gives rise to a number of different issues. The Council recognises the importance of agricultural aviation services and private use of *aircraft* in *rural areas*, and these activities are considered in the Rural Zone chapter. The ground operations at the Mandeville and Charlton airfields are considered in the Settlement and Airport Zones respectively, while the *height* of *structures* in close proximity to the airspace used for the take-off and landing of *aircraft* at these airfields is included in the Transport chapter. Agricultural aviation is managed in the General Rural Zone chapter, and *noise* from *aircrafts* is managed within the Noise Chapter. Private and commercial motorised water vessels and non-motorised *commercial activities* are also subject to the provisions of the Activities on the Surface Water chapter.

In addition to their primary function of providing for the movement of people and commodities, *road* and rail corridors are also suitable for the co-location of communication and other infrastructure services, including water supply, drainage and power. National Environmental Standards under the Resource Management Act 1991, and other legislation (for example, the Electricity Act and Telecommunications Act), enable a range of *structures* to be situated on legal *roads*. Activities and *structures* not provided for by these other legislative means are considered in the Infrastructure chapter.

Bus shelters, public seating, statues and gardens are located within legal *roads*, while within commercial areas, *retailing activities* and dining activities are also undertaken. These activities may be subject to Council bylaws or require separate Council approval, and approval of Waka Kotahi NZ Transport Agency is also required for activities on land within the legal state highway.

The District Plan controls land use activities and the manner in which they interact with, and are affected by, transportation activities. That includes the appropriateness of activities adjoining, or in close proximity to, transport routes by applying *setbacks* in some cases and assessing the appropriateness of accesses onto major *roads*. The plan also provides standards for the design of the transportation network, including *roads*, private access, *footpaths* and parking areas.

Objectives

TRANS-O1 A *transport network* is provided that is safe, effective, and efficient in moving people and commodities within, to, through and from the Gore District.

TRANS-O2 The function and operation of the *transport network* is not compromised by land use activities and *subdivision* development.

TRANS-O3 Adverse *effects* from the construction, maintenance, upgrade and use of the *transport network* are managed.

TRANS-O4 The planning and development of *transport networks* integrates with, and connects to, current and future land uses.

TRANS-O5 Opportunities for energy efficient transport options and socially inclusive transport choices that are safe and accessible for all users are enhanced, including public transport, and modes of transport that are non-motorised or which utilise renewable energy sources.

TRANS-O6 Infrastructure and other compatible activities that benefit the community are located, where practicable, within *road* and rail corridors.

TRANS-O7 Sufficient public parking is provided within the Gore Town Centre Zone and Mataura Local Centre Zone to meet the social, economic, and cultural needs of the community, businesses and other activities located there.

Policies

TRANS-P1 Identify and provide for the design of the *transport network* based on the One Network Framework hierarchy including the following *street categories* based on the type of movement, location, use and function *(note: this policy will be implemented when the One Network Framework has been finalised)*:

Rural

1. *Interregional Connectors*
2. *Stopping Places*
3. *Rural Connectors*
4. *Peri-urban Roads*
5. *Rural Roads*

Urban

6. *Transit Corridors*
7. *Urban Connectors*
8. *City Hubs*
9. *Civic Spaces*
10. *Main Streets*
11. *Activity Streets*
12. *Local Streets*

TRANS-P2 Recognise and protect the function of the *transport network* based on the identified *street category* and their local, regional or national significance by managing nearby land use, *subdivision* and development. Ensure that incompatible or *sensitive activities, buildings* and *structures* do not impact on the safe and efficient operation of the *transport network* by requiring appropriate separation or design to minimise adverse noise, amenity and/or *reverse sensitivity effects*.

TRANS-P3 Enable the establishment and maintenance of *land transport infrastructure* that connects current and future *land* uses with transport routes that support the movement of people and goods and includes trains, motorised vehicles, non-motorised modes of transport and pedestrians.

TRANS-P4 Enable the location of *land transport infrastructure*, and where practical promote co-location of *network utilities* and other compatible *infrastructure* or activities, within *road* and rail corridors where the function, safety and efficiency of the *transport network* will not be compromised, while managing the scale and types of works and activities.

TRANS-P5 Provide for a diverse range of *aviation activities* and associated air transport infrastructure within the Airport Zone which support the economic sustainability of the airfield and the economic, cultural and social needs of the community, and allow for *buildings*, other *structures* and trees within the flight control paths of airfields where the *height* of these does not impact on the safety of *aircraft* landing and taking-off.

TRANS-P6 Encourage modes of transport that provide lower emissions options, such as public transport or vehicles that uses renewable energy sources, and provide for *active transport* modes, such as cycling and walking, that encourages a reduced reliance on motorised vehicles, by requiring associated land infrastructure to be planned and provided for in the design of the *transport network*.

TRANS-P7 Provide for a *transport network* that is safe and accessible to all people in the community, including the young and old and those with impairments or disabilities, by requiring the provision of appropriately designed and located foot and cycle paths, vehicle parking and *vehicle crossings.*

TRANS-P8 Provide for a safe and efficient *transport network* by ensuring location, design and construction standards for *land transport infrastructure* are met that require:

1. *vehicle crossings* to be located and have appropriate separation and sight distances for the type of *road*, speed environment and proximity to intersections and/or existing *vehicle crossings;*

2. visibility to be maintained at railway crossings and *road* intersections;
3. minimum dimensions and formation standards for the category and type of *road*, intersection, *access* or crossing;
4. surfacing and drainage of *roads*, private *access* ways and *vehicle crossings;*
5. manoeuvring space for vehicles *access* and parking areas.

TRANS-P9 Manage the direct *access* to and from sites adjoining heavy traffic by-pass routes and high speed and movement *roads*, and where the type, location and/or frequency of *vehicle movements* to and from the *site* has the potential to create a hazard for users of the *road*, including pedestrians, to ensure that these do not adversely affect the safety and efficiency of the *transport network.*

TRANS-P10 Manage high trip generating activities and the *effects* of *vehicle movements* on the *transport network* to ensure that:

1. the location and design of *vehicle crossings* and the *effects* of the type and level of traffic generated is appropriate for the capacity of the *transport network* in that locality;
2. the activity does not negatively impact on the safety of other users; and
3. the activity is compatible with the character of the *street category* and amenity of the surrounding area.

TRANS-P11 Manage the *effects* from the *transport network* on Ngāi Tahu cultural values and recognise the underlying relationship Ngāi Tahu hold with the natural *environment* by its design and location, and encourage the urban design of a streetscape, with *land transport infrastructure* such as *street furniture* and artwork, that contributes to the unique Ngāi Tahu cultural identity of the district.

TRANS-P12 Managing the adverse *effects* from the use, design and location of the *transport network* and *land transport infrastructure* on the natural *environment* by ensuring appropriate *stormwater* treatment and management, and limiting the presence and *effects* on outstanding natural features and landscapes, ecosystems and indigenous *biodiversity* unless there are no practical alternatives.

TRANS-P13 Prepare and implement a parking strategy for the Gore Town Centre Zone and Mataura Local Centre Zone that recognises and provides for the volume and nature of parking and deliveries required for activities to be efficiently carried out in those areas.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Note 2	**Gore District Council Subdivision and Land Development Engineering Standards**
	The Gore District Council Subdivision and Land Development Bylaw 2019 provides layout and design standards that apply to construction and *land* development activities. In addition to the requirements of the District Plan, compliance is the required with the provisions and processes of the Bylaw, or any subsequent Council Engineering Code of Practice replacing it.
Note 3	**Approval Required from *Road Controlling Authority* or KiwiRail**
	The approval is required from the *road controlling authority* where work is being undertaken, *structures* built, or use made of land within legal *roads*. The *road controlling authority* is: • Waka Kotahi New Zealand Transport Agency for all state highways; or • the Gore District Council for all other *roads*, including unformed legal *roads*. Any works undertaken within the legal rail corridor, including creation of any crossing, requires the approval of KiwiRail.

Rules

TRANS-R1	**The establishment, construction, operation, maintenance and upgrading of the *transport network* and *land transport infrastructure*.**	
All Zones	**Activity status:** Permitted 1. Where the *land* is: (a) legal *road* and the work is being undertaken by, or on behalf of, a *road controlling authority*; or (b) within a legally established rail corridor and the work is being undertaken by, or on behalf of, the railway owner or operator. 2. The *transport network* and *land transport infrastructure* are designed, formed, surfaced and drained in accordance with all Transport Standards; and 3. The *land* is not within an area or *site* identified as: (a) *Historic Heritage site* or setting; or (b) *root protection area* of a *Notable Tree*; or (c) Outstanding Natural Feature or Outstanding Natural Landscape; or (d) *Significant Natural Area.*	**Activity status where compliance is not achieved:** Discretionary

TRANS-R2	**Vehicles *access* to a formed *road*.**	
All Zones	**Activity status:** Permitted Any new *access* or an increase in use of and existing *access* is permitted where: 1. The *access* is not:	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:**

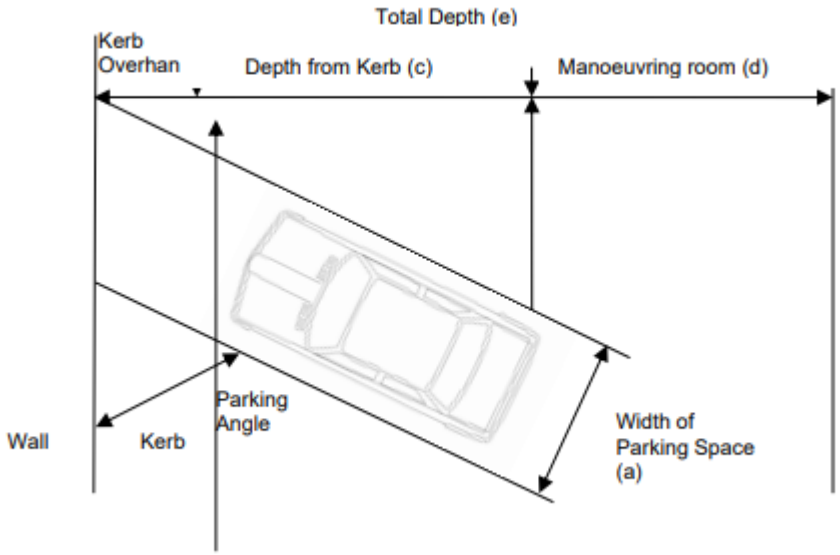
	(a) to an *interregional Connector*, *Rural Connector* where it is a State Highway, *Urban Connector*, Main or *activity Street*; or (b) connecting to a *heavy vehicle bypass route*; or (c) within 30m of an at-grade railway crossing. 2. The layout of activities on the *site* provides for the manoeuvring of vehicles to enable their forward movement onto and from the *site* without utilising that portion of a *road* available to traffic moving in the opposite direction. *Note: Refer to swept path and design for 90th percentile car in the TRANS-APP Standard Construction Drawings.* 3. The vehicle access is designed, formed, surfaced and drained in accordance with Transport Standards TRANS-S3, TRANS-S4, TRANS-S5, TRANS-S6, TRANS-S7, TRANS-S8 and TRANS-S9.	1. The *effects* on the safety of vehicles, and other users, on, entering or leaving the *transport network.* 2. Impacts on the efficiency of the *transport network.* 3. Availability of legal *access* to the *site* from other *roads*. 4. The matters of discretion in the infringed Standard(s).
TRANS-R3	***Buildings*, other *structures* and trees within the mapped approach vectors**	
All Zones	**Activity status:** Permitted Where: 1. The *height* of the building, other *structure* or trees complies with the limits specified for the Mandeville and Charlton Airfields shown on the Planning Maps	**Activity status where compliance not achieved:** Non-complying
TRANS-R4	**High Trip generation at existing and proposed property accesses.**	
All Zones except Field Days, Sports	**Activity status:** Restricted Discretionary Where:	**Activity status where compliance not achieved:** N/A

and Active Recreation Zones and Camp Columba Zone	1. Any new activities or an increase of existing activities, individually or collectively on a site, generate more than 250 *vehicle movements* per day. *Note: The rule does not apply to vehicle movements associated with temporary activities or construction activities where these activities are either authorised by a resource consent or are permitted by plan rules.* **Matters of discretion:** 1. The extent to which the number, pattern and/or timing of traffic movements is likely to adversely affect the *amenity values* and character of the immediate and surrounding area. 2. The impacts on the efficiency and safety of the *transport network* and the suitability of the location for the intensity and scale of the activity, and *effects* on the safety of vehicles, and other users. 3. The location, design and construction standard of the access, and any *road* upgrading works required and ongoing *effects* on *road* maintenance as a result of the activity, and the financial contribution to them. 4. Construction *effects* and traffic movements including *effects* on *amenity values*.

Standards

TRANS-S1	On-site parking	
All Zones	1. Vehicle parking spaces, where provided, are to be designed in accordance with TRANS-Table-S1 Parking and *Access* Layouts. 2. The surface of all *vehicle parking areas* within the *urban area,* shall be sealed and all parking spaces marked. 3. Any off-street *vehicle parking area* providing for more than 5 cars shall comply with the following standards: (a) for every 20 square metres of off-street parking, one square metre of landscaping, either trees or shrubs, shall be provided. (b) off-street parking areas located adjoining or within Residential Zones, shall be provided with a solid screen 1.8 metres above the level of the parking, of a design that prevents car lights from shining onto adjoining sites.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The *effects* on the safety and functionality of the *transport network.* 2. The *effects* on the amenity of any adjoining residential site. 3. *Pedestrian* safety and amenity. 4. *Effects* on people that are mobility impaired, and whether they can safely and effectively park and enter and exit a vehicle and manoeuvre around it. 5. The extent to which the car parking area includes landscaping or other features designed to provide amenity, environmental benefits, and visual relief.

TABLE-S1 Parking and *Access* Layout



Type of Parking		Stall width (a)	Stall depth		Manoeuvre width (d)	Total depth (e)	
Parking angle	Type		From wall (b)	From *kerb* (c)		One row	Two rows
		All measurements are in metres					
90°	Nose in	2.4	5.1	4.1	7.9	13.0	18.1
		2.5			7.6	12.7	17.8
		2.6			7.2	12.3	17.4
		2.7			6.8	11.9	17.0
75°	Nose in	2.4	5.4	4.4	6.4	11.8	17.3
		2.5			5.8	11.2	16.6

		2.6			5.2	10.6	16
		2.7			4.6	10.0	15.4
60°	Nose in	2.4	5.4	4.5	4.5	9.9	15.3
		2.5			4.2	9.6	15.0
		2.6			3.9	9.3	14.7
		2.7			3.6	9.0	14.4
45°	Nose in	2.4	5.0	4.2	3.6	8.6	13.6
		2.5			3.5	8.5	13.5
		2.6			3.4	8.4	13.4
		2.7			3.3	8.3	13.3
30°	Nose in	2.4	4.3	3.7	3.0	7.3	11.6
		2.5					
		2.6					
		2.7					
0°	Parallel	2.5	Stall length 6.0		3.7	6.2	8.7

Notes

1. Parallel parking spaces (Parking angle - 0°) shall be 6.0 metres long, except where one end of the space is not obstructed in which case the length of a space may be reduced to 5.0 metres.
2. Where parking spaces are available for use by the general public a minimum width of 2.5 metres shall apply.
3. Minimum aisle and accessway widths shall be 3.0 metres for one way flow and 5.5 metres for two way flow. Recommended aisle and accessway widths are 3.5 metres for one way flow and 6.0 metres for two way flow.
4. Maximum *kerb height* = 150mm.

	5. In addition to the minimum requirements for a standard car, as shown above, a minimum stall width of 3.0 metres shall be allowed for angled disabled parking. 6. Where there are likely to be a high incidence of vehicles larger than the standard size, such as campervans or SUVs, the Council may require that to be taken into account in the size and width of parking spaces provided. Guidelines on lighting, carpark surface and other issues may be found in the Traffic Control Devices Manual Part 13 (http://www.nzta.govt.nz/resources/traffic-control-devices-manual) and should be considered in the overall scheme. 7. On-*road* parking requirements shall meet the requirements of the Traffic Control devices manual. 8. All disabled car parks shall meet a minimum stall width of 3.0m **Disabled Parking From NZS 4121** Not less than 1 accessible space per 1-20 total car park spaces Not less than 2 accessible spaces per 21-50 total car park spaces Not less than 1 accessible space for every additional 50 car park spaces	
TRANS-S2	**Minimum on-site loading**	
All Zones excluding Gore Town Centre and Mataura Local Centre Zones	1. For activities with a floor area exceeding 500 square metres, one loading bay must be provided for the largest type of service vehicle or bus that will be on-site at any one time. Except that loading is not required to be provided for *residential activities.*	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The *effects* on the safety and efficiency of the *transport network.*
TRANS-S3	***Vehicle movements***	
All Zones	1. The *vehicle crossing* is for on-site activities that individually or collectively generate less than 60 *vehicle movements* per day.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The suitability of the location, construction standard and design of the *vehicle access* and *vehicle crossing*.

		2. The *effects* on the safety and efficiency of the *transport network.* 3. The extent to which the number, pattern and/or timing of traffic movements is likely to adversely affect the *amenity values* and character of the immediate and surrounding area.
TRANS-S4	**Firefighting *vehicle access***	
All Zones	1. Where a *vehicle access:* (a) terminates more than 135 metres from a hydrant with sufficient flow for firefighting purposes at the property; or (b) A *vehicle access* is longer than 30 metres The *vehicle access* and *vehicle crossings* must be designed, constructed and maintained to provide for emergency services *vehicle access* as follows: (i) *vehicle crossing* width of at least 3.5 metres; and (ii) *carriageway* width of at least 4m; and (iii) *height* clearance of at least 4m.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The suitability of the location, construction standard and design of the *vehicle access* and *vehicle crossing*. 2. The *effects* on the safety and efficiency of the *transport network.* 3. The ability to provide an adequate and reliable firefighting *access* to a *site* and/or *structure* and gain *access* to a firefighting water supply.
TRANS-S5	***Vehicle crossing* design and construction**	
All Zones	All *vehicle crossings* shall be designed, formed, surfaced and drained to:	**Activity status where compliance is not achieved:** Restricted Discretionary.

1. Enable the 99th percentile car to use them without grounding any part of the vehicle, and have an ascending gradient of no more than 5 percent (1 in 20) within 6 metres of the closest side edge of a *footpath* or *pedestrian* through route.
2. Have a drop *kerb* design in accordance with TRANS-APP Standard Construction Drawing R03, or where necessary a slot crossing design, and a landing with a crossfall should of less than two percent across any *footpath* in accordance with TRANS-APP Standard Construction Drawing and R05 within the *urban area.*
3. Not obstruct any side *drain* and control *stormwater* and debris run-off. Where the side *drain* is of an unsuitable shape or carries flows for significant parts of the year the side *drain* shall be piped under the crossing. Pipes and end treatments shall be sized appropriately for the catchment intercepted but shall be a minimum of 200 mm diameter. Culverts shall extend a minimum of 1 m beyond the edges of the crossing.
4. Be surfaced as follows:
   (a) within the *urban area* sealed from the *carriageway* to the property *boundary* with asphalt or concrete or paving stone as approved by the Council;
   (b) within the *rural area* surfaced to the standard of the *road* surface from the *carriageway* edge to the property *boundary*. If the *access* slopes up from a sealed *road* the crossing shall be sealed for a minimum distance of 10 m from the edge of the *carriageway*.

Matters of discretion:

1. The *effects* on the safety and efficiency of the *transport network.*
2. *Pedestrian* safety and amenity.

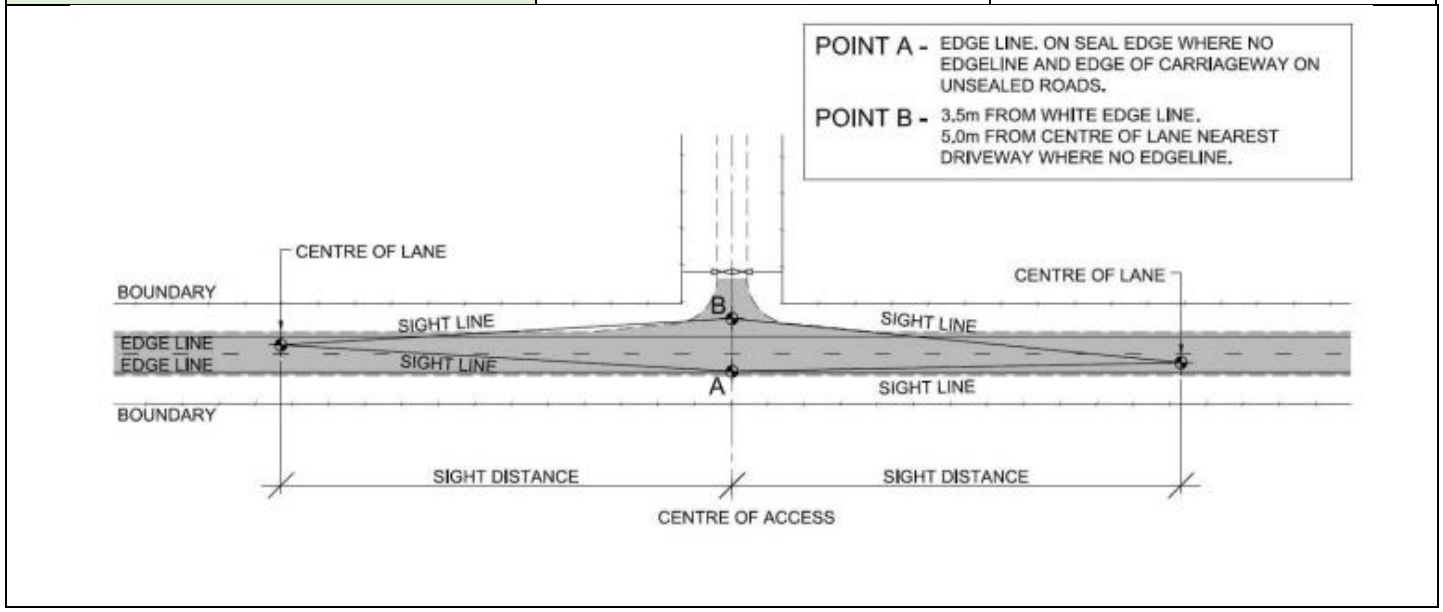
   Note: For more detailed vehicle and driveway crossing design guidance, refer to the NZTA Pedestrian planning and design guide.
3. *Stormwater* management and design, including the *effects* on *water* quality and the alteration and the *effects* of any overland flow paths.

5. Be designed and constructed in accordance with TRANS-Table-S5 and TRANS-APP Standard Construction Drawings

TABLE-S5 Required construction standards and dimensions						
	Residential	**Commercial and Industrial**		**Rural**		
		Single lane	Double lane	Private (less than 2 residential units or farm paddock)	High use or Commercial - All *roads* except State Highways or accesses on to *Rural Connectors* which are expected to have greater than 5000 daily traffic movements	Milktanker – *Interregional connectors* and *Rural Connectors* (if this is a State Highway)
Standard Construction Drawing	R03-1/R03-2	R04/R03-2		R09 – 1	R09 –2	R09 – 3
Width (m) at property *boundary* (urban) or entranceway (rural)	3	3.5	6.0	4.5	4.5	6
Width (m) at *kerb* line or edge of seal	3.5	7	9.5	Refer to drawings		

TRANS-S6	**Sight distance for *vehicle crossings***	
All Zones	1. Visibility at the *access* point (as shown in the Table-S6 diagram), measured at 1.15 metres above the ground, must comply with the sight distances specified in TRANS-Table-S6 in both directions.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The *effects* on the safety and efficiency of the *transport network.*

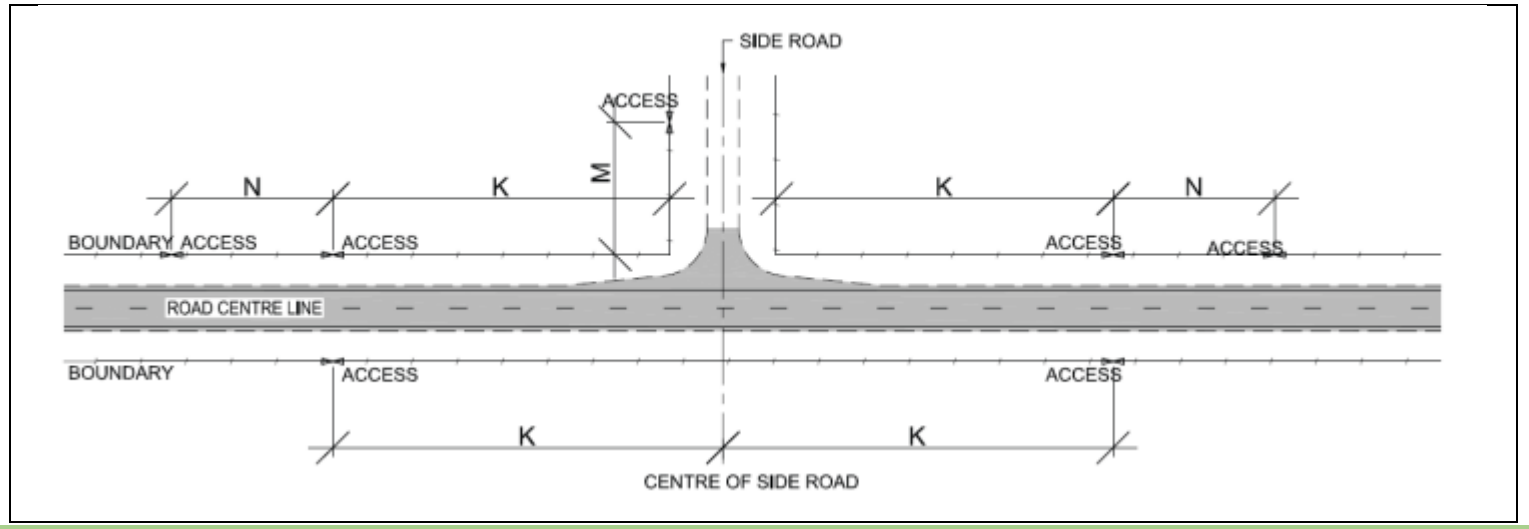
TABLE-S6 Required Sight Distances		
Posted Speed Limit (kph)	**Regional and Primary Collector *Roads* (metres)**	**Other *Roads* (metres)**
50 and less	113	55
60	140	85
70	170	105
80	203	135
100	282	210



TRANS-S7	Separation of *vehicle crossings* from intersections and other *vehicle crossings*	
All Zones	1. Each *vehicle crossing* shall be located to comply with the distances specified in TRANS-Table-S7.1 from any adjacent *vehicle crossing,* and TRANS-Table-S7.2 from any intersection (as shown in the table diagram).	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The *effects* on the safety and efficiency of the *transport network.*

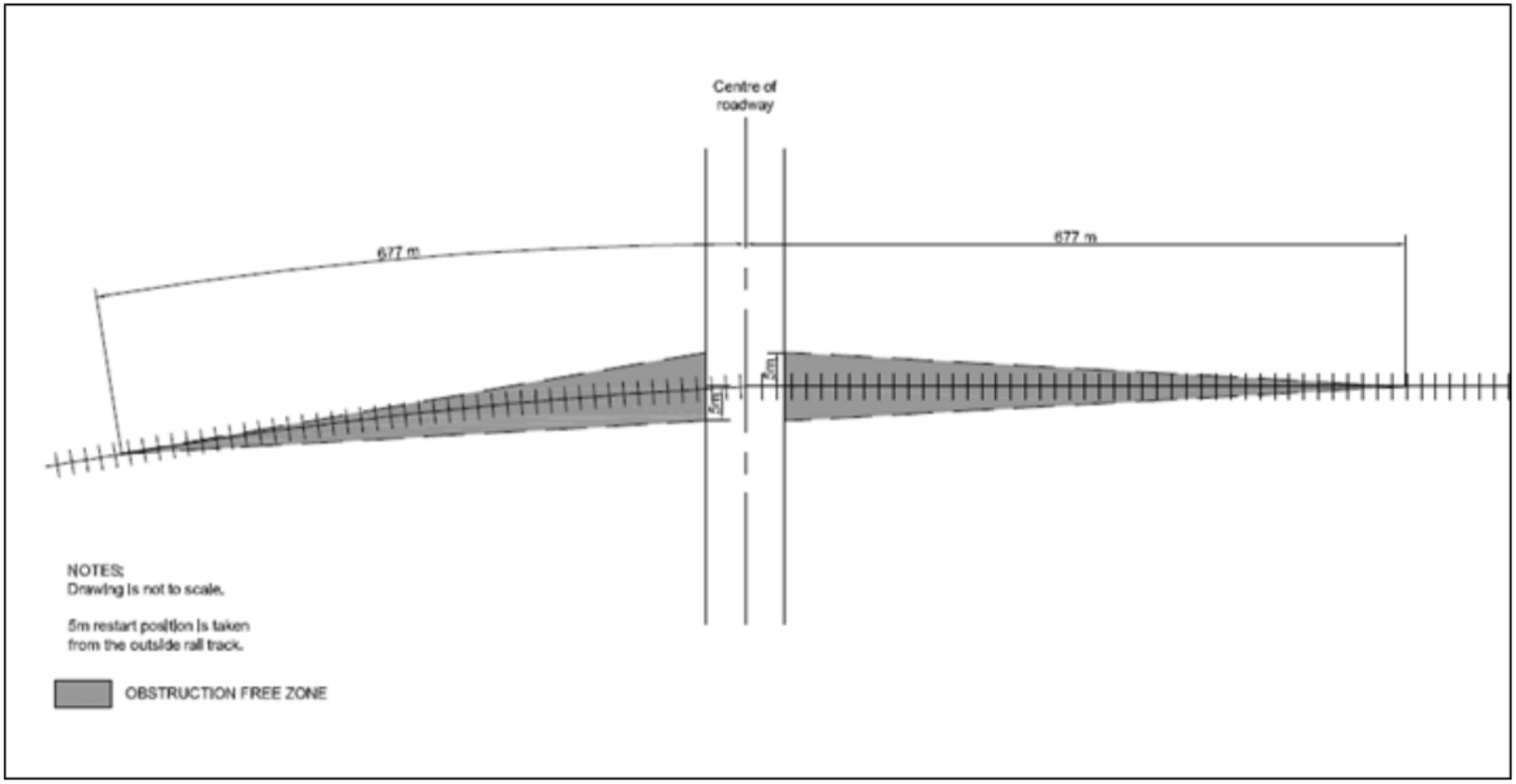
TABLE-S7.1 Required distance from adjacent *vehicle crossing*				
	State Highways and Connector *Roads* (metres)		**Other *Roads* (metres)**	
Posted Speed Limit (kph)	Urban	Rural	Urban	Rural
50 and less	7.5	-	-	-
60	7.5	-	-	-
70	7.5	40		50
80	100	100	50	50
100	200	200	50	50

TABLE-S7.2 Required distances from intersections				
	State Highways and Connector *Roads* (metres)		**Other *Roads* (metres)**	
Posted Speed Limit (kph)	Distance K	Distance M	Distance K	Distance M
50 and less	30	20	19	9
60	30	20	19	9
70	100	45	19	9
80	100	45	60	60
100	200	60	60	60



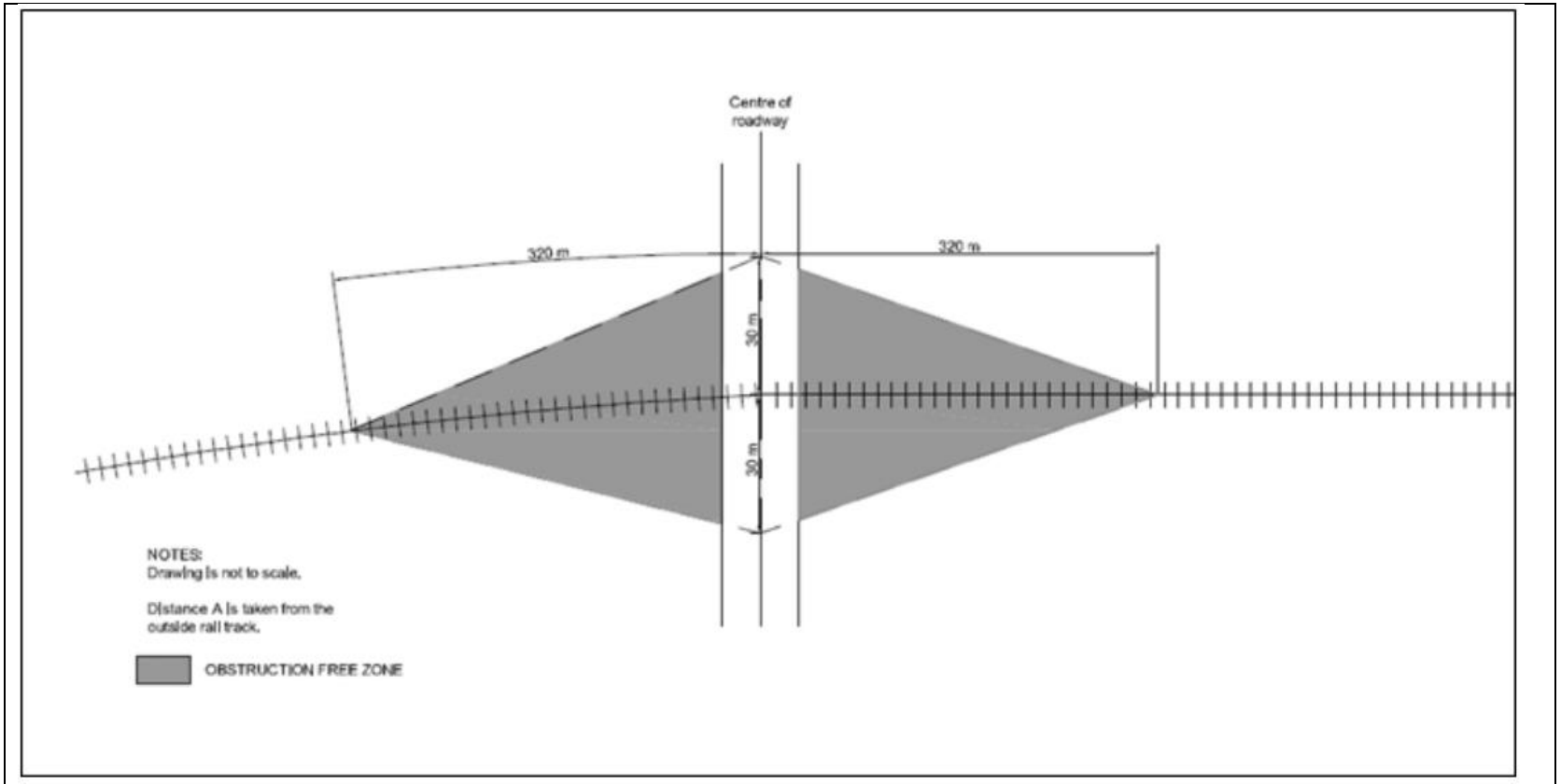
TRANS-S8	***Structures* and vegetation near level crossings**	
All Zones	1. *Buildings*, *structures*, planting or other visual obstructions must not be located within the restart or approach sightline areas of railway level crossings as shown in the shaded areas of TRANS-S8-Figure 1: Restart Sightlines and TRANS-S8 Figure 2: Approach Sightlines below.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. Any adverse *effect* on the safety of the level crossing for trains, vehicles, pedestrians and any other user of the crossing. 2. The extent to which vehicles entering and exiting the level crossing can see approaching trains.

TRANS-S8 Figure 1 Restart Sightlines



Note: Figure 1 distances shown are 677m and 5m

TRANS-S8 Figure 2 Approach Sightlines



Note: Figure 2 distances shown are 320m and 30m

TRANS-S9	***Private ways*, *private roads*, and other private accesses**	
All Zones	All private *vehicle accesses* shall be designed, formed, surfaced and drained so that: 1. The minimum dimensions are in accordance with TRANS-Table-S10.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The *effects* on the safety and efficiency of the *transport network.*

2. Turning is provided for as follows:
   (a) where the *access* serves three or more rear lots or dwelling units, a maximum 3-point turning head in the common area shall be provided at the end of the access. Circular, L, T, or Y shaped heads are acceptable with the dimensions shown in TRANS-S9 Figure 1; or
   (b) where the *access* serves fewer than three lots or dwelling units, turning heads in the common area are not required where it can be shown that adequate turning area is available within each lot or private area.
3. Centre line grades are not:
   (a) steeper than 1 in 5, except that gradients of 1 in 4.5 may be used over straight lengths of *access* for a distance of up to 20m.
   (b) steeper than 1 in 20 for the first 6 metres of any residential access.
   (c) steeper than 1 in 8 for at least 5m and up to the length of the transition required by the largest type of vehicle that will use the *access* on a regular basis for a non-residential accesses.
   (d) less than 1 in 250.
4. Passing is provided for as follows:
   (a) at least every 50 m; or
   (b) up to 100 m spacing where visibility is available from bay to bay within the *rural area;* and

2. Whether the *access* design will have any adverse *effects* on the ease and safety of vehicle manoeuvres.
3. Any adverse *effects* on *amenity values* of other users or neighbouring properties.
4. Any impacts on public waste collection and on-street parking.
5. *Stormwater* management and design, including the *effects* on *water* quality and the alteration and the *effects* of any overland flow paths.

For each passing area the *access* shall be widened to not less than 5.5 m over a 15 m length.

5. The access is shaped with either crown or crossfall of not less than 2%.

6. It does not obstruct any roadside *drain*, and control *stormwater* and debris run-off on to or off the *road* and away from *buildings*, and where:

   (a) all shared urban accesses shall be surfaced and have their edges defined by a structural edge, and all *stormwater* shall *discharge* via an appropriately sized and designed *stormwater* system.

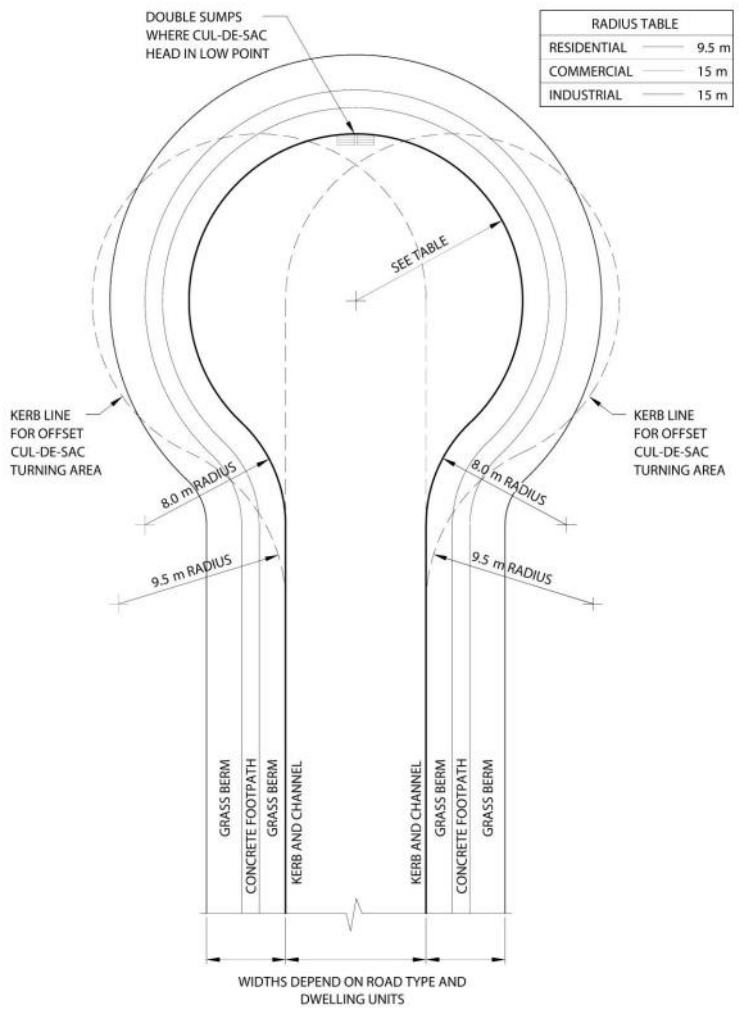
   Acceptable surfacing for accesses includes asphaltic concrete (25 mm minimum thickness), chipseals, in situ concrete or concrete pavers.

   (b) rural accesses shall be formed with edge *drain*s along the sides of the access. The *drain*s shall be located a minimum of 1m from each side of the access. Rural side *drain*s may *discharge* directly to the roadside *drain*, or where accesses pass over the side *drain* they shall be provided with a culvert with a size appropriate for the design flow.

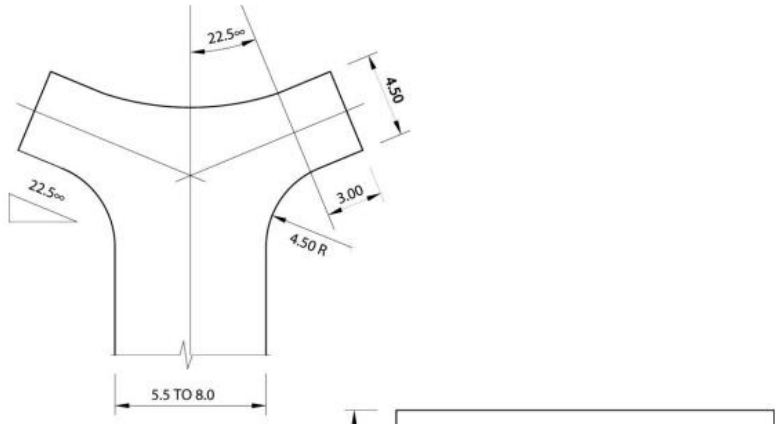
   (c) commercial and industrial accesses shall *drain* from their sumps through a lead directly or through a *stormwater* treatment device to a public *stormwater* main.

TRANS-S9 Figure 1 Turning heads

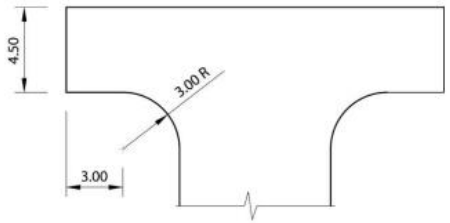
Circular turning head



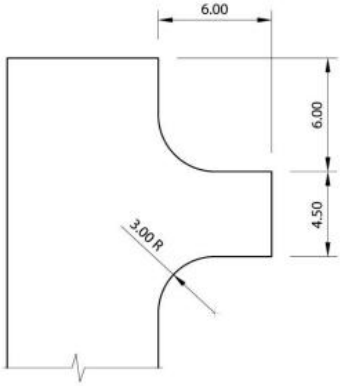
L, T, or Y shaped turning heads



Y TURNING



T TURNING



L TURNING

ONLY FOR USE WHERE THE STANDARD CIRCULAR HEAD IS UNSUITABLE OR WHERE APPROVED BY THE TA

ALL DIMENSIONS ARE IN METRES

TRANS-S10	***Road* design requirements**	
All Zones	All *roads* shall be designed, formed, surfaced and drained so that: 1. The minimum dimensions are in accordance with TRANS-Table-S10 and TRANS-APP Standard Construction Drawings. 2. Provision is made for passing as follows: (a) on one lane two-way urban *carriageways* - every 50 m and at corners; (b) at all *rural road* intersections; and (c) in the case of a Cul-de-sac, Right of Way or other shared *vehicle accesses* 6.0 metres or less in width: (i) where it serves more than one *allotment* and is longer than 100m; or (ii) unrestricted visibility is not available over its full length; or (iii) where it serves four or more *allotments* then it shall have a minimum width of 6.0 metres for a distance of 10 metres from the *road boundary.* Each passing area shall be a minimum 2.1m by 6m with appropriate entry and departure tapers outside of the *movement lane.* 3. Road lighting is designed and installed for all new *roads* in accordance with the relevant standards, and new lighting designs or replacement luminaires must be LED on all *roads* administered by the Council. *Note: For more detailed lighting design standards, refer to the AS/NZS 1158 Lighting for Roads and Public Spaces and*	**Activity status where compliance not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The *effects* on the safety and efficiency of the *transport network.* 2. Whether the *road* design will have any adverse *effects* on the ease and safety of vehicle manoeuvres. 3. Any impacts on service provisions, public waste collection and on-street parking. 4. Whether the design provides for improved connectivity, amenity and safety for pedestrians and cyclists . Note: For more detailed design guidance and user safety, refer to *crime prevention through environmental design (CPTED)* principles. 5. *Stormwater* management and design, including the *effects* on water quality and the alteration and the *effects* of any overland flow paths. 6. Impacts on Ngāi Tahu cultural values, including those listed in the *Mana Whenua* chapter MW-2.3 *Mana Whenua* & Te Taiao Cultural Values.

NZTA M30 Specification and Guidelines for Road Lighting Design.

4. Cyclists are provided with separate *movement lanes* if identified in a local or regional cycle network.

5. *Footpath*s and cycle paths are designed and constructed in accordance with TRANS-APP Standard Construction Drawings, and with permanent surfacing within the *urban area*.

   Note: For more detailed pedestrian design guidance, refer to the NZTA Pedestrian planning and design guide.

6. The centre line gradient of a public *road* shall not be steeper than 1 in 8, or less than 1 in 250.

7. All *roads*, including *footpaths* and cycleways, are adequately drained in accordance with good engineering practice, and designed to account for *stormwater* and keep potential *groundwater* below structural pavement layers.

8. Cul-de-sac *roads* are designed in accordance with Figure 1 TRANS-S9, and a *pedestrian* link shall be provided at the end of the urban cul-de-sac *roads*. The *pedestrian* link shall be designed so that it is:
   (a) direct and no greater than two properties long;
   (b) have a legal width of at least 5.5m wide;
   (c) *boundary fences* have a maximum *height* of 1.2m; and
   (d) provided with *pedestrian* level lighting.

TABLE-S10 Road design requirements								
Street Type	**Units Served**	**Traffic (AADT)**	**Parking Lanes**	**Traffic Lanes**	***Carriageway* Width**	**Formed Shoulder Width**	***Footpaths***	**Minimum reserve width**

			All measurements are in metres					
SEALED *ROADS*								
Commercial and Industrial								
Interregional, *Rural* and *Urban Connectors*		500+	2 by 2.5	2 by 3.5	12		2 by 1.4	20
Activity Streets and *Peri-urban Roads*		100-499	1 by 2.5	2 by 3.5	9.5		2 by 1.4	20
Local Streets and *Rural Roads*		0-99	2 by 2.5	1 by 3	8		2 by 1.4	17
Urban Residential								
Urban Connectors	>100	500+	2 by 2.5	2 by 3.5	12		2 by 1.4	20
Activity Streets and *Peri-urban Roads*	21-100	100-499	2 by 2.5	2 by 3	11		2 by 1.4	20
Local Streets	50 max	0-99	2 by 2.5	1 by 3	8		2 by 1.4	20
Cul-de-sac or RoW	20 max		1 by 2.5	1 by 3.5	6		1 by 1.4	15
Private RoW	1 to 3				3.0			3.5 Note 4
	4				3.0			4.0
	5				3.0			4.5
	6				5.0			5.0
Rural and Rural Lifestyle								
Inter-regional Collectors		500+		2 by 3.5	7.5			
Rural Connectors		100-499		2 by 3.0	7.0			
Rural Roads	<100	0-99			6.5	1	1 by 1.4	20
Long Cul-de-sac	10-20 max				5.5	1	1 by 0.9	15
Short Cul-de-sac	<5				5	0.75	Nil	12
Private RoW	Up to 5			1 by 3	4	0.5	Nil	6
UNSEALED ROADS								
Rural Roads		100+			6.5+		Nil	
Rural Roads - Local		0-99			4.5-6.5		Nil	

	Rural Roads - Track					*Site* specific	Nil		
	Notes								
	1. Urban/Rural definition is based on speed limit, i.e., urban *roads* are those with a speed limit of 70 kph or less, rural is greater than 70 kph 2. *Carriageway* width is defined as *kerb* face to *kerb* face in urban situations. 3. The minimum reserve width of an *access* serving a single household unit may be reduced to 3 metres if the driveway has unrestricted visibility and the length does not exceed 30 metres								

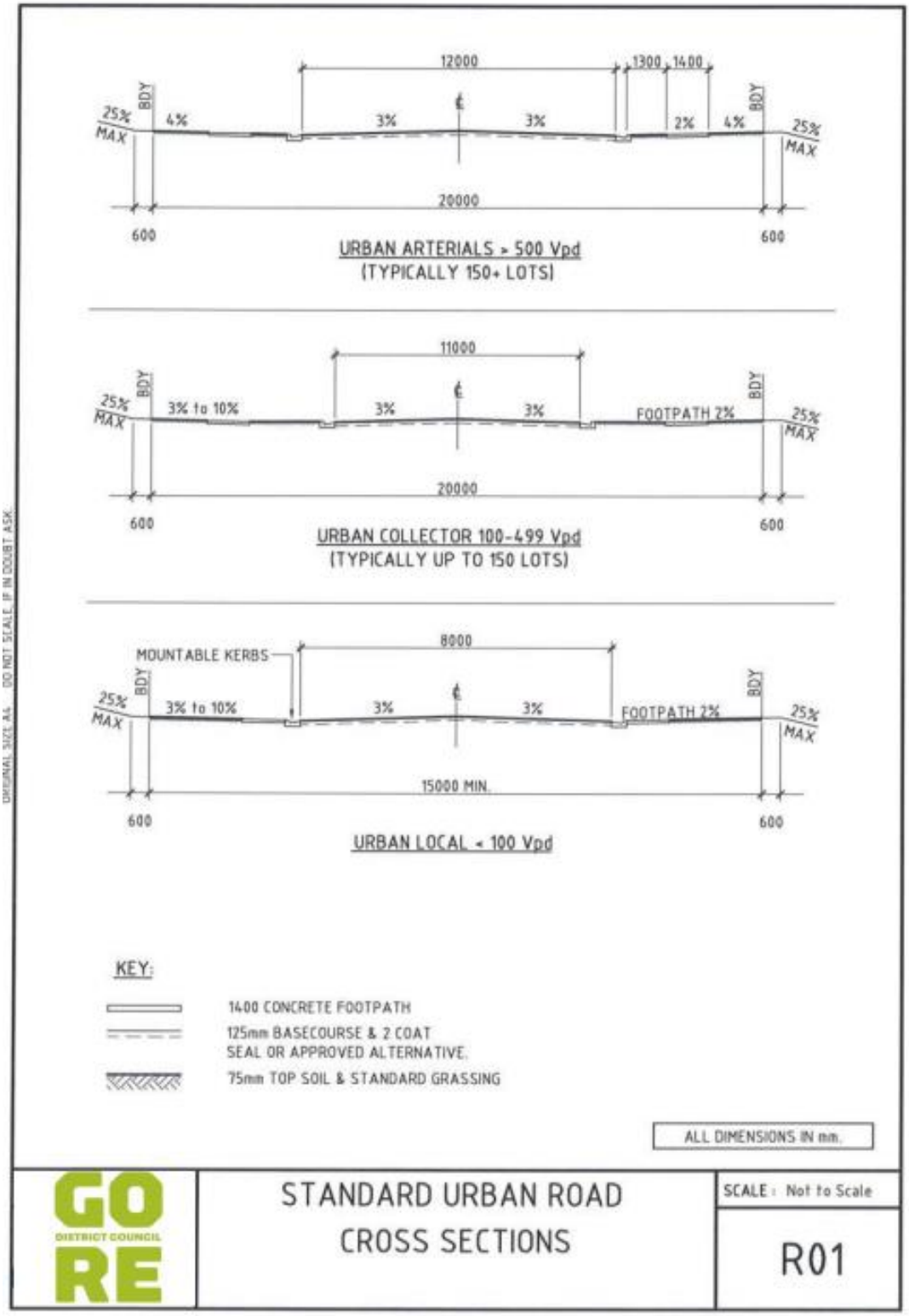
TRANS-S11	***Road* intersections**	
All Zones	All *road* intersections shall be designed, formed and surfaced so that: 1. All *carriageways* are sealed for the first 20m from the intersection with another *road.* 2. The angle of a *road* intersection is 90°. 3. The *kerb* radius for *road* intersections are: (a) 9m for all *roads* not included in (b) below; (b) for all major intersections, including an *interregional connector*, *Urban Connector* or *Activity Street*, and those in *rural areas*, industrial or commercial areas, shall have a minimum *kerb* radius of 15 m. 4. Sight lines at intersections are protected by corner visibility splays as follows: (a) outside residential areas in all other 50 kph or lower speed environments - corner splays shall be 4m. (b) all major intersections, described in 3 (b) above shall have corner splays of 6 m. The visibility splays are the triangular shaped area that extends over the corner of the adjoining lot, where the above distance is measured along both boundaries. Within	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** *1.* The *effects* on the safety and efficiency of the *transport network.* 2. Whether an intersection angle of not less than 70° can be justified by other constraints.

these areas any *structures*, objects and vegetation shall not exceed 1.2 metres in height, other than *fences* of open wire construction.

5. Intersections between *Interregional connector*, *Urban connector* and *Rural Connector roads* shall be a minimum distance of 150 m apart, centre line to centre line.

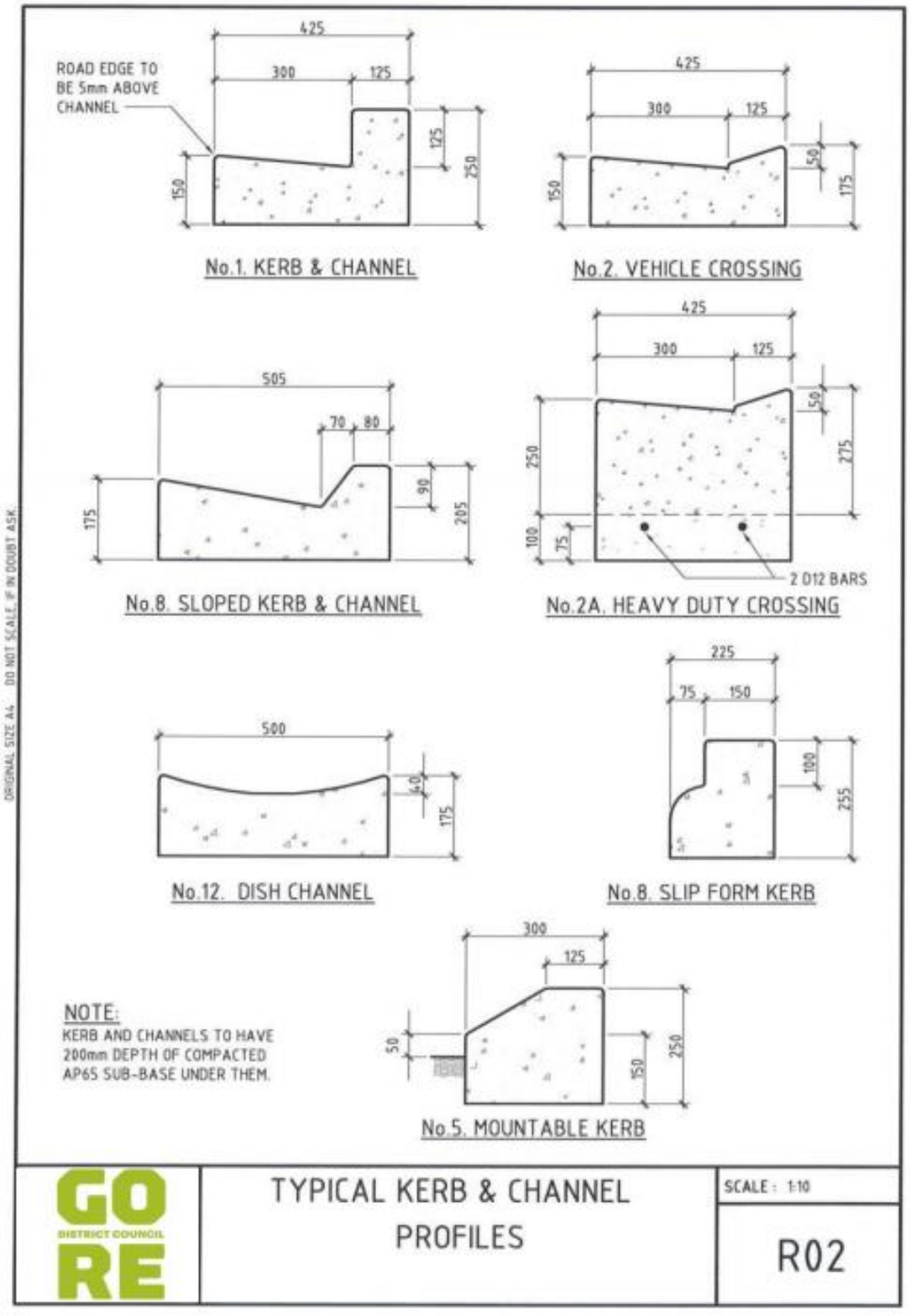
Standard Construction Drawings

R01 Standard Urban Road Cross Sections



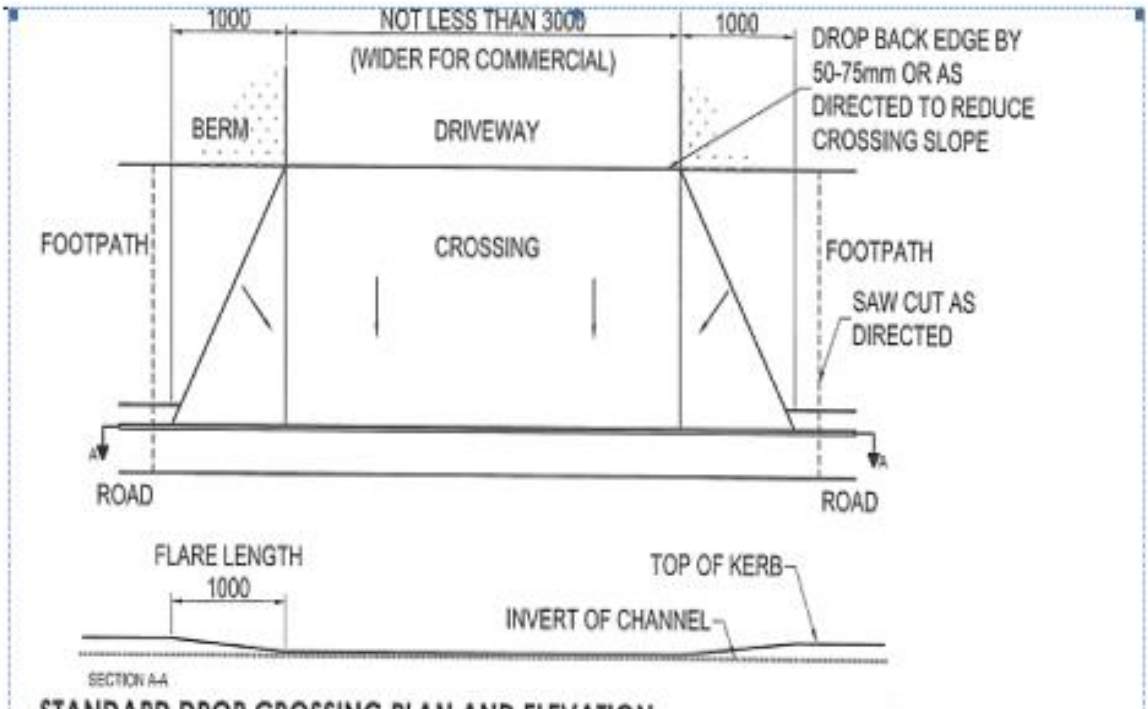
Standard Construction Drawings

R02 Typical Kerb and Channel Profiles



Standard Construction Drawings

R03 Vehicle Crossings Residential

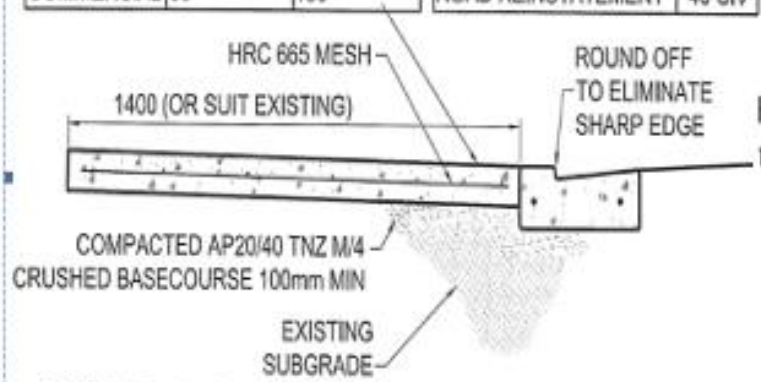


STANDARD DROP CROSSING PLAN AND ELEVATION

1:50

CROSSING LOCATION	ASPHALT THICKNESS	CONCRETE THICKNESS
DOMESTIC	50	100
COMMERCIAL	60	150

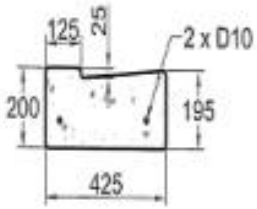
MINIMUM BASECOURSE COMPACTION REQUIRED	
UNDER CONCRETE	20 CIV
ROAD REINSTATEMENT	40 CIV



STANDARD DROP CROSSING SECTION

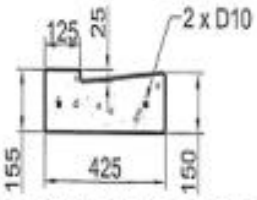
1:20

REQUIREMENTS:.



HEAVY DUTY DROP CROSSING

1:20



STANDARD DROP CROSSING

1:20

GORE DISTRICT COUNCIL

STANDARD DROP CROSSING DETAILS

SCALE: Not to Scale

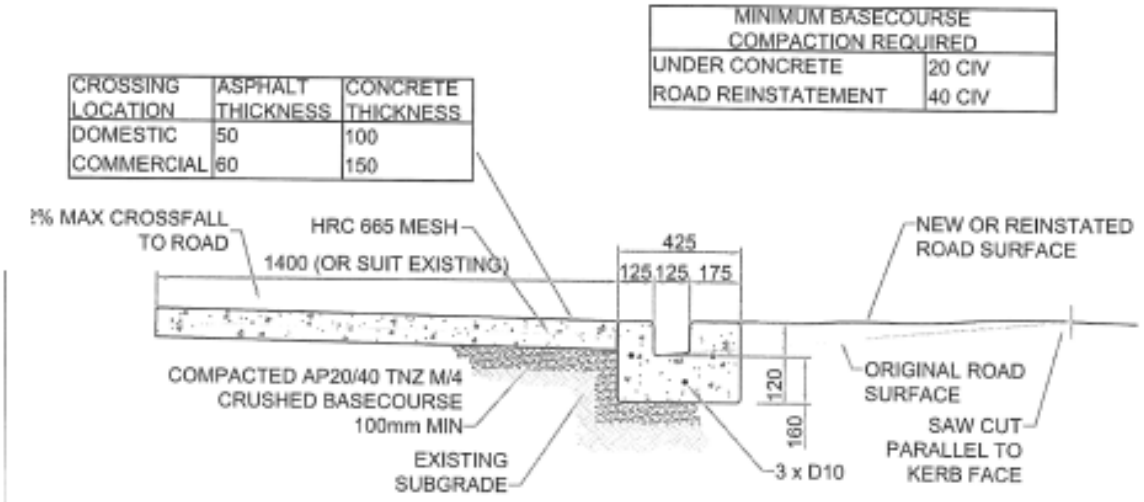
R03-1

Standard Construction Drawings

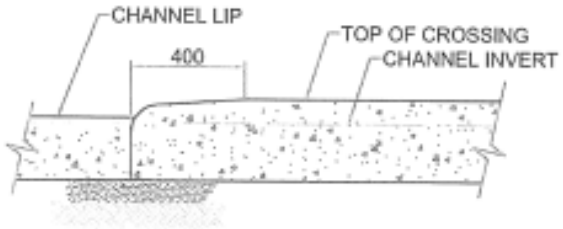
R03-2 Standard Slot Crossing Detail

CROSSING LOCATION	ASPHALT THICKNESS	CONCRETE THICKNESS
DOMESTIC	50	100
COMMERCIAL	60	150

MINIMUM BASECOURSE COMPACTION REQUIRED	
UNDER CONCRETE	20 CIV
ROAD REINSTATEMENT	40 CIV



STANDARD SLOT CROSSING SECTION
1:20



LONG SECTION ALONG CHANNEL LIP
1:20

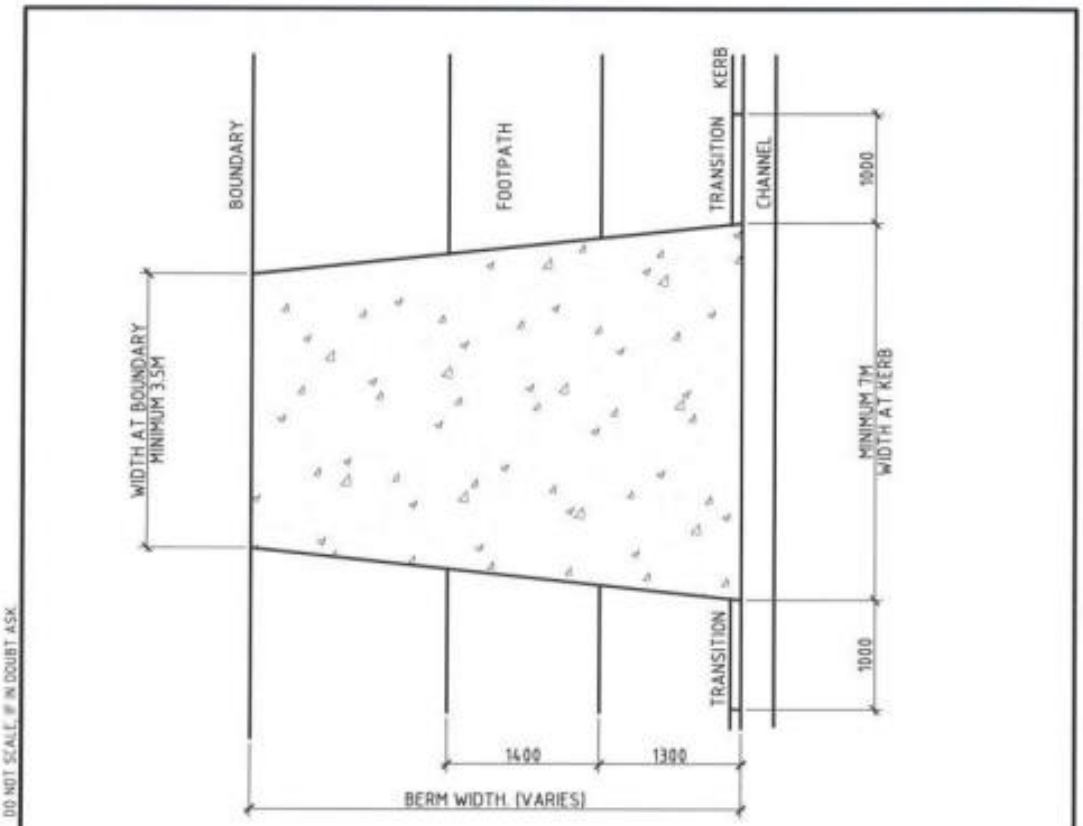


HEAVY DUTY SLOT CROSSING REINFORCING DETAIL
1:20

GORE DISTRICT COUNCIL	**Standard Slot Crossing Detail**	**Not To Scale** R03-2

Standard Construction Drawings

R04 Vehicle Crossing Commercial/Industrial



ORIGINAL SIZE A4 DO NOT SCALE, IF IN DOUBT ASK

NOTES

1. THE CONCRETE SHALL BE 150mm THICK AND REINFORCED WITH 665 MESH, CENTRALLY PLACED.
2. THE CONCRETE SHALL HAVE A MINIMUM CRUSHING STRENGTH OF 20 MPa AT 28 DAYS AND SHALL COMPLY WITH NZS 3124:1987.
3. CHANNEL CROSSING TO BE HEAVY DUTY, REINFORCED WITH 2 D12 BARS.
4. SUB-BASE TO BE A MINIMUM COMPACTED DEPTH OF CRUSHED GRAVEL AS FOLLOWS :

CBR	DEPTH (MM) OF AP40/AP20
3	90
5	65
7	40
10	40

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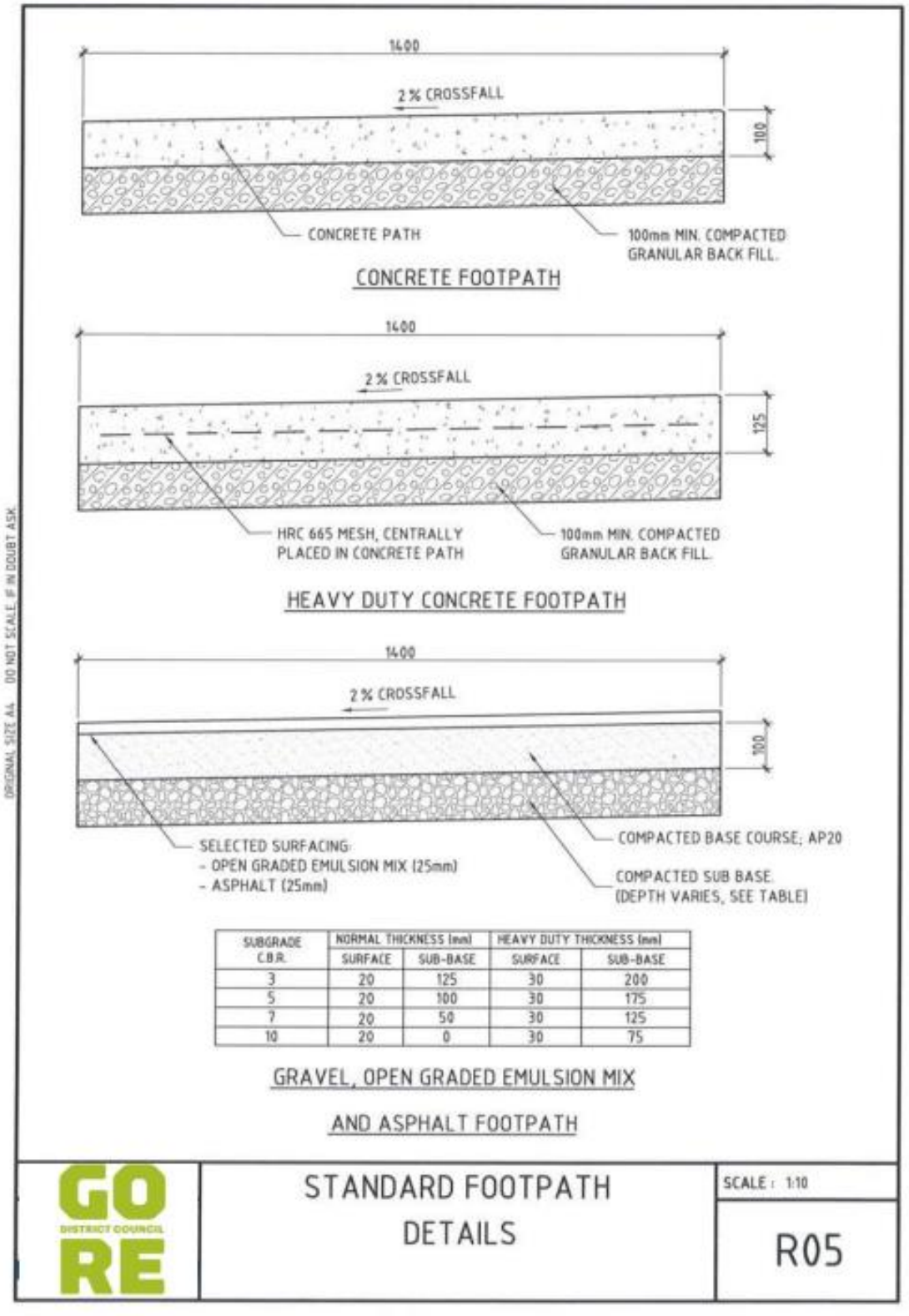
VEHICLE CROSSING
COMMERCIAL/INDUSTRIAL

SCALE : Not to Scale

R04

Standard Construction Drawings

R05 Standard Footpath Details



SUBGRADE C.B.R.	NORMAL THICKNESS (mm)		HEAVY DUTY THICKNESS (mm)	
	SURFACE	SUB-BASE	SURFACE	SUB-BASE
3	20	125	30	200
5	20	100	30	175
7	20	50	30	125
10	20	0	30	75

GRAVEL, OPEN GRADED EMULSION MIX

AND ASPHALT FOOTPATH

GORE DISTRICT COUNCIL

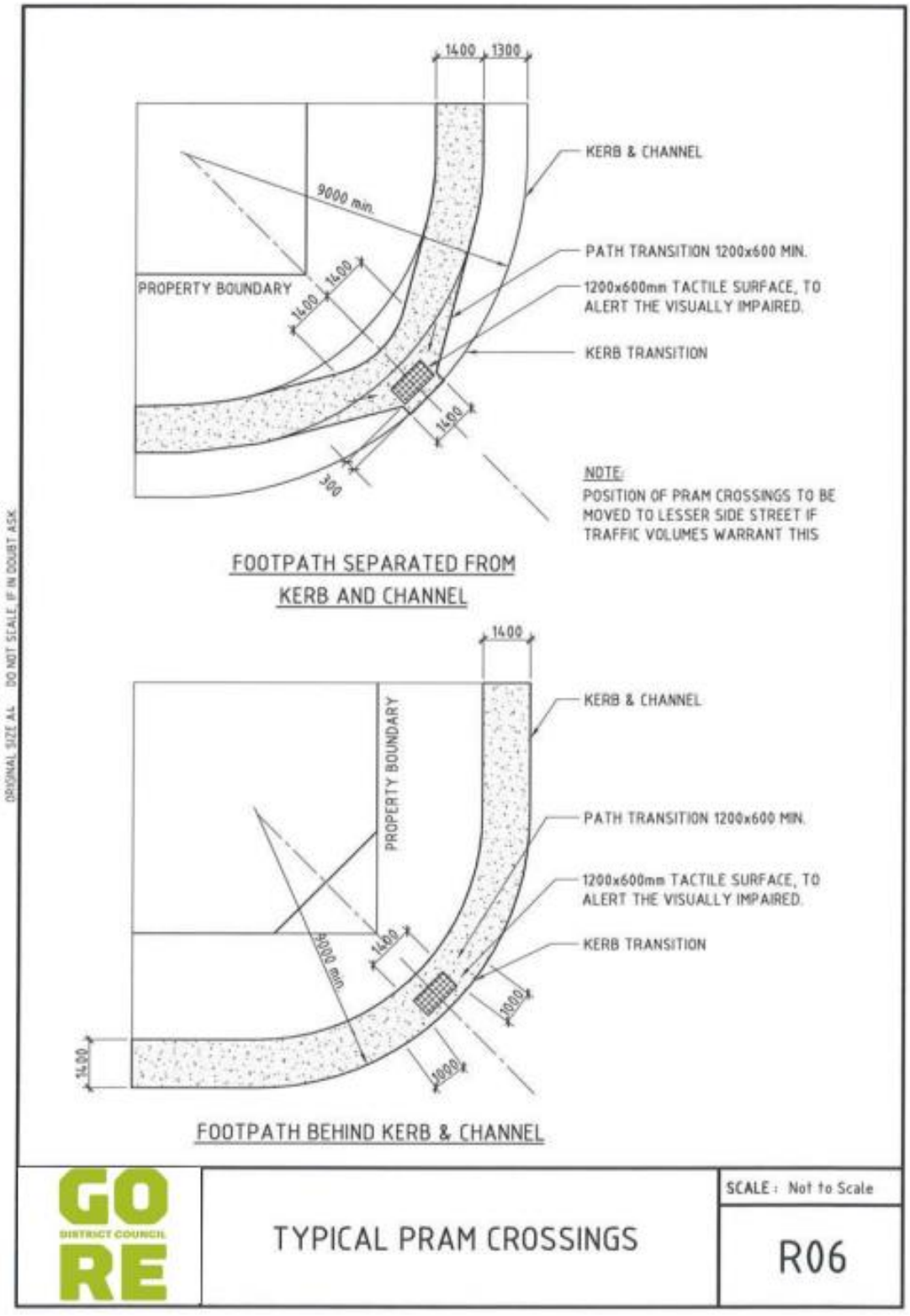
STANDARD FOOTPATH DETAILS

SCALE : 1:10

R05

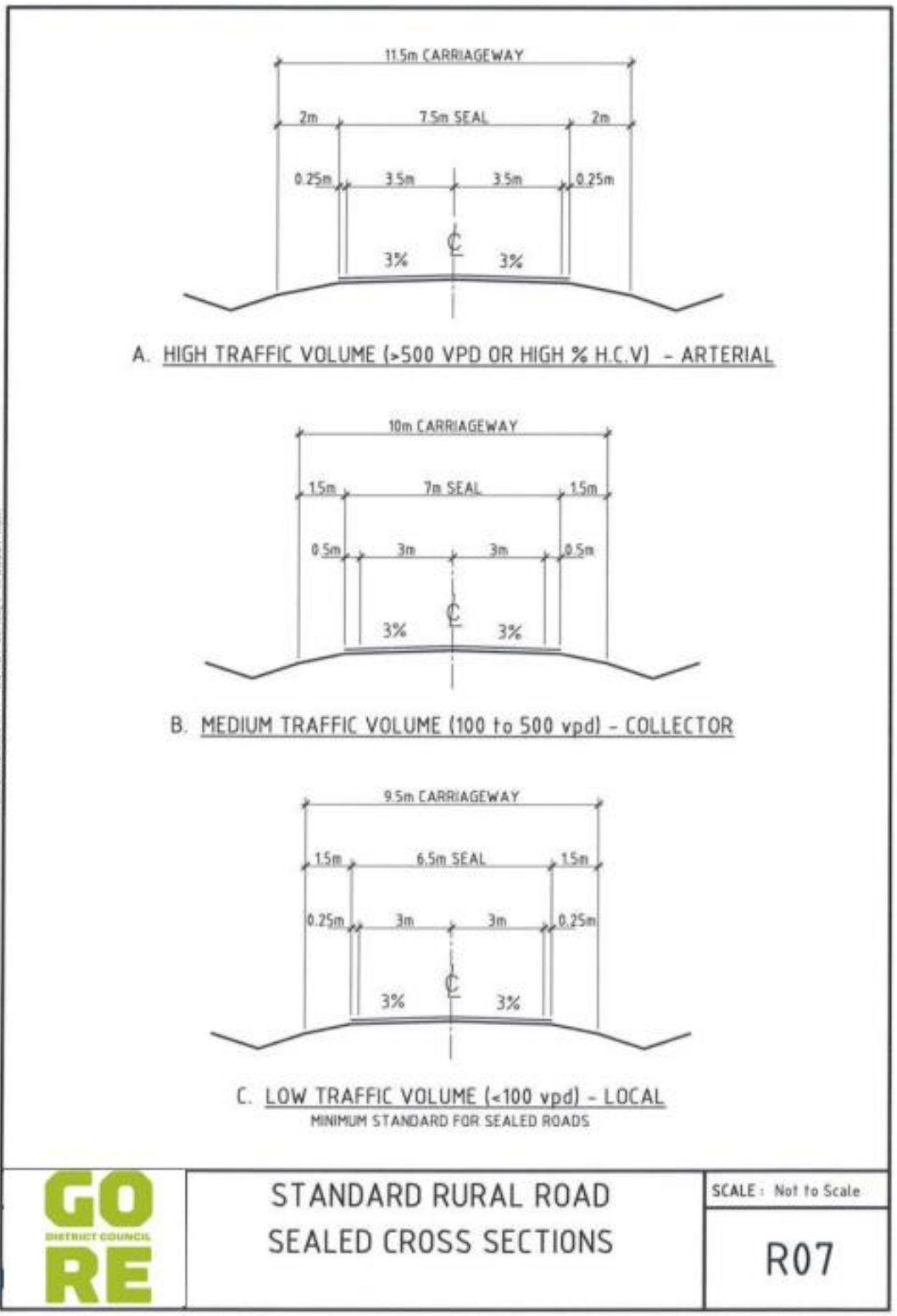
Standard Construction Drawings

R06 Typical Pram Crossings



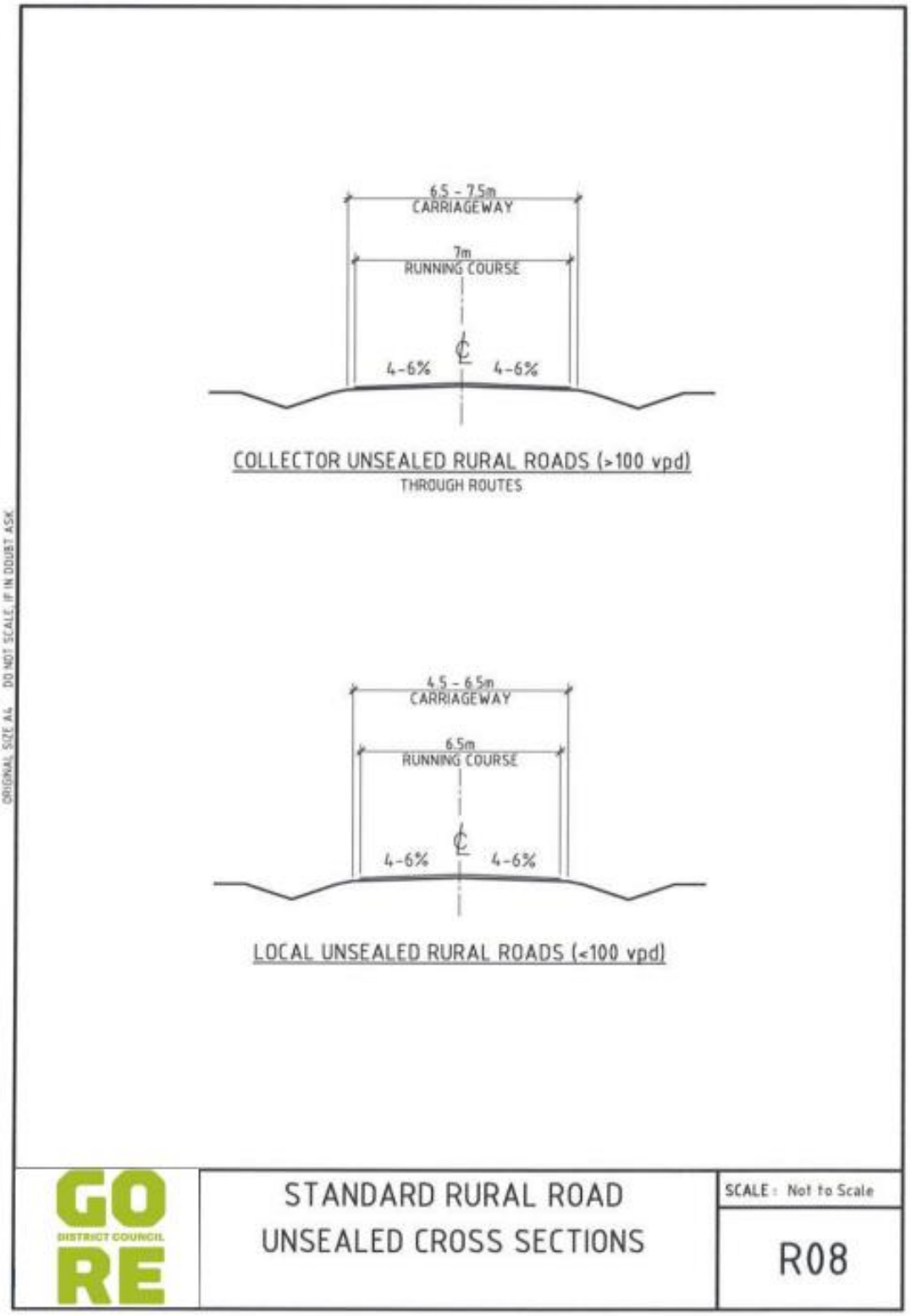
Standard Construction Drawings

R07 Standard Rural Road Sealed Cross Sections



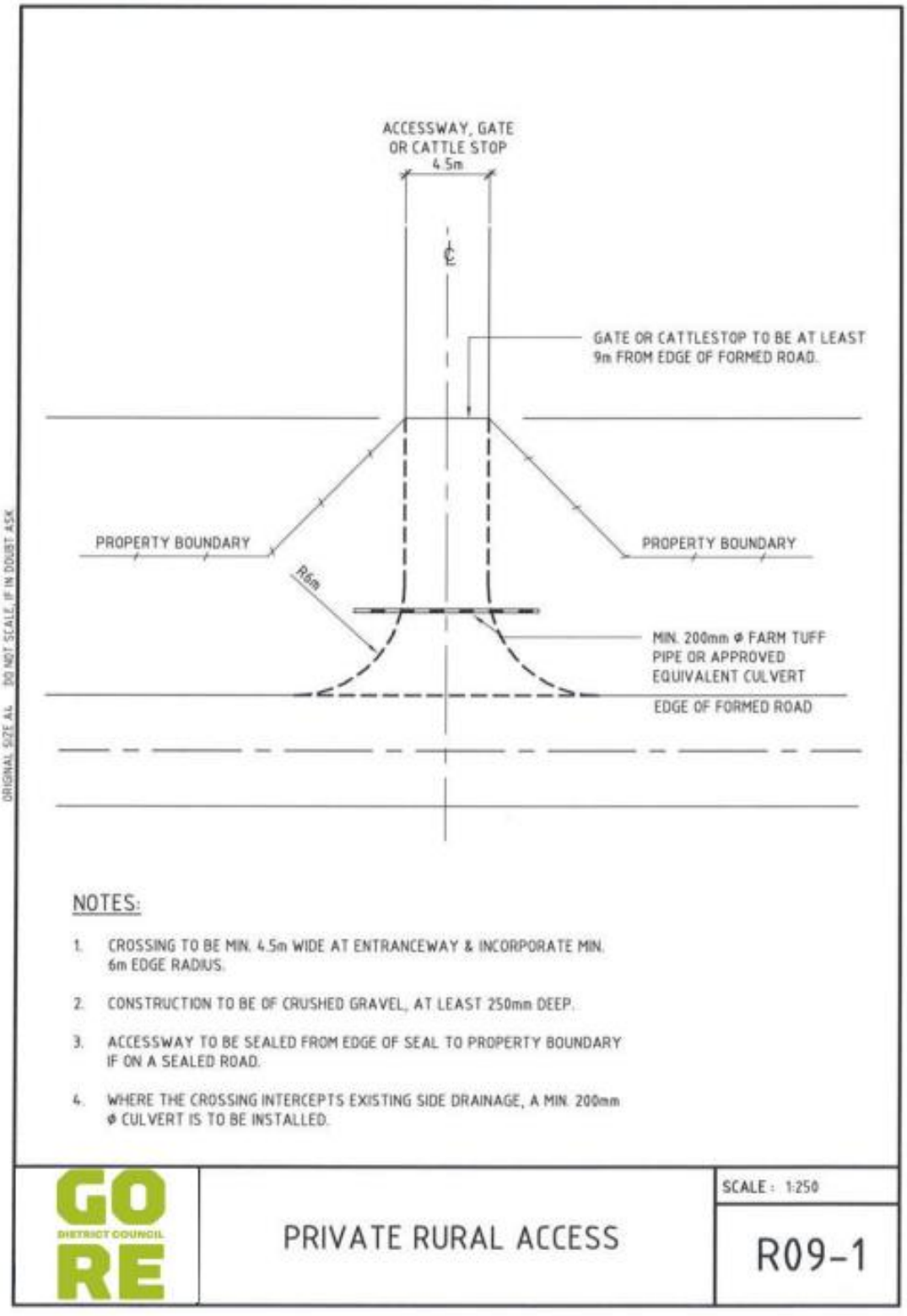
Standard Construction Drawings

R08 Standard Rural Road Unsealed Cross Sections



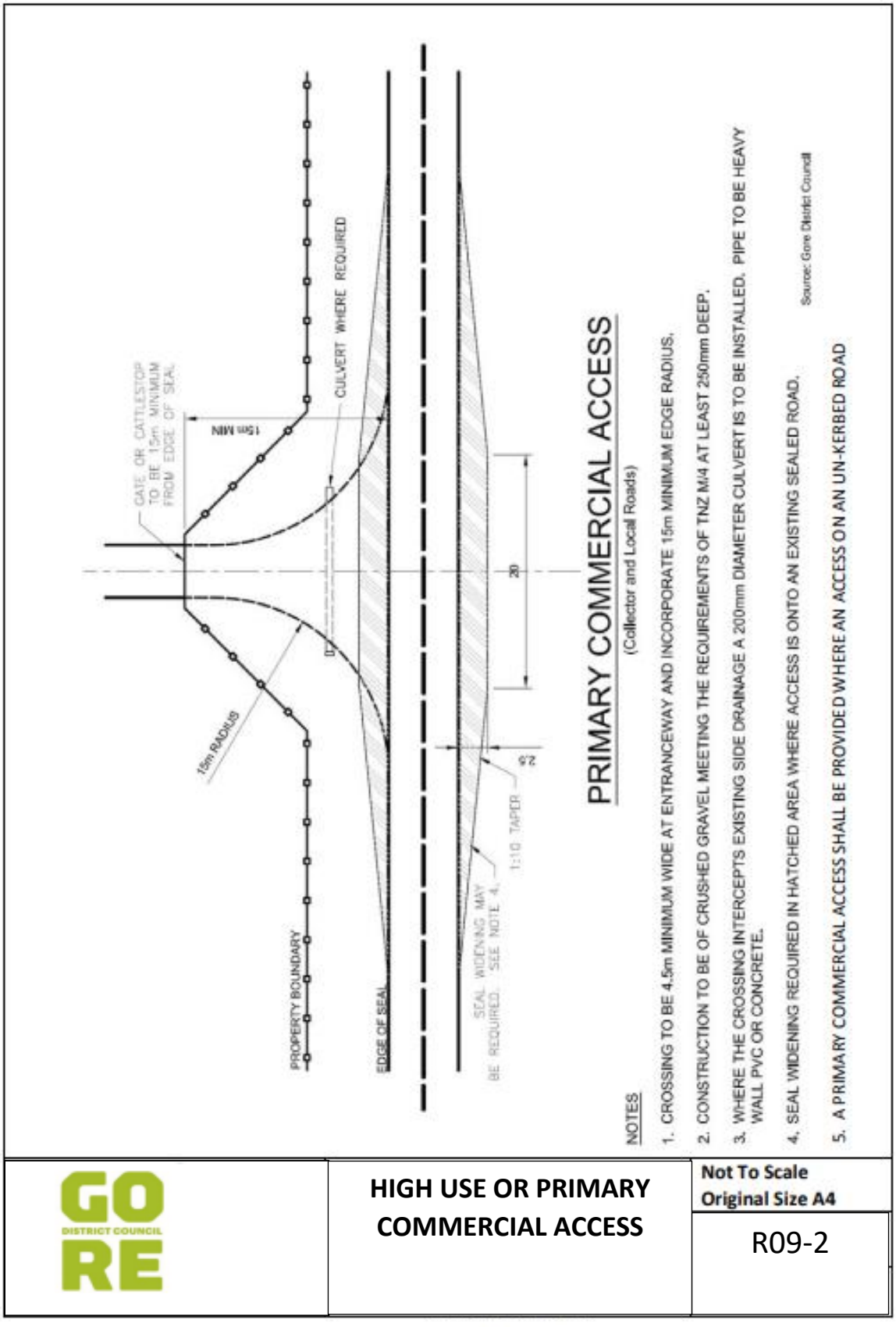
Standard Construction Drawings

R09-1 Private Rural Access



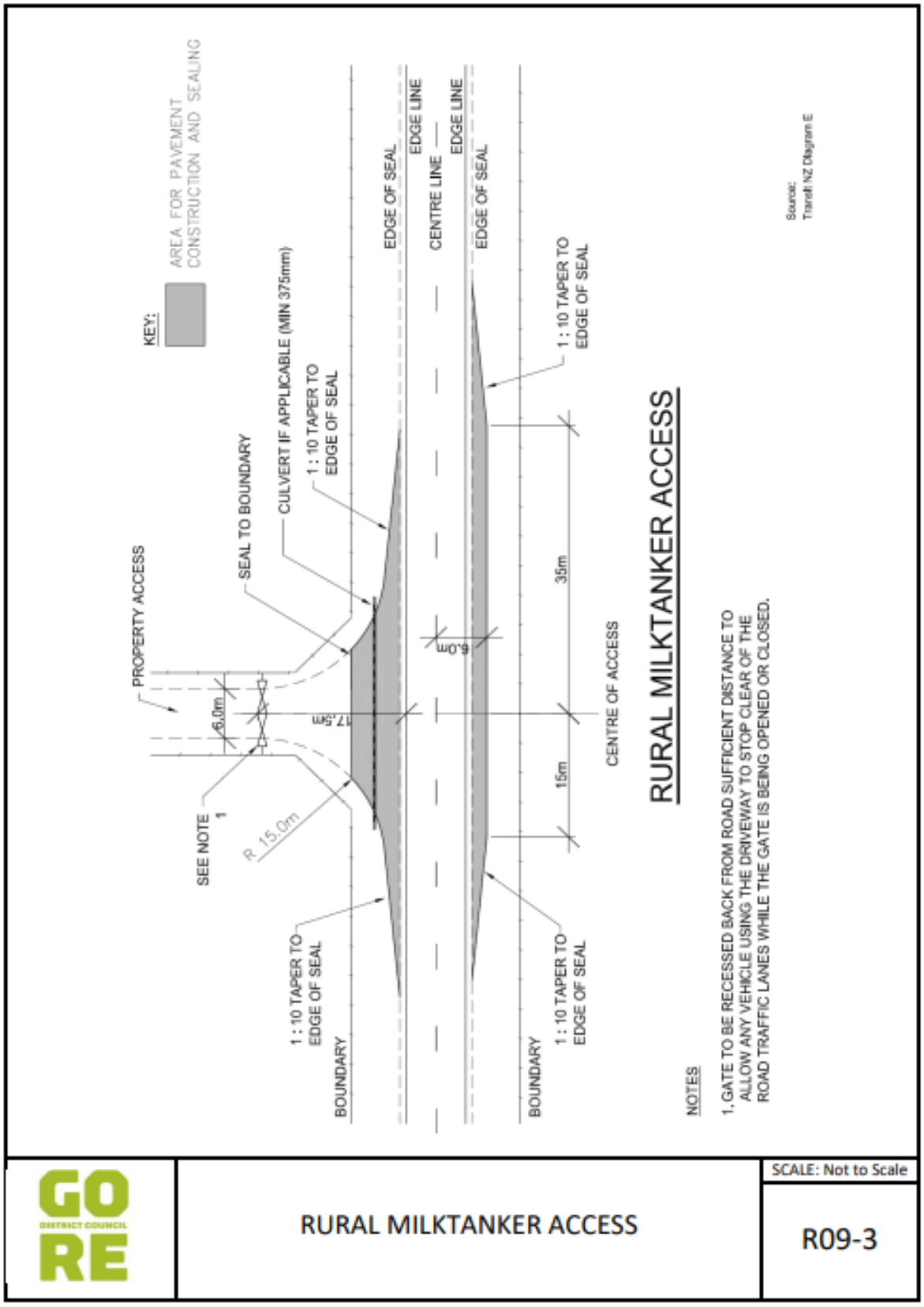
Standard Construction Drawings

R09-2 High Use or Primary Commercial Access



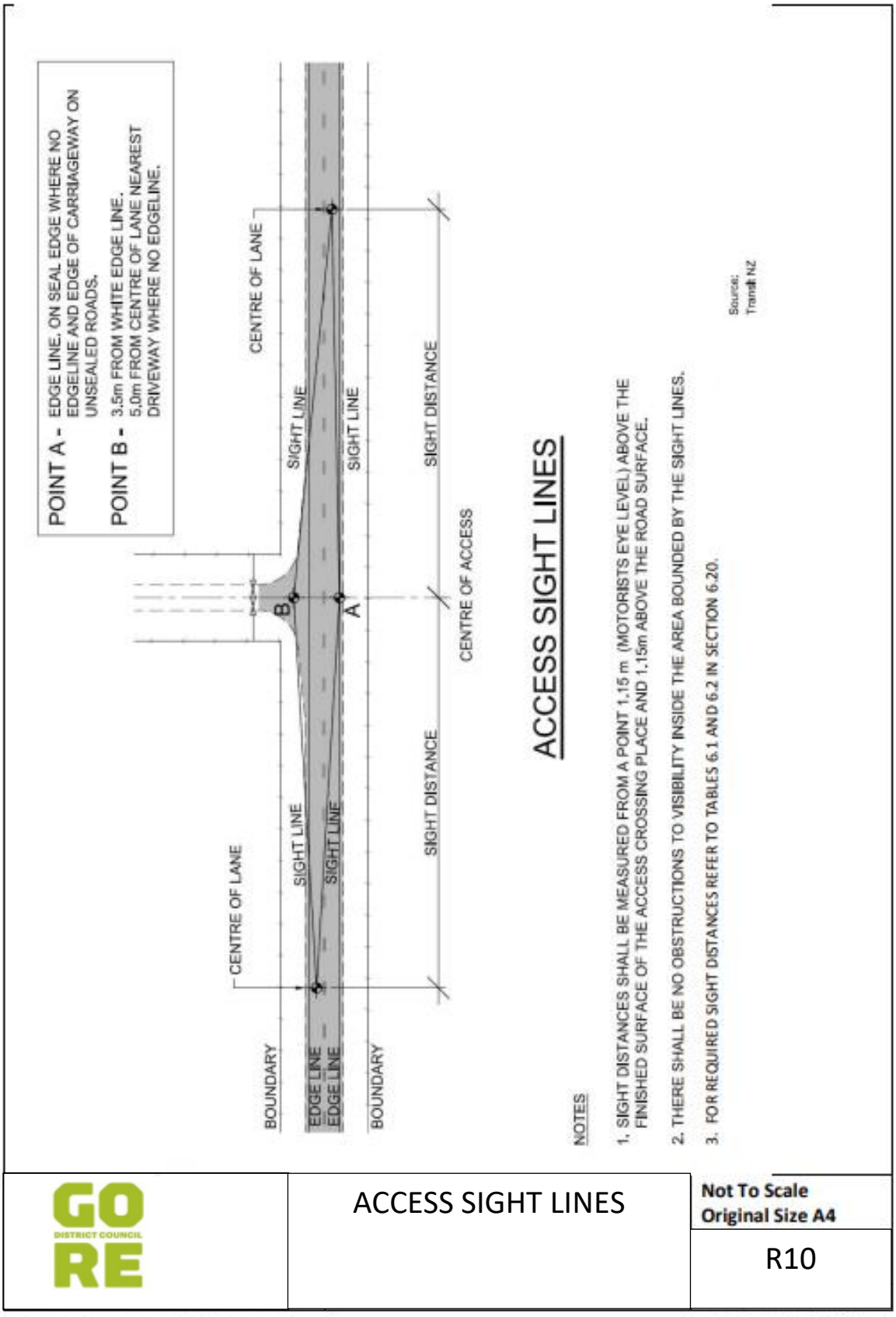
Standard Construction Drawings

R09-3 High Use Commercial Access on Arterial Routes



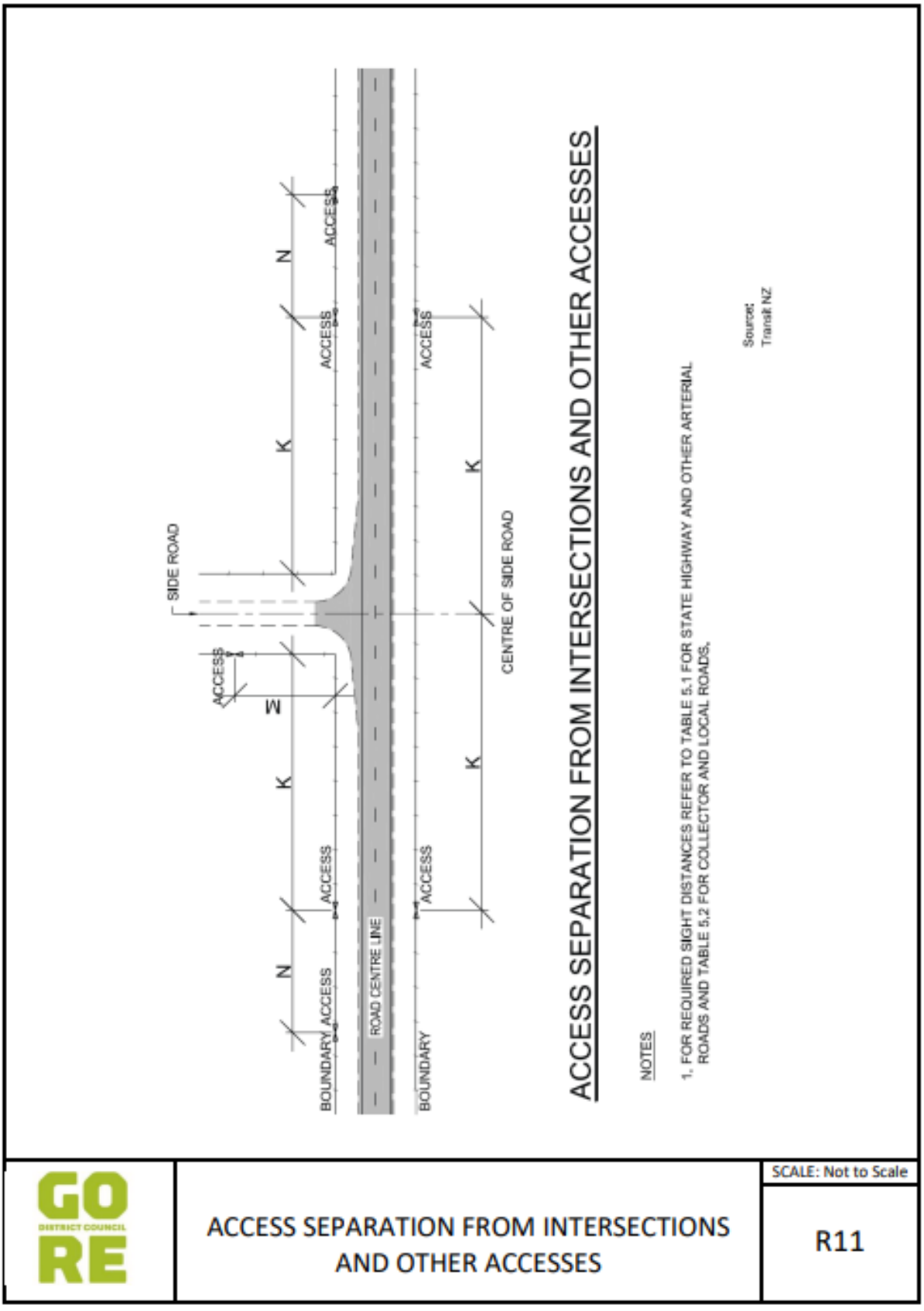
Standard Construction Drawings

R10 Access Sight Lines



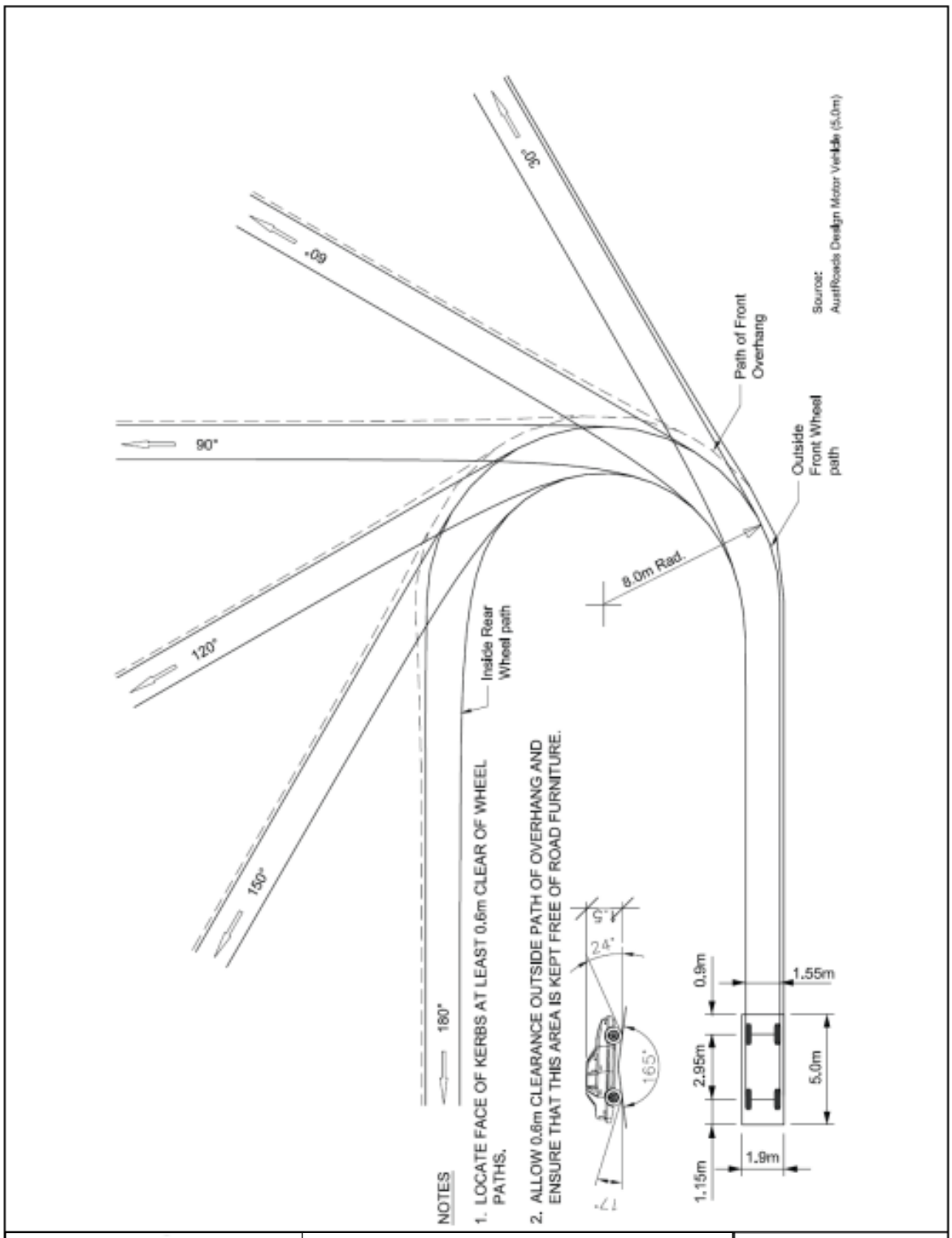
Standard Construction Drawings

R11 Access Separation From Intersections and Other Accesses



Standard Construction Drawings

R12 Swept Path and Design: 90 Percentile Car



GO RE DISTRICT COUNCIL	**Swept Path and Design: 90 Percentile Car**	**Not To Scale** **Original Size A4** **R12**

CONTAMINATED LAND - CL

Overview

Contaminated land may be associated with past activities, for example, the manufacture and use of pesticides, timber treatment and sheep dipping. *Land* may also be contaminated where *hazardous substances* are not used or stored correctly. Under Section 30 of the RMA, Environment Southland is responsible for identifying and monitoring *contaminated land*. The Gore District Council is responsible for the prevention or mitigation of any adverse *effects* of the development, *subdivision*, or use of *contaminated land* (Section 31).

Where *land* has been identified as having actual or potential contamination the provisions of the Resource Management (National Environmental Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health) Regulations 2011 (NESCS) apply. These regulations contain a series of standards where specified activities must be complied with. Gore District Council is responsible for applying and enforcing the provisions of National Environmental Standards including the NESCS.

Land *subdivision* and development, provides an opportunity to identify the potential for land to be contaminated. When potentially *contaminated land* is identified, it is the applicant's responsibility to investigate and, where necessary, remediate *contaminated land* so as to manage the risk to human health and the *environment*.

Objective

CL-O1 Land that is affected by soil contamination is identified, assessed, managed and monitored to minimise the risk to human health and protect the *environment*.

Policies

CL-P1 Identify sites that are known to contain contaminated soil as a result of current or historic land uses and activities.

CL-P2 Require applicants proposing *subdivision*, use and development of land that is contaminated or potentially contaminated to manage the risk to human health and the *environment* to a level that is appropriate for the intended use.

CL-P3 Determine appropriate management action for *contaminated land* on the basis of:

1. the type of *contaminant*s involved.
2. the degree of contamination.
3. The values of site – including, heritage, archaeological and *biodiversity* values and values to Māori communities.
4. the use of appropriate technology for assessment, containment, remediation and monitoring.
5. existing and likely future use of the site and surrounding *land*.

6. where the contamination is contained within the site, mechanisms to ensure future owners are made aware of the contamination and its ongoing containment.
7. national standards or guidelines.
8. the potential for offsite or downstream adverse *effects* on human health and other adverse environmental *effects*.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole.

Rules

There are no rules in the District Plan with respect to *contaminated land*. The National Environmental Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health 2011 (NESCS) manages *subdivision*, use and development of potentially *contaminated land* and may require resource consent for these activities separately.

Environment Southland's Selected Land Use Sites Register (SLUS) holds information that may assist in establishing whether activities on the Hazardous Activities and Industries List, as defined by the NESCS, currently or have previously operated on the land.

NATURAL HAZARDS - NH

Overview

The Gore District is exposed to a variety of *natural hazards* which can impact on people, property, *infrastructure* and the wider *environment*. These include flooding, liquefaction and earthquakes. Changes in *land* use or intensification of development can exacerbate the risks of hazards by increasing the likelihood or severity of their *effects*. *Climate change* is also likely to influence the frequency and range of some hazards on an on-going basis.

Planning for hazards can reduce the potential for loss of life and injury, damage and destruction of property, and negative impacts to our natural, social, cultural, economic and built *environments* and well-being. A key concept to manage the risk of *natural hazards* are the four "Rs"; Reduction, Readiness, Response, Recovery. Reduction aims to mitigate or avoid the risks of hazards and is the primary outcome sought by the District Plan in respect of *natural hazard* management. A risk-based approach to planning for *natural hazards* includes three key principles:

- Gathering accurate *natural hazard* information.
- Avoiding significant *natural hazard* risks when undertaking greenfield development and *subdivision*.
- Managing and mitigating the risk in areas already developed or subdivided.

Natural Hazards refer to all overlays identified within the District Planning Maps as Natural Hazards

Actual or Potential Inundation refers to all overlays identified under this subheading within the District Planning Maps.

Liquefaction is primarily managed via the Building Act, with the exception of subdivisions, high density developments and critical infrastructure which are addressed through this chapter.

Objectives

NH-O1 Identify and manage the risks associated with *natural hazards* to human health, property, *infrastructure* and the wider *environment*.

NH-O2 The risks associated with *natural hazards* and their impact on people, property and the *environment* are recognised and avoided or mitigated, including the likely long-term *effects* of *climate change*.

NH-O3 Ensure new *subdivision* and development activities are only located in areas where the *natural hazard* risk is:

1. adequately managed; and
2. not exacerbated on other *sites*.

NH-O4 Regionally significant *infrastructure* is located outside hazard risk areas where practicable.

NH-O5 Protect, and where practical enhance, natural features that have the *effect* of reducing *natural hazard* risk.

Policies

NH-P1 Identify and map areas subject to *natural hazards*, taking into consideration the *effects* of *climate change* and updated information, and apply through zoning and rules, a risk-based approach to the management of *subdivision*, use and development based on the following:

1. the type of *natural hazard* that applies; and
2. the level and severity of risk from *natural hazards*, preventing risk to people and managing risk to property; and
3. the sensitivity of activities to loss of life or damage to property from a *natural hazard*; and
4. the ability for communities to recover after a *natural hazard* event.

NH-P2 Manage the use, development and *subdivision* of *land* in all mapped Actual or Potential Inundation Areas, with the exception of the Stopbank Protection Areas by:

1. ensuring that the activity is not likely to result in significant damage in a flood event; and
2. maintaining the functioning of the flood plain, and not displacing *water* onto other properties; and
3. requiring a minimum floor level for *buildings* above the 0.5% AEP design flood level; and
4. requiring *hazardous substance* storage to be resilient to inundation; and
5. ensuring adverse *effects* on people, cultural values, and property are avoided or mitigated; and
6. ensuring increased risk on other *sites* is avoided; and
7. requiring the identification of suitable buildable areas, for example via *building* platforms, at the time of *subdivision*.

NH-P3 Avoid *subdivision*, use and development and *critical infrastructure* within the "Mataura River Floodway", unless it can be demonstrated that the risks of the *natural hazard* can be mitigated so that:

1. in the event of a *natural hazard*, there is likely to be no loss of life or serious injury and any built development is not likely to suffer significant damage or loss; and
2. it will not require new or upgraded public hazard mitigation works to mitigate the *natural hazard*; and
3. it is not likely to exacerbate the potential *effects* of the *natural hazard* on *adjoining land* or surrounding *land*; and
4. will not result in adverse *effects* to *water* quality due to storage of *hazardous substances* in the *floodway*; and
5. it would not exacerbate adverse *effects* on mahinga kai on the event of a flood hazard.

NH-P4 Avoid locating any *residential unit* or other asset of high value between any *waterbody* and any *defence against water* designed or used to contain floodwater from that *waterbody*, unless that asset has a *functional need* or *operational need* to be in that location.

NH-P5 Manage *subdivision*, use and development in areas subject to risks of slope instability, subsidence and high liquefaction risk to demonstrate the appropriateness of the *site* for *subdivision*, use or development in a way that can avoid or mitigate hazard risks to people and property.

NH-P6 Avoid the placement of *critical infrastructure* in areas at risk from *natural hazards*, unless:

1. there is no reasonable alternative due to the *operational* or *functional need* for the location; and
2. it will be designed to maintain its integrity and function during and after a *natural hazard* event, or can be readily re-instated after a *natural hazard* event; and
3. any significant adverse *effects* on people, cultural values, and property will be avoided.

NH-P7 Encourage the use, maintenance and enhancement of natural features and buffers such as riparian planting to manage the risks of *natural hazards* on people, property, and the *environment*.

NH-P8 Identify and map areas subject to stopbank protection and encourage non-regulatory methods to inform the community of the flood risk as a result of stopbank failure.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	**Environment Southland Consents may be required**
	The construction and maintenance of *defences against water* may require resource consent approval from Environment Southland.

Rules

NH-R1	The maintenance of existing *defences against water*	
All Zones	**Activity status:** Permitted Where: 1. Pre-existing legal *access* to waterways for mahinga kai activities is retained. 2. No increase in scale (height, length or width) is proposed.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Ecological impacts on in-stream or stream-adjacent indigenous wildlife. 2. Impacts on Ngāi Tahu cultural values, including those listed in the MW-2.3.

NH-R2	*Buildings* used for *sensitive activities* within areas subject to actual or potential inundation	
All Zones	**Activity status:** Permitted Where: 1. Any new *building* or *building* addition must have a minimum floor level above the 0.5% AEP design flood level, unless otherwise directed by the Southland Regional Council planning department. Except that: (a) This rule does not apply to areas in the mapped Stopbank Protection Area. *Note: Regional Council recommendations take precedence over NH-R2.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Suitable methods to mitigate the hazard risk. 2. The *functional need* and/or *operational need* to be located the *building* or *structure* in this location. 3. Nature and extent of hazard risk to people, Ngāi Tahu cultural values and property.

NH-R3	**The construction of new or extended *defences against water***
All Zones	**Activity Status:** Discretionary
NH-R4	**Activities within the Mataura River Floodway**
Mataura River Floodway	**Activity status:** Non-Complying Where: 1. The following activity is undertaken: (a) new *structures* or *building* (b) *critical Infrastructure* (c) *Sensitive Activities*
NH-R5	***Buildings* or *structures* located on the *river* side of a stopbank**
All Zones	**Activity Status:** Non-complying Where: 1. The activity involves constructing new *buildings* or *structures*, or additions to an existing *building* or *structure* on the *river* side of a Southland Regional Council stopbank**.**
NH-R6	**The establishment of *critical infrastructure* on *land* subject to a high or very high risk of liquefaction**
All Zones	**Activity status:** Non-Complying

HAZARDOUS SUBSTANCES - HAZS

This chapter contains provisions that have legal effect. They are identified with a to the right hand side of the provision.

Overview

Within the Gore District a wide range of *hazardous substances* are used, stored, disposed of and transported as part of *commercial activity, industrial activity*, rural and domestic activities. A *hazardous substance* is any substance that is explosive, flammable, oxidising, corrosive or toxic to human health or the *environment*, or any substance that will exhibit these properties on contact with air or *water*. Without appropriate management the use, storage, disposal or transportation of *hazardous substances* can adversely affect people, communities and the *environment*.

In New Zealand, *Hazardous Substances* are managed through a variety of legislative and regulatory means, in particular the Hazardous Substances and New Organisms Act 1996 (HSNO Act) and the Health and Safety at Work Act 2015 (HSW Act). The HSNO Act aims to protect the health and safety of people from the adverse *effects* of *hazardous substances* and new organisms. The HSW Act aims to protect people's health, safety and welfare from risks arising from work (including working with *hazardous substances*). These Acts provide a general framework for controlling and managing *hazardous substances* during their life cycle. Duplication of the HSNO & HSW Act requirements in the Plan is not efficient and does not add any effective control over hazardous substance management.

However, resource management issues are not considered through this other legislation, therefore, the purpose of the *Hazardous Substance* Chapter is to manage the *effects* of *hazardous substance* on *sensitive environments* and on *environments* where *sensitive activities* are located in higher densities. The *Hazardous Substances* Chapter focuses on the management of *significant hazardous facilities* where *hazardous substances* are used, stored, manufactured or disposed of in larger quantities. It is acknowledged that a s*ignificant hazardous facility* may have a positive economic benefit to the community and so should be provided for and protected against *reverse sensitivity effects* in the future. The storage and incidental use of *hazardous substances* in domestic quantities or *ancillary* to farming activities (for example) do not need to be managed through the district plan as they are fully managed through HSNO and HSW Acts.

The Natural Hazards Chapter contains rules relating to *hazardous substances* in areas of flood risk and other chapters may contain provisions which relate to *hazardous substances*. There will also be provisions in the Southland Regional Plan that are applicable.

Objective

HAZS-O1 Locate, design and operate *significant hazardous facilities* to prevent significant adverse *effects* on the health of people, the values of *sensitive environments* and the underlying relationship Ngāi Tahu hold with the natural environment.

HAZS-O2 New *sensitive activities* are located to minimise *reverse sensitivity effects* on *significant hazardous facilities* to avoid unacceptable risks to the *sensitive activity* and recognise the benefits of *significant hazardous facilities.*

Policies

HAZS-P1 Manage adverse *effects* from new *significant hazardous facilities* locating in the General Industrial Zone and Rural Industry Precinct by:

1. internalising *effects* through *site* layout and design, including the use of buffers;
2. locating *significant hazardous facilities* outside of, and *setback* from, *sensitive environments* and avoiding adverse *effects on* Ngāi Tahu cultural values*;*
3. locating *significant hazardous facilities* outside the Mataura River Floodway and all mapped district inundation areas to avoid the *effects* of *natural hazards* and protect the environment; and
4. managing cumulative *effects* of multiple separate *significant hazardous facilities* locating in close proximity.

HAZS-P2 Avoid adverse *effects* from new *significant hazardous facilities* by:

1. internalising *effects* through *site* layout and design, including the use of buffers;
2. locating *significant hazardous facilities* outside of, and *setback* from, *sensitive environments* and
3. addressing adverse *effects on* Ngāi Tahu cultural values*;*
4. locating *significant hazardous facilities* outside the Mataura River Floodway and all mapped district inundation areas; and
5. managing cumulative *effects* of multiple separate *significant hazardous facilities* locating in close proximity.

HAZS-P3 Allow the extension of existing s*ignificant hazardous facilities* located outside of *sensitive environments* where the risks associated with *hazardous substance* storage, use or disposal are not increased.

HAZS-P4 Avoid new *sensitive activities* locating near *significant hazardous facilities* unless the risk of *reverse sensitivity effects* can be mitigated.

Notes

Note 1	Rules in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

HAZS-R1	**Extension or upgrade to existing *significant hazardous facility***	
General Industrial Zone and PREC13 Rural Industry Precinct	**Activity status:** Permitted Where: 1. The extension and/or upgrade does not alter the existing (pre-extension/upgrade) location where *hazardous substances* are stored, used or disposed of onsite or increase the quantity of *hazardous substances* stored, used or disposed of onsite. 2. The *site* is not located within a *sensitive environment*.	**Activity status where compliance is not achieved with:** **HAZS-R1(1) and HAZS-R1(2):** Discretionary
All other zones	**Activity status:** Permitted Where: 3. The extension and/or upgrade does not alter the existing (pre-extension/upgrade) location where *hazardous substances* are stored, used or disposed of onsite or increase the quantity of *hazardous substances* stored, used or disposed of onsite. 4. The *site* is not located within a *sensitive environment*.	**Activity status where compliance is not achieved:** **HAZS-R1(3) and HAZS-R1(4):** Non-Complying
HAZS-R2	**New *significant hazardous facility***	
General Industrial Zone	**Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A

and PREC13 Rural Industry Precinct		
All other zones	**Activity Status:** Non-Complying	
HAZS-R3	***Sensitive activities* near *significant hazardous facilities***	
All Zones	**Activity status:** Permitted Where: 1. Any *building* used by a *sensitive activity* is *setback* at least 250 metres from a *site* containing or used by a *significant hazardous facility*. Except that: (a) In the Large Lot Residential Zone and Rural Lifestyle Zone any *building* used by a *sensitive activity* is *setback* at least 100m from the Alliance Group meatworks in Matuara (comprising of Section 1-3 Block VII TN of Mataura, Part Section 4 Block VII TN of Mataura)	**Activity status where compliance is not achieved:** Discretionary

HISTORIC HERITAGE - HH

This chapter contains provisions that have legal effect. They are identified with a to the right hand side of the provision.

Overview

Sites and *buildings* identified as having *historic heritage* provide a connection to our past, form part of our identity and they add significant *amenity value* to our towns and District.

Historic heritage is defined as the *natural and physical resources* that contribute to an understanding and appreciation of our history and cultures. It can come from archaeological, architectural, cultural, historical, scientific and technological qualities.

Historic heritage is often at risk of disuse, where *buildings* and *sites* become neglected and is particularly vulnerable to adverse *effects* associated with natural process and *climate change*, such as flooding and earthquakes. The protection of *historic heritage* therefore needs to recognise and facilitate the continued and active use as well as *alteration* for hazard protection.

There are three schedules included in the provisions at the end of the chapter, HH-SCHED1 set out the criteria for scheduling, HH-SCHED2 identifies scheduled *heritage items* and their protected elements, and HH-SCHED3 identifies scheduled *archaeological sites*. An archaeological alert layer for information purposes also identifies areas where new finds may be likely to occur.

Objectives

HH-O1 The contribution of the Gore District's *historic heritage sites*, *buildings*, *structures* and areas to Southland's history is appreciated, and items and *sites* that reflect a representative range of the District's history and cultures are recognised and protected for future generations.

HH-O2 Heritage *buildings* are valued by the community and are actively used for a range of compatible activities that do not adversely affect their heritage values.

HH-O3 The loss of significant heritage values from the District is prevented, including from neglect, natural processes and *climate change* and *historic heritage items* and *sites* are protected from inappropriate *alteration*, *subdivision*, use, and development.

Policies

HH-P1 Schedule *heritage items* and their associated settings where the criteria in HH-SCHED1 are met in relation to the following values:

1. historic and social
2. cultural and spiritual

3. architectural and aesthetic
4. technological and craftmanship
5. contextual
6. archaeological and scientific

HH-P2 Identify and record the heritage values of each scheduled *heritage item* in HH-SCHED2.

HH-P3 Enable *maintenance*, repair and *restoration* of scheduled *heritage items* and *archaeological sites* that maintain and/or enhance identified heritage values.

HH-P4 Enable *alteration*s to scheduled *heritage items* that do not alter the protected elements of the item specified in HH-SCHED2, and manage *alterations* and *additions* to scheduled *heritage items* to ensure these:

1. are consistent with the protection of heritage values; and
2. are compatible with identified *historic heritage* values; and
3. are undertaken in accordance with best practice *conservation* principles and methods; and
4. will contribute to the long-term viability, retention, or ongoing use of the *heritage item*; and/or
5. will enable the continued use of a *heritage item* in line with its recorded cultural heritage values or provide for ongoing *access* to mahinga kai sites.

HH-P5 Provide for sympathetic *alterations* and *additions* to scheduled *heritage items* that facilitate their continued use where:

1. These are in response to a *natural hazard* and health and safety risk; or
2. the principal purpose is to improve the energy efficiency, interior comfort or environmental footprint of a heritage building; and
3. materials, methods and the design minimises any adverse *effects* on the *historic heritage* values of the item by:
   (a) protecting, as far as possible, architectural features and details that contribute to the heritage values of the *heritage item*; and
   (b) retaining or reinstating original façade details; and
   (c) minimising the visual impact of any necessary external changes of the *heritage item*, and in the case of any replacement of an elevated feature on a façade or roof, the new feature is visually indistinguishable from the feature being replaced.

HH-P6 Within the identified setting of a scheduled *heritage item*, enable minor works, *maintenance* and repair, *temporary activities* and some small-scale *buildings* and *structures*. Manage other works including *earthworks*, new *buildings* and *structures* to ensure that the proposal:

1. is compatible with identified *historic heritage* values; and
2. is undertaken in a manner that is sensitive to and protects the identified heritage values of the *heritage item* and its identified setting; and
3. is undertaken in accordance with best practice *conservation* principles and methods; and

4. will contribute to the long-term viability, retention or ongoing use of the *heritage item*; and/or
5. will provide for ongoing *access* to mahinga kai sites.

HH-P7 Manage activities within or around *archaeological sites* to allow for low impact use, *maintenance* and repair of existing *infrastructure* and above ground *network utilities*, and ensure that the proposal:

1. is compatible with identified *historic heritage* values; and
2. is undertaken in a manner that is sensitive to and protects the identified heritage values of the *archaeological site*; and
3. is undertaken in accordance with best practice *conservation* principles and methods; and/or
4. will contribute to the long-term viability and retention of the *archaeological site*.

HH-P8 Allow for the use, development, and *adaptive re-use* of scheduled *heritage items* where:

1. any works undertaken to adapt the *heritage item* or *heritage setting* for a new use are undertaken in a manner that is sensitive to and protects the identified heritage values of the *heritage item* and its identified setting; and
2. it is compatible with identified *historic heritage* values; and
3. it is undertaken in accordance with best practice heritage *conservation* principles and methods; and/or
4. it will support the long-term viability, retention, or ongoing use of the *heritage item*; and/or
5. it will enable the continued use of a *heritage item* in line with its recorded cultural heritage values or provide for ongoing *access* to mahinga kai sites.

HH-P9 Where a *site* containing a scheduled *heritage item* or *archaeological site* is to be subdivided ensure that the heritage values for which the *heritage item* or *site* is scheduled are maintained and protected so that:

1. there are measures to minimise obstruction of public *access* and/or views of the *heritage item* or *archaeological site* from adjoining *public places*, where relevant and appropriate; and
2. the *site* remains of a size and shape sufficient to:
   (a) wholly contain the *archaeological site* and/or *heritage item*/s and their identified *heritage setting*; and
   (b) maintain *access* to and enable *maintenance* of the *archaeological site* or *heritage item* to protect *historic heritage* values.

HH-P10 Manage the *relocation* of a *heritage item* within its identified setting so that heritage values are maintained and the item is protected, and avoid the permanent *relocation* of a *heritage item* beyond its identified *heritage setting*, unless:

1. it is necessary to ensure public safety; and/or
2. it is necessary to facilitate the ongoing use or protection of the *heritage item*; and/or
3. it is necessary to allow for public benefit that could not otherwise be achieved, and the public benefit outweighs the value of retaining the *heritage item* in its present location; and

4. measures are in place to avoid the risk of damage to the *archaeological site* or *heritage item*.

HH-P11 Avoid *partial demolition* of scheduled *heritage items* unless it is demonstrated that:

1. the part of the *heritage item* to be demolished poses a significant risk to the safety of persons or property; and/or
2. the part of the *heritage item* to be demolished detracts from the identified heritage values of the *heritage item*; and/or
3. the *partial demolition* will ensure the protection of the remaining parts of the scheduled *heritage item*; and/or
4. the *partial demolition* is limited to the extent necessary to restore customary *access* to an identified culturally significant mahinga kai site; and/or
5. the costs to retain the part of the *heritage item* would be unreasonable when compared to all reasonable means to restore, adapt, reuse, or relocate the *heritage item* as an alternative to *partial demolition*; and
6. measures are in place to avoid the risk of damage to the remaining parts of the *heritage item*.

HH-P12 Avoid total *demolition* of scheduled *heritage items* unless:

1. the *heritage item* poses a significant risk to the safety of persons or property; and
2. the costs to retain the *heritage item* would be unreasonable when compared to all reasonable means to restore, adapt, reuse, or relocate the *heritage item* as an alternative to *demolition*; and
3. there is no reasonable alternative to retain the *heritage item*.

HH-P13 Council continues to investigate the identification and management of *historic heritage* areas, *historic heritage* landscapes, *archaeological sites*, and heritage interiors, and this includes having regard to any additions or amendments to the New Zealand Heritage List/Rārangi Kōrero.

HH-P14 Council supports heritage *conservation* through non-regulatory measures such as education, information, financial assistance and, streamlined resource consent processes.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Note 2	Other legislation
	Under the Heritage New Zealand Pouhere Taonga Act 2014 it is unlawful to destroy, damage or *modify* an *archaeological site* (regardless of whether the *site* is identified in the District Plan or not) without obtaining an *archaeological authority* from Heritage New Zealand Pouhere Taonga (HNZPT) before you start work. If there is cause to suspect any works may encounter archaeology, an archaeological assessment should be undertaken by a consultant archaeologist to determine whether an *archaeological authority* is required to be obtained. An *archaeological authority* is required in addition to any resource consents required by the Council. An *archaeological site* is defined in this act as any place in New Zealand (including *buildings*, *structures* or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. If you discover a previously unknown *archaeological site* (for example, when you are conducting *Earthworks*) you must stop any work that could affect it and follow the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol. The Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol manages unidentified *archaeological sites* that may be discovered as a result of *earthworks*. You will need to contact Heritage New Zealand Pouhere Taonga for advice on how to proceed. The Police will also need to be notified if human remains are revealed. If any artefacts are found, they must be handed over to the Ministry for Culture and Heritage. It is strongly recommended that Hokonui Rūnanga also be contacted in the event of Māori artifacts or kōiwi (human remains).

Note 3	Archaeological alert layer
	The archaeological alert layer provides a mechanism to highlight areas where archaeology is known to be present or where current or future development may impact upon as yet unrecorded *archaeological sites*, both above ground and subsurface. The layer does not indicate that these are the only places where archaeology may be encountered. Any proposed development, within the layer or not, should assess whether there is reasonable cause to suspect that archaeology may be present to ensure compliance with the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act 2014.

Rules

HH-R1	***Maintenance*, repair and *restoration***	
All zones	**Activity status:** Permitted Where: 1. *Maintenance*, repair or *restoration* to the protected elements of a *heritage item* listed in HH SCHED2 are permitted where they are limited to: (a) replacement or mending in-situ decayed or damaged *heritage fabric*, using the same or closely similar materials, form, appearance and profile of the *heritage fabric* or architectural feature as closely as possible. (b) repainting of existing painted surfaces. (c) cleaning or washing of the exterior of a *heritage item* provided this does not involve total saturation of the exterior or the use of abrasive materials or techniques, such as sandblasting. 2. Any temporary scaffolding, where it is not fixed to the *heritage item* and will not cause damage to the *heritage item*.	**Activity status when compliance is not achieved with:** **HH-R1(1):** Controlled **Matters of control:** 1. The design, form, materials, and methodologies to be used and the compatibility of these with the original elements or an earlier known form based on documented plans or images. 2. The methodologies to be used to protect the *heritage item* during works. 3. Documentation of the current state of the *heritage item*, changes to the *heritage item* during the course of works, and on completion of work by such means as photographic recording. 4. The oversight of the works and if they are undertaken in consultation with a suitably qualified and experienced *heritage expert* and/or Heritage New Zealand Pouhere Taonga. **HH-R1(2):** Discretionary
HH-R2	***Alterations* and *additions***	
All zones	**Activity status:** Permitted	**Activity status when compliance is not achieved:**

Where:

1. *Alterations* to a *heritage item* listed in HH-SCHED2 do not alter the protected elements; or

2. *Alterations* to a *heritage item* listed in HH-SCHED2 replace:
   (a) masonry roofing tiles with lightweight material of the same or closely similar appearance; or
   (b) wooden windows are retrofitted with double glazed units into the existing timber joinery; or
   (c) an unreinforced masonry chimney with a lightweight *structure* to the same size, scale, detail and texture; or

3. Additions to a *heritage item* listed in HH-SCHED2 are limited to solar panels or aerials that are not visible from a *public place.*

Restricted Discretionary

Matters of discretion:

1. The level of intervention necessary to carry out the works, including to meet the requirements of the Building Act 2004 and Building Code, and alternative solutions considered.

2. The extent to which the *heritage fabric* has been damaged by natural events, weather and environmental factors and the necessity of work to prevent further deterioration.

3. Whether the proposal will provide for ongoing and viable uses, including *adaptive reuse*, of the *heritage item*.

4. Whether the proposal, including materials, design and methodology is consistent with protecting the heritage values of *heritage items* and *heritage settings*; where mitigation measures are proposed to be implemented to protect the *heritage item* and the anticipated effectiveness of such mitigation measures.

5. Whether any adverse *effects* on *heritage fabric*, layout, form or heritage values are temporary or permanent.

6. The compatibility of the proposal with heritage values with consideration of:
   (a) the form, scale, mass, materials, colour, design, detailing, and location of the *heritage item*;
   (b) the use of existing *heritage fabric*;
   (c) the extent of *earthworks* necessary as part of the proposal; and
   (d) within a *heritage setting*, the relationship between elements, such as layout and orientation, form, and materials.

		7. Whether the proposal: (a) is supported by a *conservation* plan or expert heritage report; (b) the oversight of the works and if they are undertaken in consultation with a suitably qualified and experienced *heritage expert* and/or Heritage New Zealand Pouhere Taonga; and (c) the extent to which the proposal is consistent with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010). 8. The extent of photographic recording proposed to document changes to the *heritage item* and setting, including prior to, during the course of and on completion of the works. 9. Whether the works will continue to provide customary *access* to an identified culturally significant mahinga kai *site*, or ongoing Māori cultural or *Māori customary activities* on *site*.
HH-R3	***Alterations* and *additions* for hazard mitigation**	
All zones	**Activity status:** Controlled Where: 1. *Alteration* or *addition* to a *heritage item* listed in HH-SCHED2 for the purpose of hazard mitigation or protection including: (a) earthquake strengthening (b) flood mitigation (c) fire protection where the works are required to satisfy or increase compliance with Building Act 2004 and Building Code requirements is a controlled activity.	**Activity status when compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The HH-R2 matters of discretion 1 to 9.

	Note: Alterations to a heritage item listed in HH-SCHED2 that do not alter the protected elements are permitted under HH-R2. **Matters of control:** 1. The form, materials, and methodologies to be used to maintain heritage values, including integration with, and connection to other parts of the *heritage item*; 2. The methodologies to be used to protect the *heritage item* during works; 3. Documentation of the current state of the *heritage item*, changes to the *heritage item* during the course of works, and on completion of work by such means as photographic recording; and 4. The oversight of the works and if they are undertaken in consultation with a suitably qualified and experienced *heritage expert* and/or Heritage New Zealand Pouhere Taonga.	
HH-R4	**Works or new *buildings* within a *heritage setting***	
All zones	**Activity status:** Permitted Where: 1. Works, *buildings*, and *structures* within a *heritage setting* of a *heritage item* listed in HH-SCHED2 are permitted where these are limited to:	**Activity status when compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the new building, *structure*, or works will be compatible with the *heritage fabric*, values, and significance

(a) any non-habitable building or *structure* less than 10 square metres in area and 2 metres in *height* that is not visible from a *public place*;
(b) any vehicle, trailer, tent, caravan, or boat which is movable and is not used as a place of storage, permanent accommodation or business (other than the business of hiring the item for its intended use);
(c) the removal of detached *accessory buildings* or *structures* that are not included in the item's *historic* heritage record where there is no associated excavation;
(d) gardening;
(e) the *maintenance* and repair of existing *drains* or water races;
(f) the *maintenance*, repair and replacement of existing carpark areas, accessways, driveways, or paved areas.

Note: If the heritage setting is also an archaeological site (whether identified in the District Plan or not) an archaeological authority may be required from Heritage New Zealand Pouhere Taonga.

of the *heritage item* including design, layout, form, detailing, and location of *heritage items*.

2. Whether the proposal and methodologies are consistent with protecting the heritage values of *heritage items* and *heritage setting*, and whether the proposal will have a temporary or permanent adverse *effect* on heritage values, and the scale of that *effect*.

3. The relationship between elements, such as the layout and orientation, form, and materials within the setting.

4. Whether the proposal will provide for ongoing and viable uses, including *adaptive reuse*, of the *heritage item*;

5. The extent of any *earthworks* or *land disturbance* and:
   (a) Whether the works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5, EW-S6 and EW-S7 and consideration of the matters of discretion for any infringed standard.
   (b) the manner in which the works are undertaken and monitoring of them, and the avoidance of *archaeological sites*.

6. Where the item is listed with Heritage New Zealand Pouhere Taonga, whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

7. Whether the works will continue to provide customary *access* to an identified culturally significant mahinga kai site, or facilitate ongoing Māori cultural activities on *site*.

HH-R5	*Archaeological sites*	
All zones	**Activity status:** Permitted Where: 1. Works, *buildings*, and *structures* on a Scheduled *Archaeological Site* listed in HH-SCHED3, or within 100 metres of a Scheduled *Archaeological Site* where the extent is not defined are limited to: (a) *Land disturbance*, where these are limited to: (i) animal grazing; or (ii) *maintenance*, upgrading and repair of existing *infrastructure* or above ground *network utilities* such as support *structures*, *fences*, *drains*, carpark areas, accessways, driveways, or paved areas that does not involve their realignment or additional excavation. (b) *Demolition*, removal or *alteration* of a *structure* where: (i) there is no associated excavation; and (ii) there is no change to the size, location or design of the *structure*'s foundation or *building footprint*. (c) Temporary *structures* that are movable and does not involve *land disturbance* to fix them to the ground, such as any vehicle, trailer, tent, caravan or boat. (d) *Maintenance* and heritage *restoration* of the *archaeological site*.	**Activity status when compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The nature and significance of the *site* and whether it can accommodate the change without compromising its heritage values. 2. Whether the *site* has previously been disturbed, when it was disturbed and the extent of that disturbance. 3. The location of any new building, *structure* or works in relation to the *site* and whether it will be compatible with the archaeological values and significance of the site. 4. Whether the proposal and methodologies are consistent with protecting the heritage values of the *site*, and whether the proposal will have a temporary or permanent adverse *effect* on heritage values, and the scale of that *effect*. 5. The extent of any *earthworks* or *land disturbance* and: (a) Whether the works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5, EW-S6 and EW-S7 and consideration of the matters of discretion for any infringed standard. (b) the manner in which the works are undertaken and monitoring of them, and the avoidance of *archaeological sites*.

	Note: An archaeological authority may also be required from Heritage New Zealand Pouhere Taonga to destroy, damage or modify any archaeological site.	6. Any assessments or advice from a suitably qualified and experienced *heritage expert* and/or archaeological expert. 7. Whether Heritage New Zealand Pouhere Taonga and/or *tangata whenua* has been consulted and the outcome of that consultation.
HH-R6	***Relocation* of a *heritage item***	
All zones	**Activity status:** Restricted Discretionary Where: 1. The *relocation* of a *heritage item* listed in HH-SCHED2 is within the item's identified setting. **Matters of discretion:** 1. whether the proposal will provide for ongoing and viable uses, including *adaptive reuse*, of the *heritage item*; 2. where the item is listed with Heritage New Zealand Pouhere Taonga, whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation; 3. whether the new location and orientation of the *heritage item* will maintain the *historic heritage* values of the *heritage item*; 4. whether alternative solutions have been considered, including repairs, reconstruction, upgrade works, and *restoration* in situ;	**Activity status when compliance is not achieved:** Non-complying Where: 1. The *relocation* of a *heritage item* listed in HH-SCHED2 beyond the item's identified setting.

	5. the potential damage to *heritage fabric* during *relocation* and whether repairs will be required, and what mitigation measures are proposed; and 6. whether the *relocation* will continue to provide customary *access* to an identified culturally significant mahinga kai site.	
HH-R7	***Partial demolition***	
All zones	**Activity status:** Restricted Discretionary Where: 1. The activity involves the *partial demolition* of a *heritage item* listed in HH SCHED2 providing it is demonstrated that: (a) the part of the *heritage item* to be demolished poses a significant risk to the safety of persons or property; or (b) the *partial demolition* will ensure the protection of the remaining parts of the scheduled *heritage item*; or (c) the part of the *heritage item* to be demolished detracts from the identified heritage values of the *heritage item*; or (d) the part of the *heritage item* to be demolished impedes *access* to an identified culturally significant mahinga kai site. **Matters of discretion:** 1. Whether there are reasonable alternatives to retain the part of the *heritage item* including:	**Activity status when compliance is not achieved:** Non-complying

	(a) repairs (b) earthquake strengthening (c) heritage *alterations* and *additions*, including for *adaptive reuse* (d) repositioning or *relocation* 2. Whether the costs to retain the part of the *heritage item* would be unreasonable when compared to all reasonable means to restore, adapt, reuse, or relocate the *heritage item* as an alternative to *partial demolition*. 3. Whether measures are in place to avoid the risk of damage to the remaining parts of the *heritage item*. 4. Whether the *partial demolition* is limited to the extent necessary to provide for ongoing and practical customary *access* to an identified culturally significant mahinga kai site. *Note: An archaeological authority may also be required from Heritage New Zealand Pouhere Taonga to destroy, damage or modify any archaeological site.*	
HH-R8	***Demolition***	
All zones	**Activity status:** Non-complying Where: 1. The activity involves the demolition of a *heritage item* listed in HH SCHED2.	**Activity status when compliance not achieved:** N/A

Schedules

HH-SCHED1 - *Historic Heritage* Assessment Criteria

The following criteria are to be used in determining the significance of *Historic Heritage buildings*, *structures* or *heritage items*:

Historic and social significance value: Historic and social significance values that demonstrate or are associated with:

- a particular person, group, organisation, institution, event, phase or activity;
- the continuity and/or change of a phase or activity;
- social, historical, traditional, economic, political, or other patterns;

Cultural and spiritual value: Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including:

- the symbolic or commemorative value of the place;
- significance to *Tangata Whenua*; and/or
- associations with an identifiable group and esteemed by this group for its cultural values;

Architectural and aesthetic value:
Architectural and aesthetic values that demonstrate or are associated with:

- a particularstyle, period or designer, design values, form, scale, colour, texture, and material of the place;

Technological and craftsmanship value:
Technological and craftsmanship values that demonstrate or are associated with:

- the nature and use of materials, finishes, and/or technological or constructional methods which were innovative, or of notable quality for the period;

Contextual value:
Contextual values that demonstrate or are associated with:

- a relationship to the *environment* (constructed and natural), a landscape, setting, group, precinct or streetscape;
- a degree of consistency in terms of type, scale, form, materials, texture, colour, style, and/or detail;
- recognised landmarks and landscape which are recognisedand contribute to the unique identity of the *environment*;

Archaeological and scientific significance value:
Archaeological or scientific values that demonstrate or are associated with:

- the potential toprovide information through physical or scientific evidence and understanding aboutsocial, historical, cultural, spiritual, technologi cal, or other values of past events, activities, *structures*, or people.

HH-SCHED2 - Heritage *Sites*, *Buildings*, *Structures* and *Items*						
Unique identifier	**Site identifier (address)**	**Site identifier (name)**	**Site type**	**Heritage record**	**Protected elements**	**HNZPT list**
HH-1	6 Rock Street, Gore	Former East Gore Presbyterian Church / East Gore Art Centre	Heritage building and its setting	[link]	Entire external envelope	No. 2530 Cat 2
HH-2	4 Waikaka Road, Willowbank	Former Willowbank Railway Station windmill & water tank	Heritage structure and its setting	[link]	Entire structure/item	No. 2553 Cat 1
HH-3	90 Main Street, Mataura	Former Mataura Railway Station	Heritage building and its setting	[link]	Entire external envelope	No. 7345 Cat 2
HH-4	90 - 92 Kana Street, Mataura	Former Bank of New Zealand & bank manager's residence	Heritage building and its setting	[link]	Entire external envelope	No. 7300 Cat 2
HH-5	68 Kana Street, Mataura	Former Hannah/Spooner cottage ['Clematis Cottage']	Heritage building and its setting	[link]	Entire external envelope	No. 7287 Cat 2
HH-6	4 Gorton Street, Gore	Former Fleming & Co.'s 'Creamoata Mills' complex	Heritage building and its setting	[link]	Entire external envelope	No. 7470 Cat 1
HH-7	36-38 Irk Street, Gore	Cranmer Court	Heritage building and its setting	[link]	Entire external envelope	
HH-8	5 Irk Street, Gore	Former Rogers' house	Heritage building and its setting	[link]	Entire external envelope	
HH-9	14 Hokonui Drive, Gore	Former Carnegie-Coronation Library / Eastern Southland Gallery	Heritage building and its setting	[link]	Entire external envelope	
HH-10	32 Gorton Street, Gore	former Gore Electric Light Works powerhouse	Heritage building and its setting	[link]	Entire external envelope	
HH-11	30 Medway Street, Gore	former Ambrose's Buildings [façade]	Heritage building and its setting	[link]	Entire external envelope	
HH-12	2 Devon Street, Gore	St Andrew's Presbyterian Church, Hall and Sunday School	Heritage buildings and their setting	[link]	Entire external envelope	

HH-SCHED2 - Heritage *Sites*, *Buildings*, *Structures* and *Items*						
Unique identifier	**Site identifier (address)**	**Site identifier (name)**	**Site type**	**Heritage record**	**Protected elements**	**HNZPT list**
HH-13	57 Mersey Street, Gore	former Stevenson's Princess Theatre / former St Mary's Hall	Heritage building and its setting	[link]	Entire external envelope	
HH-14	14 Coutts Road, Gore	Gore (District) High School War Memorial Gates	Heritage item and its setting	[link]	Entire structure/item	
HH-15	58 Main Street, Gore	former H & J Smiths' 'Progressive Stores' department store	Heritage building and its setting	[link]	Entire external envelope	
HH-16	88 Main Street, Gore	former MacGibbon's building	Heritage building and its setting	[link]	Entire external envelope	
HH-17	1/2 Richmond Street, Gore	former Gore High & Technical School buildings [2]	Heritage building and its setting	[link]	Entire external envelope	
HH-18	10 Main Street, Gore	former Gore Bakery building	Heritage building and its setting	[link]	Entire external envelope	
HH-19	61/63 Main Street, Gore	McCutcheons' Building	Heritage building and its setting	[link]	Entire external envelope	
HH-20	71-73 Main Street, Gore	former Paterson building	Heritage building and its setting	[link]	Entire external envelope	
HH-21	47 Mersey Street, Gore	former Dalgety & Co. store / The Ensign building	Heritage building and its setting	[link]	Entire external envelope	
HH-22	12/14/16 Mersey Street, Gore	former Reid & Gray building [incl Gore Club]	Heritage building and its setting	[link]	Entire external envelope	
HH-23	47-53 Main Street, Gore	Former Jubilee House / Investment House	Heritage building and its setting	[link]	Entire external envelope	
HH-24	15 Mersey Street, Gore	former National Bank of New Zealand & resident officer's quarters	Heritage building and its setting	[link]	Entire external envelope	
HH-25	101-103 Main Street, Gore	former Gore Post & Telegraph Office	Heritage building and its setting	[link]	Entire external envelope	

HH-SCHED2 - Heritage *Sites*, *Buildings*, *Structures* and *Items*						
Unique identifier	**Site identifier (address)**	**Site identifier (name)**	**Site type**	**Heritage record**	**Protected elements**	**HNZPT list**
HH-26	21/25 Main Street, Gore	Petersons Building	Heritage building and its setting	[link]	Entire external envelope	
HH-27	29-31 Main Street, Gore	former Woodman building	Heritage building and its setting	[link]	Entire external envelope	
HH-28	14 Crewe Street, Gore	'The Terrace', former Wallis house	Heritage building and its setting	[link]	Entire external envelope	
HH-29	45 Wentworth Street, Gore	former Carmody house	Heritage building and its setting	[link]	Entire external envelope	
HH-30	65 Hokonui Drive, Gore	former Buchanan house	Heritage building and its setting	[link]	Entire external envelope	
HH-31	19 Hokonui Drive, Gore	Former Gore Fire Station	Heritage building and its setting	[link]	Entire external envelope	
HH-32	24 Hokonui Drive, Gore	former Gore Municipal Brass Band Hall	Heritage building and its setting	[link]	Entire external envelope	
HH-33	6 Stratford Street, Gore	former Lakeman/Casey house	Heritage building and its setting	[link]	Entire external envelope	
HH-34	64 Ardwick Street, Gore	former Speden house	Heritage building and its setting	[link]	Entire external envelope	
HH-35	1752 Waipahi Highway, Arthurton / Waipahi	former Stephenson / France house	Heritage building and its setting	[link]	Entire external envelope	
HH-36	59-65 Irk Street, Gore	St James' Theatre	Heritage building and its setting	[link]	Entire external envelope	
HH-37	17/22A/22B Ardwick Street, Gore	Gore Soldiers' Memorial	Heritage item and its setting	[link]	Entire structure/item	
HH-38	Bridge Street / SH 93, Mataura	Mataura River bridge	Heritage item and its setting	[link]	Entire structure/item	

HH-SCHED2 - Heritage *Sites*, *Buildings*, *Structures* and *Items*						
Unique identifier	**Site identifier (address)**	**Site identifier (name)**	**Site type**	**Heritage record**	**Protected elements**	**HNZPT list**
HH-39	32 Bridge Street, Mataura	former RD Yule & Co. shop / United Trading Co building 'The Corner Shop'	Heritage building and its setting	[link]	Entire external envelope	
HH-40	18 Bridge Street, Mataura	Former J & J Galt building	Heritage building and its setting	[link]	Entire external envelope	
HH-41	48 River Street, Mataura	former J & J Galt's workshop / foundry	Heritage building and its setting	[link]	Entire external envelope	
HH-42	12/14 Bridge Street, Mataura	former Penny's buildings	Heritage building and its setting	[link]	Entire external envelope	
HH-43	2 Bridge Street, Mataura	former Carter's Building	Heritage building and its setting	[link]	Entire external envelope	
HH-44	55 River Street, Mataura	former James Reid & Son Mataura Boot Emporium building	Heritage building and its setting	[link]	Entire external envelope	
HH-45	1 Lodge Street, Mataura	Fallen Soldiers' Memorial / Mataura War Memorial	Heritage item and its setting	[link]	Entire structure/item	
HH-46	3 Lodge Street, Mataura	Former Mataura Lodge of Oddfellows' Hall	Heritage item and its setting	[link]	Entire structure/item	
HH-47	60 Kana Street, Mataura	Mataura Presbyterian Church & Sunday School [former Mataura School building]	Heritage building and its setting	[link]	Entire external envelope	
HH-48	109 Main Street, Mataura	Former EJ Cameron & Co. building	Heritage building and its setting	[link]	Entire external envelope	
HH-49	15-19 Traford Street, Gore	Holy Trinity Anglican Church	Heritage building and its setting	[link]	Entire external envelope	
HH-50	1257-1267 Waipahi Highway (SH 1), Pukerau	former Norton's Brick & Tile Company works & tramway tunnel	Heritage item and its setting	[link]	Entire structure/item	
HH-51	24 Pukerau Street, Pukerau	Pukerau School War Memorial Gates	Heritage item and its setting	[link]	Entire structure/item	

HH-SCHED2 - Heritage *Sites*, *Buildings*, *Structures* and *Items*						
Unique identifier	**Site identifier (address)**	**Site identifier (name)**	**Site type**	**Heritage record**	**Protected elements**	**HNZPT list**
HH-52	23 Landslip Valley Road, Pukerau	Pukerau Presbyterian Church	Heritage building and its setting	[link]	Entire external envelope	
HH-53	1256 Waipahi Highway, Pukerau	Former Millar house	Heritage building and its setting	[link]	Entire external envelope	
HH-54	9 Flour Mill Road, Mandeville	former Waimea Plains Flour & Oatmeal Mill grain store	Heritage building and its setting	[link]	Entire external envelope	
HH-55	15 Main Street, Waikaka	Royal Waikaka Hotel	Heritage building and its setting	[link]	Entire external envelope	
HH-56	15 Waikaka Road, Willowbank	Soldiers' Memorial / Waikaka Valley War Memorial	Heritage item and its setting	[link]	Entire structure/item	
HH-57	900 Glendhu Road, Waimumu	Waimumu Memorial Church	Heritage building and its setting	[link]	Entire external envelope	
HH-58	1710 Waikaka Road, Waikaka	Fallen Soldiers' Memorial / Waikaka War Memorial	Heritage item and its setting	[link]	Entire structure/item	
HH-59	1556 Waimea Highway, Mandeville	Fallen Soldiers' Memorial / Mandeville War Memorial	Heritage item and its setting	[link]	Entire structure/item	
HH-60	7 North Terrace, Gore	former Kemp house	Heritage building and its setting	[link]	Entire external envelope	
HH-61	15 Lewis Street, Gore	former Wilson house / 'Wilden'	Heritage building and its setting	[link]	Entire external envelope	
HH-62	24 Albany Street, Gore	former Dolamore house	Heritage building and its setting	[link]	Entire external envelope	
HH-63	40 Albany Street, Gore	former Nichol/Gray house	Heritage building and its setting	[link]	Entire external envelope	
HH-64	81 Hokonui Drive, Gore	former James & Margaret Speden house	Heritage building and its setting	[link]	Entire external envelope	

HH-SCHED2 - Heritage *Sites*, *Buildings*, *Structures* and *Items*						
Unique identifier	**Site identifier (address)**	**Site identifier (name)**	**Site type**	**Heritage record**	**Protected elements**	**HNZPT list**
HH-65	90 Kakapo Street, Gore	former Logie/Cook house	Heritage building and its setting	[link]	Entire external envelope	
HH-66	149 Main Street, Mataura	former Souter / Downes house	Heritage building and its setting	[link]	Entire external envelope	
HH-67	6 Crombie Street, Gore	former Pullar house	Heritage building and its setting	[link]	Entire external envelope	
HH-68	15 Hyde Street, Gore	former Casey house	Heritage building and its setting	[link]	Entire external envelope	
HH-69	10 Carlyle Street, Mataura	former Presbyterian manse	Heritage building and its setting	[link]	Entire external envelope	
HH-70	127 Main Street / 2 Dover Street, Mataura	former St Saviour's Anglican Church / Mataura Masjid	Heritage building and its setting	[link]	Entire external envelope	
HH-71	(77-119) Kana Street, Mataura	former Mataura Falls Paper Mills' complex	Heritage building and its setting	[link]	Entire external envelope of outlined buildings	
HH-72	9 Charlton Siding Road, Charlton, Gore	former Charlton Public Hall	Heritage building and its setting	[link]	Entire external envelope	
HH-73	702 Otama Road / 12 McBain Road, Otama	Otama Soldiers' Memorial	Heritage item and its setting	[link]	Entire structure/item	
HH-74	Tuturau Maori Reserve, 235 Wyndham Road, Tuturau	'Tuturau Raid' Centenary Monument	Heritage item and its setting	[link]	Entire structure/item	
HH-75	11 Crawford Road, Mataura	'Sunbury Place', former Begg/Park house	Heritage building and its setting	[link]	Entire external envelope	
HH-76	71 Middle Street, Pukerau	former Pukerau Athenaeum Hall	Heritage building and its setting	[link]	Entire external envelope	

HH-SCHED2 - Heritage *Sites*, *Buildings*, *Structures* and *Items*						
Unique identifier	**Site identifier (address)**	**Site identifier (name)**	**Site type**	**Heritage record**	**Protected elements**	**HNZPT list**
HH-77	61 Kana Street, Mataura	former MacGibbon's shops and store	Heritage building and its setting	[link]	Entire external envelope	
HH-78	155 Kana Street, Mataura	former Carroll/ MacGibbon house	Heritage building and its setting	[link]	Entire external envelope	
HH-79	120 Main Street, Gore	former Gore Post Office & Automatic Telephone Exchange	Heritage building and its setting	[link]	Entire external envelope	
HH-80	15-17 Dorset Street, Mataura	former Mataura Dairy Factory	Heritage building and its setting	[link]	Entire external envelope	
HH-81	146 Broughton Street, Gore	former Gore Dairy Factory	Heritage building and its setting	[link]	Entire external envelope	
HH-82	45 Mersey Street, Gore	former JE Watson & Co. building	Heritage building and its setting	[link]	Entire external envelope	
HH-83	697 Otama Road, Otama	Otama Presbyterian War Memorial Church	Heritage building and its setting	[link]	Entire external envelope	
HH-84	249 Otamita Road, Knapdale	former Otamita Dairy Factory	Heritage building and its setting	[link]	Entire external envelope	
HH-85	86-88 Hokonui Drive, Gore	former Windle house	Heritage building and its setting	[link]	Entire external envelope	
HH-86	6 Matheson Road, Waikaka	former Anglican Church of St Philip & St James	Heritage building and its setting	[link]	Entire external envelope	
HH-87	15 Waikaka Road, Willowbank	Waikaka Valley Presbyterian Church	Heritage building and its setting	[link]	Entire external envelope	

HH-SCHED3 - *Archaeological Sites*					
Unique identifier	**Site identifier (address)**	**Site identifier (NZTM)**	**Site description**	**Archaeological record**	**NZAA site**
HH -A1	309 McDonald Road, Pukerau, Gore	E1294525 N4888683	Porcellanite source	[link]	F45/3
HH-A2	398 Milne Road, Chatton, Gore	E1286797 N4902325	Māori oven	[link]	F45/6
HH-A3	Hidden Valley Track, Croydon Bush	E1278890 N4890352	Hut floor and fireplace	[link]	F45/8
HH-A4	Whisky Creek Track/Hidden Valley Track	E1278840 N4890471	Whisky Creek water race	[link]	F45/9
HH-A5	38 Main St, Gore	E1286597 N4886881	Site of 19th century buildings	[link]	F45/10
HH-A6	134 Main Street, Gore	E1286447 N4886586	Site of 19th century buildings	[link]	F45/12
HH-A7	128 Main Street, Gore	E1286473 N4886625	Site of 19th century buildings	[link]	F45/14
HH-A8	East bank of Mataura River, 50m north west of the intersection of River Terrace and Huron Street.	E1287154 N4887590	Worked timber and charcoal lens	[link]	F45/15
HH-A9	6 Rock Street, East Gore	E1287140 N4887131	Gore Presbyterian Church (1880)	[link]	F45/16
HH-A10	Mataura falls	E1281412 N4876477	Traditional food collection area	[link]	F46/12
HH-A11	Craig Road, Mataura	E1275005 N4873471	Porcellanite source and working area	[link]	F46/25
HH-A12	61 Reko Road, Tuturau, Gore	E1280332 N4873210	Artefact find spot	[link]	F46/29
HH-A13	Section 1 Sec 46 Block III Tuturau SD	E1280888 N4872551	Tuturau Battle Site	[link]	
HH-A15	15 - 21 Bridge Street, Mataura	E1281118 N4876075	Site of 19th century buildings	[link]	F46/33
HH-A16	103 Main Street, Mataura, Gore	E1280907 N4876030	Site of 19th century saddlery	[link]	F46/34

HH-SCHED3 - *Archaeological Sites*					
Unique identifier	**Site identifier (address)**	**Site identifier (NZTM)**	**Site description**	**Archaeological record**	**NZAA site**
HH-A17	18-22 Bridge Street, J and J Galt Building	E1281075 N4876029	Site of 19th century buildings	[link]	F46/35
HH-A18	109-111 Main Street, Mataura	E1280944 N4876101	Site of 19th century buildings	[link]	F46/37

NOTABLE TREES - TREE

Overview

Notable trees make a significant contribution to the visual amenity of both *urban areas* and *rural areas*, as well as having cultural significance in some instances. *Notable trees* are those which have been identified as prominent natural features and landmarks that add character and identity to different parts of the district, those which are rare species or spectacular specimens, those associated with special *sites* or events and/or those with special historical or cultural values. *Notable trees* are typically mature trees with significant structural form and health.

The District Plan contains a list of *notable trees* in the District. These have been assessed utilising the nationally recognised Standard Tree Evaluation Method (STEM) to measure their significance. A *notable tree* in the Gore Proposed Plan is one with a STEM score of 100 or above. The score is based on a range of factors including:

- Condition and health – Including form, occurrence, vigour and vitality, function and age,
- Amenity and community benefit – Including stature, visibility, proximity, role and climate, and
- Notability – Including Stature, Historic, and Scientific recognition.

Many of the *Notable* Trees of the Gore District are located on public *land*, and frequently associated with an event or prominent person. For example, the avenues of large trees on Hokonui Drive and State Highway 1 south of Gore make an important contribution to the character of the District. These trees can be lost or adversely affected by felling or inappropriate trimming, and *land* use activities, including ground disturbance, or the construction of *structures* or *buildings*, in close proximity to them.

Objective

TREE-O1 The retention of trees and groups of trees with high botanical, heritage, cultural and/or *amenity values*.

Policies

TREE-P1 Identify *notable trees* and notable groups of trees on the basis of an assessment undertaken by an arborist, holding a qualification approved by the NZ Qualification Authority, utilising the Standard Tree Evaluation Method (STEM), or where relevant, a Māori cultural expert.

TREE-P2 Protect the values and setting of *notable trees* and notable groups of trees.

TREE-P3 Undertake activities, including ground disturbance and *subdivision*, in a manner that provides protection of the viability, health, structural integrity and setting of *notable trees* and notable groups of trees.

TREE-P4 Subject to being undertaken in accordance with recognised arboricultural practices, or where relevant, Māori cultural practices, enable:

1. The removal of broken branches, deadwood or diseased vegetation within *notable trees* or notable groups of trees, and
2. The trimming of any *notable tree* or trees within notable groups of trees where:
   (a) this enhances the long-term health, structural integrity or appearance of the tree(s);
   (b) the values of the tree(s) are not compromised;
   (c) there is a high quantifiable risk to people, property, *buildings* or *infrastructure*; or
   (d) the tree significantly restricts use of the *site*.

TREE-P5 Avoid the removal of a *notable tree* or trees within notable groups of trees unless at least one of the following circumstances apply:

1. changes to the tree or group of trees, arising from natural events, which results in the tree no longer meeting the STEM threshold to be classed as notable, or
2. there is a high quantifiable risk to people, property, *buildings* or *infrastructure*.

TREE-P6 Avoid damage to *notable tree* or trees within notable groups of trees, including tree roots.

TREE-P7 Provide education and advice to encourage the protection of *notable trees* and notable groups of trees.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

TREE-R1	Trimming of any *notable tree* or trees within a notable group of trees in TREE-SCHED	
All zones	**Activity status:** Permitted Where: 1. Trimming is undertaken in accordance with recognised arboricultural practice so as to retain a natural shape, form and branch habitat for that particular species; and 2. Except for the removal of broken branches, deadwood or diseased vegetation, trimming is of branches which are less than 75mm in diameter.	**Activity status where compliance is not achieved with:** **TREE-R1(1) and TREE-R1(2):** Controlled Where: 3. The trimming is required under the Electricity (Hazards from Trees) Regulations 2003. **Matters of control:** 1. The impact that the proposal will have on the integrity, ongoing viability, and values of the *notable tree*. 2. The method (including any relevant Māori cultural practices) and timing of trimming undertaken. 3. The viability, health, shape and form of the *notable tree*. **TREE-R1(3):** Restricted Discretionary **Matters of discretion:** 1. The impact that the trimming will have on the integrity, ongoing viability, and values of the scheduled *notable tree*. 2. The method (including any relevant Māori cultural practices) and timing of trimming undertaken. 3. The viability, health, shape and form of the *notable tree*. 4. The necessity of what is proposed and alternatives.

TREE-R2	**Removal of any *notable tree* or trees within a notable group of trees in TREE-SCHED**	
All zones	**Activity status:** Controlled Where: 1. There are changes to the tree or group of trees, arising from natural events, which results in the tree(s) no longer meeting the STEM threshold to be classed as notable; or 2. There is a high quantifiable risk to people, property, *buildings* or *infrastructure*. **Matters of control:** 1. Arboricultural advice confirms that the tree(s) no longer meets the STEM threshold to be classed as notable. 2. The health, shape, form and ongoing viability of the *notable tree*. 3. The necessity of what is proposed and alternatives.	**Activity status where compliance is not achieved with:** **TREE-R2(1) and TREE-R2(2):** Discretionary Where: 3. The removal is subject to a notice issued under the Electricity (Hazards from Trees) Regulations 2003. **TREE-R2(3):** Non-complying
TREE-R3	**Activities within the *root protection area* of any *notable tree* or trees within a notable group of trees in TREE-SCHED**	
All zones	**Activity status:** Restricted Discretionary Where: 1. The activity is limited to the construction, installation and *maintenance* of any utility service or other *infrastructure*. OR 2. Any activity or the construction, addition or replacement of any *fence* or *structure;* and 3. Any impervious surfacing, sealing, paving, soil compaction, or alteration to the *ground level* of no more than 75mm; and	**Activity status where compliance is not achieved:** Non-complying

	4. The activity does not involve the storage of any *hazardous substance*. **Matters of discretion:** 5. The necessity of what is proposed and alternatives. 6. The impact that the proposal will have on the integrity, ongoing viability and health, and values of the *notable tree*. 7. The method (including any relevant Māori cultural practices) to be used and timing of the proposed works. 8. In relation to *infrastructure*, the potential impact on the levels of service if the work is not undertaken at that location. 9. The mitigation measures proposed to minimise any adverse *effects* on the tree(s).	
TREE-R4	**Fixing of any *structure* or object to any part of a *notable tree* in TREE-SCHED.**	
All zones	**Activity status:** Non-complying	**Activity status where compliance not achieved:** N/A

TREE-SCHED - Notable Trees					
Unique identifier	**Site identifier (address)**	**Species**	**Common name**	**STEM score**	**Tree record**
TREE-1	Gore Gardens, Gore	*Magnolia grandiflora* (4)	evergreen magnolia	105	[link]
TREE-2	Gore Gardens, Gore	*Abies concolor* 'Candicans'	Candicans white fir	144	[link]
TREE-3	Gore Gardens, Gore	*Mespilus germanica*	medlar	105	[link]
TREE-4	Gore Gardens, Gore	*Quercus robur*	English oak	159	[link]
TREE-5	Gore Gardens, Gore	*Ulmus glabra* 'Horizontalis'	horizontal elm (the Bowler Elm)	201	[link]
TREE-6	Gore Gardens, Gore	*Sequoiadendron giganteum*	giant redwood	183	[link]
TREE-7	Gore Gardens, Gore	All trees, not referred to above		294	[link]
TREE-8	Gore Domain, Corner of Fairfield and Preston Streets, Gore	*Quercus robur* (grove of trees)	English oak	201	[link]
TREE-9	Croquet Club Quadrant, Gore Domain, Gore	All trees		237	[link]
TREE-10	Civic Centre, 29 Bowler Ave, Gore	*Ulmus* 'Louis van Houtte"	golden elm	117	[link]
TREE-11	Civic Centre, 29 Bowler Ave, Gore	*Sophora japonica* 'Pendula'	weeping Japanese pagoda	132	[link]
TREE-12	81 Main Street, Gore	*Quercus rubra*	red oak	135	[link]
TREE-13	Road Reserve, 165 Main Street, Gore	*Quercus cerris*	Turkey oak	171	[link]

TREE-SCHED - Notable Trees					
TREE-14	Triangle, Gore	All trees – *Quercus spp.*, *Ulmus sp.*, *Acer*	Includes oaks, elm, & sycamore	227	[link]
TREE-15	SH 94, Hokonui Drive to Waimea St, Gore	All trees – *Betula*, *Carpinus*, *Fagus, Fraxinus*, *Platanus*, *Tilia*, *Ulmus*, *Quercus*, *Prunus*	Includes birch, hornbeam, beech, ash, plane, lime, elm, oak, & cherry	249	[link]
TREE-16	Deer Park, Martin Street, Gore	*Quercus robur* (group of trees)	English oak	216	[link]
TREE-17	Bannerman Park, Gore	*Quercus robur* (group of trees)	English oak	117	[link]
TREE-18	West bank of Mataura River, north of SH 1 bridge, Gore	Mixed row of trees – *Ulmus*, *Acer*, *Fraxinus* & *Quercus*	elm, sycamore, ash & English oak)	180	[link]
TREE-19	Road Reserve, 13 Lewis Street, Gore	*Tilia* x *europaea*	common lime	156	[link]
TREE-20	"Wilden" 15 Lewis Street, Gore	*Tilia* x *europaea*	common lime	156	[link]
TREE-21	37 Coutts Road, Gore	*Fraxinus excelsior* 'Pendula'	weeping ash	192	[link]
TREE-22	Kerwood Place, Gore	*Castanea sativa*	Spanish chestnut	183	[link]
TREE-23	23 Devon Street, Gore	*Sequoiadendron giganteum*	giant redwood	216	[link]
TREE-24	14-28 Coutts Road, Gore High School, Gore	*Betula pendula* (34)	silver birch	162	[link]
TREE-25	14-28 Coutts Road, Gore High School, Gore	*Ulmus glabra* 'Horizontalis'	horizontal elm	186	[link]
TREE-26	Gore Racecourse, 136 Gore-Mataura Highway, East Gore	*Rhododendron* spp. (collection)	Collection of *Rhododendron* species	198	[link]

TREE-SCHED - Notable Trees					
TREE-27	Holy Trinity Church, 19 Traford Street, Gore	*Ulmus minor* 'Atinia' (5) & *Quercus robur* (2)	English elm & English oak	222	[link]
TREE-28	Victoria Park, SH 1 East Gore	All trees; Sequoiadendron giganteum; Quercus spp; & Populus spp.	includes giant redwood, oaks & poplars	252	[link]
TREE-29	East Gore School, 3 Wentworth St, Gore	*Quercus robur*	English oak	183	[link]
TREE-30	Hamilton Park, East Gore	*Fagus sylvatica* (23)	European beech	225	[link]
TREE-31	Tulloch Park, Mataura	*Ulmus glabra* 'Horizontalis'	horizontal elm	135	[link]
TREE-32	Waikaka School, 22 Matheson Road, Waikaka	*Sequoiadendron giganteum* (2)	giant redwood	195	[link]
TREE-33	81 Wigan Street	*Abies procera*	noble fir	141	[link]
TREE-34	81 Wigan Street	*Quercus robur*	English oak	123	[link]
TREE-35	81 Wigan Street	*Fagus sylvatica*	European beech	123	[link]
TREE-36	81 Wigan Street	*Quercus robur*	English oak	144	[link]
TREE-37	81 Wigan Street	*Fagus sylvatica*	European beech	117	[link]
TREE-38	81 Wigan Street	*Fraxinus excelsior*	European ash	111	[link]
TREE-39	81 Wigan Street	*Fagus sylvatica*	European beech	129	[link]
TREE-40	81 Wigan Street	*Quercus robur*	English oak	117	[link]

TREE-SCHED - Notable Trees					
TREE-41	81 Wigan Street	*Quercus robur*	English oak	129	[link]
TREE-42	81 Wigan Street	*Quercus robur*	English oak	144	[link]
TREE-43	81 Wigan Street	*Quercus robur*	English oak	129	[link]
TREE-44	40 Albany Street	*Quercus robur*	English oak	138	[link]
TREE-45	82 Ruia Street	*Juglans regia*	common walnut	123	[link]
TREE-46	90 Kakapo Street	*Cedrus deodara*	deodar cedar	132	[link]
TREE-47	36 Broughton Street	*Ulmus glabra* 'Horizontalis'	horizontal elm	198	[link]
TREE-48	13 Ardwick Street	*Sequoiadendron giganteum*	giant redwood	207	[link]
TREE-49	141 Broughton Street	*Fagus sylvatica* 'Purpurea'	copper beech	174	[link]
TREE-50	14 Crewe Street	*Acer palmatum*	Japanese maple	109	[link]
TREE-51	26 Crewe Street	*Acer sp*.	maple	108	[link]
TREE-52	12 High Street	*Juglans regia*	common walnut	114	[link]
TREE-53	12 High Street	*Quercus palustris*	pin oak	138	[link]
TREE-54	12 High Street	*Fagus sylvatica* 'Purpurea'	copper beech	120	[link]
TREE-55	8 Willis Street	*Ulmus glabra* 'Horizontalis'	horizontal elm	147	[link]
TREE-56	5 Garnet Street	*Fagus sylvatica* 'Purpurea'	copper beech	150	[link]
TREE-57	5 Garnet Street	*Tilia* x *europaea* (2)	common lime	162	[link]

TREE-SCHED - Notable Trees					
TREE-58	1 Garnet Street	*Fuscospora cliffortioides*	mountain beech; tawhai rauriki	159	[link]
TREE-59	11 Norton Street	*Fraxinus uhdei*	evergreen ash	177	[link]
TREE-60	3 Latham Lane	*Fagus sylvatica* 'Purpurea'	copper beech	132	[link]
TREE-61	11 Rock Street	*Fagus sylvatica* 'Purpurea'	copper beech	157	[link]
TREE-62	49 Hamilton Street	*Ulmus glabra* 'Horizontalis'	horizontal elm	162	[link]
TREE-63	61 Hamilton Street	*Quercus palustris*	pin oak	165	[link]
TREE-64	61 Hamilton Street	*Cedrus deodar*	deodar cedar	153	[link]
TREE-65	136 Broughton Street	*Agathis australis*	kauri	129	[link]
TREE-66	Legal Road, William Street	*Quercus rubra*	red oak	138	[link]
TREE-67	39-49 Coutts Road Gore	*Fuscospora fusca*	red beech; tāwhai raunui)	141	[link]
TREE-68	39-49 Coutts Road Gore	*Tilia platyphyllos*	large-leaved lime	126	[link]
TREE-69	39-49 Coutts Road Gore	*Tilia platyphyllos*	large-leaved lime	132	[link]
TREE-70	St Peters College, 129 Kakapo Street	*Sequoiadendron giganteum* (3), *Fagus sylvatica, Carpinus betulus* & *Tilia* x *europaea*	giant redwood, European beech, European hornbeam & common lime	168	[link]
TREE-71	St Peters College, 129 Kakapo Street	*Sequoiadendron*, *Sequoia*, *Cedrus*, *Cupressus*, *Aesculus*, *Platanus* & *Betula spp*.	Mixed group, giant redwood, coast redwood, cedar, macrocarpa, chestnut, plane & birch	162	[link]

TREE-SCHED - Notable Trees					
TREE-72	2 Devon Street	Tilia x europaea	common lime	144	[link]
TREE-73	2 Devon Street	*Quercus robur*	English oak	114	[link]
TREE-74	2 Devon Street	*Ulmus* 'Louis van Houtte'	golden elm	141	[link]
TREE-75	39 Ardwick Street	*Ulmus glabra* 'Horizontalis'	horizontal elm	174	[link]
TREE-76	7 North Terrace South	*Juglans regia*	common walnut	153	[link]
TREE-77	7 North Terrace South	*Acer rubrum*	red maple	177	[link]
TREE-78	9 Halton Street	*Acer palmatum*	Japanese maple	153	[link]
TREE-79	17 Gordon Terrace	*Fuscospora fusca*	red beech; tāwhai raunui	108	[link]
TREE-80	290 Main Street	*Ulmus glabra* 'Horizontalis'	horizontal elm	126	[link]
TREE-81	27 William Street	*Betula pendula*	silver birch	138	[link]
TREE-82	64 Ardwick Street	*Tilia* x *europaea*	common lime	180	[link]
TREE-83	16 Hilbre Street	*Quercus* sp.	oak	102	[link]
TREE-84	38 Wentworth Street	*Fraxinus excelsior* 'Pendula'	weeping ash	147	[link]
TREE-85	7 Lewis Street North	*Cedrus atlantica*	blue Atlas cedar	132	[link]
TREE-86	7 Lewis Street North	*Cedrus deodara* (2)	deodar cedar	156	[link]
TREE-87	7 Lewis Street North	*Fagus sylvatica*	English beech	144	[link]
TREE-88	3 Garnet Street	*Fuscospora solandri*	black beech; tawhairauriki	135	[link]
TREE-89	244 Main Street	*Ulmus glabra* 'Horizontalis'	horizontal elm	147	[link]

TREE-SCHED - Notable Trees					
TREE-90	244 Main Street	*Fagus sylvatica* 'Purpurea'	copper beech	144	[link]
TREE-91	2a Crombie Street	*Ulmus glabra* 'Horizontalis'	horizontal elm	162	[link]
TREE-92	4 Preston Street	*Acer japonicum*	downy Japanese maple	108	[link]
TREE-93	2 Rimu Street	*Sequoiadendron giganteum*	giant redwood	138	[link]
TREE-94	30 Huron Street	*Fagus sylvatica* 'Purpurea'	copper beech	108	[link]

SITES AND AREAS OF SIGNIFICANCE TO MĀORI - SASM

Overview

To ask how significant a specific *site* or area is for Ngāi Tahu whānui is a meaningless and redundant question. All landscapes and elements of the natural *environment* are significant, given that within a Ngāi Tahu worldview all landscapes hold stories, histories, and whakapapa links to atua Māori (deities). For this reason, no specific sites or areas of 'significance' to Māori are singled out and listed within the Gore District Plan, as this implies that non-listed sites and areas are places that Ngāi Tahu do not hold a relationship with. Instead, all *lands*, *waters*, and natural features within Gore District are recognised as culturally significant to Ngai Tahu whānui - just at different intensities and for varied reasons. These reasons could include Māori concepts such as mana, tapu or mauri; relationships with Ngāi Tahu deities or creation narratives, historic events or cultural practices, *sites* recognised as part of the Ngāi Tahu Claims Settlement Act 1998, or contemporary Māori expressions of rangatiratanga or kaitiakitanga.

The Gore District Plan manages the impacts of high-risk activities on Ngāi Tahu cultural values, as opposed restricting a wide range of activities at specific locations. This allows decisions and, where relevant, controls to be meaningful and tailored to the relevant Ngāi Tahu cultural values that are being impacted. Where an activity (or approach to undertaking an activity) does not impact place-based Ngāi Tahu cultural values, then it will be enabled in the Plan, regardless of the location. For more information on Ngāi Tahu cultural values within the Gore District, please refer to the MW – *Mana Whenua* chapter.

The SASM chapter consists of overarching objectives and policies that direct the ways the Gore District Plan recognises and protects the historic and contemporary relationship of Māori with the natural *environment* and places where cultural practices are undertaken within the Gore District. The rules that enable this recognition and protection are attached to specific activities throughout relevant chapters of this plan, and reinforced with objectives and policies that refer to the underlying relationship that Ngāi Tahu hold with the natural *environment*, or references to the practicing of Māori cultural activities. As indicated in other chapters, the below objectives and policies apply to activities throughout the district.

Objectives

SASM-O1 All land, *waterbodies*, natural features, and *marae* within Gore District are recognised as *sites* and areas of cultural significance to *mana whenua* and/or tangata whenua, and are afforded appropriate considerations in relation to their management, development, and use.

SASM-O2 Traditional and contemporary *mana whenua* and *tangata whenua* relationships *with* land*, waterbodies, natural* features, and cultural structures are recognised, retained, and strengthened.

SASM-O3 Recognise and provide for the mātauranga and kaitiakitanga of *mana whenua* in decision-making relating impacts on the underlying relationship Ngāi Tahu hold with the natural *environment*.

Policies

SASM-P1 Use, *subdivision*, and development is enabled where adverse *effects* on Ngāi Tahu cultural values, including those listed in MW-2.3, are avoided, remedied or mitigated.

SASM-P2 The impact of proposed activities on Ngāi Tahu cultural values, and their underlying relationship with the natural environment is determined in partnership with Hokonui Rūnanga.

SASM-P3 Mātauranga relating to Ngāi Tahu cultural values is cared for as a taonga by Hokonui Rūnanga, and shared with Gore District Council on a case-by-case basis, as needed to support Council decision-making.

SASM-P4 The ability for Māori to engage in cultural practices in culturally appropriate places is recognised and provided for.

SASM-P5 Where appropriate, Ngāi Tahu cultural values and histories are incorporated into urban design of publicly accessible spaces.

Notes

Note 1 Provisions in Other Chapters

The objectives and policies in this chapter apply to the provisions of other chapters in the District Plan, including the following:

- Energy
- Infrastructure
- Transport
- Hazardous Substances
- Natural Hazards
- Public Access
- Zones – Setbacks from Streams, Reserve Land, buildings in Rural Zones exceeding height and coverage controls, and activities in the Natural Open Space Zone and Field Days Zone.
- Subdivision
- Activities on Surface of Water
- Earthworks
- Noise
- Temporary Activities
- Ecosystems and Indigenous Biodiversity
- Natural Features and Landscapes

ECOSYSTEMS AND INDIGENOUS BIODIVERSITY - ECO

This chapter contains provisions that have legal effect. They are identified with a to the right hand side of the provision.

Overview

The District contains areas of vegetation which have species and ecosystems that are native to New Zealand and the local area, and are classified as significant areas of *indigenous vegetation* or habitats of indigenous fauna under Section 6(c) of the Resource Management Act 1991 (RMA). To achieve the purpose of the RMA and promote *sustainable management*, the District Plan must identify and protect significant areas of *indigenous vegetation* and habitats of indigenous fauna as a matter of national importance. A key function of Territorial Authorities under the RMA is the maintenance of indigenous biological diversity under Section 31(1)(b)(iii).

The Operative District Plan (2006) predates the Southland Regional Policy Statement 2017 (RPS) and the release of the National Policy Statement Indigenous Biodiversity 2023 (NPSIB). The RPS and NPSIB both contain criteria for identifying areas of significant *indigenous vegetation* or significant habitat of indigenous fauna (SNA). While comprehensive mapping has not been undertaken to identify SNAs in the Gore District, the Gore District Plan Efficiency and Effectiveness Review 2023 indicates that:

- the Operative plan provisions have been partially effective at protecting identified SNAs, and
- there has been a reduction in native vegetation which would suggest further protection needs to be afforded to biodiversity within the District; and
- based on changes to national and regional policy direction, there is a gap in current identified SNAs that will need to be addressed following the release of the National Policy Statement on Indigenous Biodiversity.

The RPS and NPSIB also have a broader range of objectives and policies that have been considered in developing the provisions of this chapter. A 10 year implementation timeframe for the NPSIB is anticipated, which includes the development of a regional biodiversity strategy, an integrated approach across administrative boundaries, the need to work in partnership with *tangata whenua* and landowners, and notes that support will be provided from the regional council for mapping which must be completed by August 2028. It is proposed that a variation will be notified to the Proposed District Plan once mapping has been completed.

Objectives

ECO-O1 Maintain Indigenous *biological diversity* in the Gore District and protect areas of significant *indigenous vegetation* and significant habitats of indigenous fauna (*Significant Natural Areas*).

ECO-O2 Work in partnership with Local Authorities, Government agencies, *mana whenua*, stakeholders and landowners to identify and protect *Significant Natural Area*s.

ECO-O3 Provide for appropriate *subdivision*, use and development within *Significant Natural Area*s where the values of the area can be maintained and enhanced.

ECO-O4 The relationship of *mana whenua* and their customs and traditions with *Significant Natural Area*s is recognised and provided for including through:

1. Facilitation and support for the exercise of kaitiakitanga in relation to indigenous species and habitats;
2. Maintenance, enhancement, and restoration of habitats that support mahinga kai activities and sustain taonga species; and
3. Enabling customary use.

Policies

ECO-P1 Work in partnership with Local Authorities, *mana whenua*, stakeholders and landowners to:

1. identify *Significant Natural Area*s (SNAs) to include:
   (a) Areas identified as SNA-1 (Waterfall Range) and SNA-2 (Pukerau Red Tussock Reserve) on the planning maps, and
   (b) A variation to the Proposed District Plan to identify areas that meet the criteria set out in Appendix 4; and
2. map and describe each *specified highly mobile fauna* area.

ECO-P2 Allow activities within *Significant Natural Areas* that may impact indigenous biodiversity values where:

1. This is for a lawfully established activity; or
2. Their purpose is to facilitate or express Ngāi Tahu rights, interests, or *cultural purpose*; or
3. The activity has a *functional need* to be located in the area; or
4. The activity has no more than minor adverse *effect*s on the significant *indigenous vegetation* or fauna habitat, and/or Ngāi Tahu cultural *purpose*.

ECO-P3 Any new subdivision, use, or development shall avoid adverse effects on an SNA that result in:

1. loss of ecosystem representation and extent;
2. disruption to sequences, mosaics, or ecosystem function;
3. fragmentation of SNAs or the loss of buffers or connections within an SNA;
4. reduction in the function of the SNA as a buffer or connection to other important habitats or ecosystems; and
5. a reduction in the population size or occupancy of Threatened or At Risk (declining) species that use an SNA for any part of their life cycle;

Unless they relate to:

6. Construction of specified infrastructure that provides significant national or regional public benefit;

7. Mineral and aggregate extraction that provides significant national public benefit that could not otherwise be achieved using resource in New Zealand;
8. The operation or expansion of any coal mine that was lawfully established before 4 August 2023, except that after 31 December 2030 this exception applies only to coal mines that extract Coking coal; and
9. There is a functional need or operational need to be in that particular location and there are no practicable alternative locations.

ECO-P4 Manage any adverse effects on an SNA from a new subdivision, use or development relating to the following matters in accordance with the *effects management hierarchy:*

1. Construction of specified infrastructure that provides significant national or regional public benefit:
2. Mineral and aggregate extraction that provides significant national public benefit that could not otherwise be achieved using resource in New Zealand;
3. The operation or expansion of any coal mine that was lawfully established before 4 August 2023,
4. a single residential dwelling on an allotment created before 4 August 2023 and there is no practicable location within the allotment for dwelling construction and on site infrastructure to avoid adverse effects outlined in ECO-P3(1) to ECO-P3(5),
5. maintaining or restoring an SNA and this does not involve the permanent destruction of significant habitat of indigenous biodiversity,
6. An activity associated with the harvest of indigenous tree species from a SNA carried out in accordance with a forest management plan or permit under part 3A of the Forests Act 1949, such as track clearance and timber storage, but not the harvesting of trees itself.

ECO-P5 *Plantation Forest* activities in any existing plantation forest within a SNA must be managed in a manner that:

1. Maintains indigenous biodiversity in the SNA as far as practicable while providing for *plantation forest* activities to continue, and
2. Maintains the long-term populations of any Threatened or At Risk (declining) species present in the area.

ECO-P6 Promote the restoration of indigenous biodiversity by prioritising:

1. SNAs whose ecological integrity is degraded:
2. threatened and rare ecosystems representative of naturally occurring and formerly present ecosystems:
3. areas that provide important connectivity or buffering functions:
4. natural inland wetlands whose ecological integrity is degraded or that no longer retain their indigenous vegetation or habitat for indigenous fauna:
5. areas of indigenous biodiversity on specified Māori land where restoration is advanced by the Māori landowners:
6. any other priorities specified in regional biodiversity strategies or any national priorities for indigenous biodiversity restoration.

ECO-P7 Protect, enhance and restore *Significant Natural Area*s by:

1. Minimising the loss, fragmentation and reduction of:

(a) *Significant Natural Area*s
(b) connections between *Significant Natural Areas*, and
(c) *threatened or at risk* and indigenous species populations;

2. Promoting the creation of connections and ecological corridors between *Significant Natural Areas*;
3. Promoting the use of eco-sourced species from the relevant ecological district;
4. Enabling opportunities for *mana whenua* to exercise their customary rights and responsibilities and *mana whenua* responsibilities as kaitiaki in restoring, protecting and enhancing areas of significant indigenous biodiversity; and
5. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of significant indigenous biodiversity.

ECO-P8 When assessing consents for *subdivision*, *land use* and development, avoid effects which will:

1. Prevent an indigenous species or community being able to persist in their habitats in the ecological district;
2. Result in a degradation of the threat status, further measurable loss of indigenous cover or disruption to ecological processes, functions or connections in *land environment*s in category one or two of the Threatened Environment Classification at the ecological district level;
3. Result in a reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1 – 3a - nationally critical, nationally endangered and nationally vulnerable; and
4. discourage *mana whenua* access to indigenous biodiversity for a *mana whenua cultural purpose* ~~.~~

ECO-P9 When assessing resource consents in *Significant Natural Area*s, consider the following matters:

1. The necessity for the activity to provide for *critical infrastructure* or *renewable electricity generation*;
2. Whether formal protection and active management of all or part of any *Significant Natural Area* will occur as part of the *subdivision*, land use or development;
3. The extent to which the proposed activity recognises and provides for Ngāi Tahu *cultural purposes*, rights and interests;
4. The cumulative *effect*s of activities within or adjacent to any area of *indigenous vegetation* or habitat;
5. The *effects* the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic;
6. The impacts on mahinga kai activities and species;
7. The impact of the activity on the values of any *Significant Natural Area*, rare or threatened indigenous species or taonga species and how any potential impact could be avoided, remedied or mitigated; and
8. The appropriateness and effectiveness of any biodiversity offsetting or compensation in accordance with ECO – P7 to offset any residual adverse *effect*s that remain after avoiding, remedying and mitigating measures have been applied.

ECO-P10 Maintain indigenous biodiversity across the district by:

1. Managing any significant adverse effects of new subdivision, use or development by applying the effects management hierarchy;

2. Managing the adverse effects of new subdivision, use or development on highly mobile fauna areas in order to maintain viable populations of specified highly mobile fauna across their natural range
3. Maintaining, and where appropriate enhancing or restoring, the functioning of ecological corridors and linkages;
4. Minimising adverse *effect*s on, and encouraging *mana whenua access* to, areas of indigenous biodiversity which are significant to *mana whenua*;
5. Establishing a Biodiversity Stakeholder Group to review District Plan provisions, encourage non-regulatory assistance, and enhance landowner engagement;
6. Developing a biodiversity strategy that would consider free ecological surveys, financial support to *Significant Natural Area* landowners, rates remissions for *Significant Natural Areas,* and advice and support for local conservation groups and programmes;
7. Preserving protected wildlife; and
8. Recognising the benefits of farm management practices and active management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection.

ECO-P11 Provide for biodiversity offsets and compensation to manage residual adverse *effect*s of an activity where:

1. The goal of the biodiversity offsets is no net loss and, preferably, a net gain of biodiversity of similar species and location where practicable;
2. The conservation outcomes are measurable and positive; and
3. The biodiversity offsets or compensation are in accordance with best practice, including but not limited to New Zealand Government guidance on biodiversity offsetting; and
4. Off-setting and compensation packages are consistent with Ngāi Tahu *cultural purposes*.

ECO-P12 Avoid the planting of exotic weed species and the intentional release or farming of animal pests within SNA's.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

ECO-R1	*Indigenous vegetation clearance* and *land disturbance*	
All areas	**Activity status: Permitted** Where: 1. It is necessary for the following purposes: (a) the maintenance, repair or replacement of existing *lawfully established*: (i) *fences*, (ii) vehicle tracks, (iii) *roads*, *(iv) Critical infrastructure,* (v) walkways, (vi) firebreaks, (vii) dams, (viii) waterway crossings, or (ix) *network utilities* and the clearance or land disturbance is no more than 1.0m in width from those works in (ii), (iii), (iv), (v), (vii), (viii) and (ix), and 1.5m for ~~(i) and~~[1] (vi).	**Activity status where compliance is not achieved with:** **ECO-R1(1)(a)(i) or ECO-R1(1)(a)(vi):** Restricted discretionary Where: 2. The *indigenous vegetation clearance* and *land disturbance* does not comply with ECO-R1(1)(a)(i) or ECO-R1(1)(a)(vi). **Matters of Discretion:** 1. Effects on indigenous biodiversity values. 2. the matters outlined in ECO-P3, ECO-P7, ECO-P8, ECO-P9 and ECO-P10. 3. The quantity and quality of indigenous vegetation impacted and the reasons for the works. 4. the potential danger the vegetation is causing to human life. 5. The need for fencing to protect indigenous biodiversity values.

[1] Withdrawn by Council resolution 21 November 2023

(b) The vegetation is causing an imminent danger to human life, *structure*s, and *infrastructure or the works are required to address a high risk to public health or safety*.

(c) For Mahinga kai activities or for other Ngāi Tahu *cultural purposes* where the clearance is by *mana whenua* and in accordance with tikanga protocols.

(d) For the safe operation or *maintenance* of the *National Grid.*

(e) *Maintenance of improved pasture* where:
  (i) the improved pasture has not become a *SNA, and*
  (ii) the land is not an uncultivated *depositional landform,* and
  (iii) it will not adversely affect a *Threatened or At Risk (declining)* species.

(f) In accordance with an approved Reserve Act or Conservation Act reserve management plan.

(g) For the maintenance, repair or replacement of existing *buildings* and *structure*s, or to remove a potential fire risk, including an area no further than 2.0m from the exterior wall of an existing *building.*

(h) The removal of exotic species generally and pest plants and pest animals in accordance with any Regional Pest Management Plan or the Biosecurity Act 1993.

(i) The works are undertaken in accordance with a *Biodiversity Covenant.*

(j) The works are associated with the harvest of indigenous tree species in accordance with a forest management plan or permit under Part 3A of the Forests Act 1949

6. any functional or operational constraints and the route, site and method selection process.

ECO-R1(1) and ECO-R1(2): Discretionary

Where:

3. The *indigenous vegetation clearance* and *land disturbance* takes place outside a *Significant Natural Area.*

ECO-R1(1) and ECO-R1(2): Non-complying

Where:

4. The *indigenous vegetation clearance* and *land disturbance* takes place inside a *Significant Natural Area.*

	(k) The works relate to indigenous vegetation that was deliberately planted: (i) Within a domestic garden; or (ii) For the use of screening/shelter belt purposes (such as farm hedgerows).	
ECO-R2	**Planting of exotic weed species identified in a Southland Regional Pest Management Plan.**	
Significant Natural Areas	**Activity status:** Non-complying Where: 1. The activity is undertaken within a Significant Natural Area.	**Activity status where compliance is not achieved:** N/A
ECO-R3	**The intentional release or farming of animal pests identified in a Southland Regional Pest Management Plan.**	
Significant Natural Areas	**Activity status:** Non-complying Where: 1. The activity is undertaken within a Significant Natural Area.	**Activity status where compliance is not achieved:** N/A

NATURAL FEATURES AND LANDSCAPES - NFL

Overview

The Natural Features and Landscapes chapter contains provisions in response to section 6(b) of the RMA, which requires that outstanding natural features and landscapes be protected from inappropriate *subdivision*, use and development. In relation to Natural Character, section 6a of the RMA, this is addressed within the provisions relating to stream *setbacks* included within the zones. Part of the protection of these areas requires the identification and management of these areas as a matter of national importance.

The Landscape of the Gore District can largely be characterised as pastural and arable farmland with two prominent natural landscapes / features - the Hokonui Hills and the Te Au Nui Pihapiha Kanakana Mataura Falls. These areas have been assessed and identified in accordance with the Southland Regional Policy Statement 2017 criteria as having high levels of biophysical, sensory or associative landscape values, which makes them either Outstanding Natural Landscapes (ONL) or Outstanding Natural Features (ONF).

The District's Outstanding Natural Features and Landscapes are identified on the District Plan Maps and described in Appendix 5. Note there are other provisions relevant to Outstanding Natural Features and Landscapes within the Infrastructure and Subdivision Chapters.

Objectives

NFL-O1 To protect the values and characteristics of the Outstanding Natural Features and Landscapes of the Gore District from inappropriate *subdivision*, use and development.

Policies

NFL-P1 Avoid adverse *effects* on the values and characteristics of identified outstanding natural features and landscapes described within Appendix 5 by:

1. Avoiding development and land use that results in significant adverse *effects* on landscape values and avoiding or appropriately mitigating other adverse *effects* on landscape values.
2. Recognising the existence of working pastoral farms and their contribution to the openness and landform legibility of outstanding natural features and landscapes;
3. Demonstrating how development can be visually integrated into the landscape by:
   (a) remedying or mitigating the impacts on the visual continuity of the Hokonui Hills Skyline and visually prominent hillslopes;
   (b) ensuring *buildings* and *structures* are appropriately sited, designed, finished, and if required, mitigated by appropriate plantings, to have minimal impact on the landscape values.
   (c) ensuring that *building* density and form maintains the identified landscape values.

4. Avoiding activities that are incompatible with the identified values, including *plantation forestry* and mineral extraction,
5. Recognising and providing protection for Ngāi Tahu cultural values as they relate to natural features and landscapes.

NFL-P2 Provide for and encourage the restoration and/or enhancement of the natural character of the Te Au Nui Pihapiha Kanakana Mataura Falls where:

1. Restoration and/or enhancement will achieve long-term improvement in natural character, landscape and associated Ngāi Tahu cultural values; and/or
2. It will assist in the restoration of indigenous *biodiversity* or ecosystems and angling fisheries species; and/or
3. It will enhance the taonga species and mahinga kai and the ability to exercise kaitiakitanga; and/or
4. It will support improved health and abundance of taonga species, and the ability for mana whenua to engage in mahinga kai activities; and/or
5. Riparian margins provide a buffer from activities that may adversely affect the natural character values of the *river*; and/or
6. Riparian margins provide spawning or other significant habitats for at risk or threatened species and/or
7. Public access is restored or improved and/ or
8. Activities are an expression of mana whenua kaitiakitanga responsibilities.

NFL-P3 Avoid the placement of critical infrastructure within identified outstanding natural features and landscapes, unless

1. There is no reasonable alternative due to the operational or functional need for the location; and
2. Adverse effects on landscape values can be avoided or appropriately mitigated.

NFL-P4 When assessing resource consents within Outstanding Natural Features and Landscapes, consider the following matters;

1. The extent to which adverse effects on landscape values can be managed, avoided or appropriately mitigated; and
2. The extent to which the proposed activity recognises and provides for Ngāi Tahu cultural values, rights and interests; and
3. The operational or functional need for the activity to be undertaken within an Outstanding Natural Feature or Landscape.

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

NFL-R1	***Buildings* and *Structures* (excluding fences) within an identified ONF/L**	
All zones	**Activity status:** Permitted Where: 1. The *building* or *structure* is for farming purposes, excluding residential use; (a) Does not exceed 30m^2 in area; and (b) Height shall not exceed 3m; 2. Buildings or structures for non-farming purposes; (a) The maximum *height* does not exceed 2m; and (b) The maximum *gross floor area* is no more than 5m^2 3. All *buildings* and *structures* must be finished in materials with a maximum reflectance value of 30%	**Activity status where compliance is not achieved:** Discretionary

NFL-R2	**Tree planting, other than *plantation forestry* within an identified ONF/L**	
All zones	**Activity status:** Permitted Where: 1. The tree planting is of indigenous species and for restoration, conservation, or hazard prevention measures.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. *Effects* on the values as listed in NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.

NFL-R3	Land disturbance and Earthworks within an identified ONF/L	
All zones	**Activity status:** Permitted Where: 1. The depth of the earthworks shall not exceed 1m below the original surface of the ground; and 2. the depth of fill shall not exceed 1m above the original surface of the ground; and 3. the area of the earthworks shall not exceed 100m^2 in any 12 month period; 4. the width of land disturbance for fencing shall not exceed 1m; and 5. the ground for fencing related land disturbance is reinstated to original levels within 48 hours of work being completed.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. *Effects* on the values as listed in NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 3. The extent of any earthworks or land disturbance and: (a) Whether the works are undertaken in accordance with Earthworks Standards EW-S2, EW-S3, EW-S4, EW-S5, EW-S6 and EW-S7 and consideration of the matters of discretion for any infringed standard.

NFL-R4	Maintenance of *critical infrastructure*, existing *roads*, *farm tracks*, walking and cycling trails within an identified ONF/L	
All zones	**Activity status:** Permitted Where: 1. The scale of the *critical infrastructure*, *road*, farm or trail is not increased.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. *Effects* on the values as listed within NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.

NFL-R5	Fences within an identified ONF/L	
All zones	**Activity status:** Permitted Where: 1. The fence is a post and wire fence; *Note: fences are a structure and therefore subject to the river setback rules*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. *Effects* on the values as listed within NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.

NFL-R6	Indigenous Vegetation Clearance within an identified ONF/L	
All Zones	**Activity status:** Permitted Where: 1. The clearance is within the Hokonui Hills ONL; and 2. The clearance is necessary for a permitted, consented or otherwise legally established activity; and 3. Clearance does not exceed 20m^2 over a 12 month period; or 4. The clearance is for the construction of a fence associated with stock exclusion under national regulations or regional rules.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Effects on the values as listed within NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.

NFL-R6	**New *Roads*, *farm tracks*, walking and cycling tracks within an identified ONF/L**	
All zones	**Activity status:** Restricted Discretionary **Matters of discretion:** 1. *Effects* on the values as listed within NFL-APP Appendix 5. 2. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 3. The necessity of what is proposed and any alternatives. 4. Mitigation measures proposed.	**Activity status where compliance is not achieved:** N/A
NFL-R7	**Mining and *Quarrying within an identified ONF/L***	
	Activity status: Non-complying	**Activity status where compliance is not achieved:** N/A
NFL-R8	***Plantation Forestry within an identified ONF/L***	
	Activity status: Non-complying	**Activity status where compliance is not achieved:** N/A

PUBLIC ACCESS - PA

Overview

The maintenance and enhancement of public *access* to and along *waterbodies* is recognised in the Act as a matter of national importance. Maintenance and enhancement of public *access* to the natural *environment* is also recognised by Council as contributing to the well-being of people and communities, as well as being vital to the ability of some Māori communities – particularly *mana whenua* – to express and practice their culture.

The Council plays an important role in meeting these needs through protecting *access* to *waterbodies* and through ensuring that the District's pathway networks connect open spaces and other public areas.

Maintenance and public *access* to the Mataura River, *mana whenua access* to mahinga kai *sites* including the Mataura River mātaitai, and *access* for licensed sports fishers to the Waikaka Stream and their margins is considered a priority.

The Gore District Trails Feasibility Study undertaken in 2017 also provides a basis for the development of public *access* corridors linking open spaces and other public areas.

Objectives

PA-O1 Public *access* is provided to and along *waterbodies* with high recreational, scenic, Ngāi Tahu cultural or *amenity values*.

PA-O2 The District's pathway network is developed to provide public *access* to the natural environment including for the gathering of food and mahinga kai activities, to enhance recreational opportunities and to improve the District as a world-class trout fishing destination.

PA-O3 Public access does not result in adverse *effects* on natural character, indigenous *biodiversity*, *historic heritage*, cultural, landscape values or health and safety.

Policies

PA-P1 Promote the identification and mapping of current and future public access corridors that provide access to *waterbodies* and/or connect open spaces and other public areas, informed by the Gore District Trails Feasibility Study (2017).

PA-P2 Maintain and enhance public access by:

1. requiring through the *subdivision* process the provision of *esplanade reserves* and/or *esplanade strips* along *waterbodies*, particularly in urban areas and along public access corridors. Public access to and along the Mataura River, and access for licensed sports fishers to and along Waikaka Stream, shall generally be provided by way of *esplanade strips*.

2. requiring through the land development process, where practicable, works and *buildings* to be set back from public access corridors.
3. negotiating for *access strips* and access links that achieve future public access corridors including utilising unformed legal *roads*.
4. require *buildings* and *structures* to be *setback* from *rivers* and streams.
5. encourage native riparian planting.

PA-P3 Encourage the enhancement of *mana whenua* customary access to culturally significant sites, such as the Mataura River mātaitai and Mataura Falls/Te Au Nui Pihapiha Kanakana, at the time a *site* is redeveloped.

PA-P4 Use non-regulatory methods to encourage to facilitate public access to and along *rivers* and streams, and to the natural environment including:

1. involving landowners, access users and *mana whenua* in the development of key actions to maintain and enhance access.
2. providing clear signage.
3. ensuring that private *buildings*, *structures* and plantings do not encroach upon reserve areas, and clearly demarcating the edge between public and private areas.
4. providing incentives for landowners to provide reserves and other access points on their land.
5. development and adoption of a protocol with the Southland Fish and Game Council providing for notification/education of licensed sports fishers. Notification/education of licensed sports fishers shall take the form of written information to be provided to fishers by the Southland Fish and Game Council in its publications to fishers, and by the erection of signs at *esplanade strips* on the Waikaka Stream including information regarding the following:
   (a) Biosecurity risk and procedures
   (b) Trespass
   (c) Landowner notification
   (d) Site behaviour/protocol
   (e) Site specific *conditions* e.g. closure periods

PA-P5 Restrict public *access* in areas that would result in adverse *effects* on natural character, indigenous *biodiversity*, *historic heritage*, cultural, landscape values or health and safety.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

SUBDIVISION - SUB

This chapter contains provisions that have legal effect. They are identified with a to the right hand side of the provision.

Overview

Subdivision is the legal process of creating new titles to parcels of *land*. *Subdivision* can be fundamental to enabling growth and industry. The council will support *subdivision* that is well designed, is located in the appropriate locations anticipated by the District Plan, with the appropriate capacity for servicing, and integrated transportation.

The District Plan recognises a fundamental relationship between *subdivision* and subsequent land use and a need to ensure that the *subdivision* of *land* creates *allotments* suitable for their intended use. Although *subdivisions* are not land use activities, the use of *land* and the *subdivision* of *land* are linked in terms of potential *effects*, including on character and amenity, and cannot be easily separated.

Subdivision determines patterns of land use. Therefore, *subdivision* has a transformative influence on land use and the *effects* of land use on the *environment*. For this reason, the District Plan controls *subdivision* in order to influence land use decisions, considering the future activities, character and amenity, as well as *infrastructure* provision and site constraints.

It is important that the design and layout of a *subdivision* responds to any constraints on the ability for the *allotments* to be developed. Constraints may include natural, cultural, historical or ecological features, contamination or *natural hazard* risk within or adjoining the *site*, and the ability to service the *allotments*, without compromising or adversely impacting other *infrastructure*.

Subdivision design must address appropriate transport *access*, connections to electricity and communications networks, and reticulated water, *stormwater* and *wastewater* services in areas where these are available. Larger-scale *subdivision* can also require new *roads*, reserves, and network *infrastructure* to be designed and developed. It is important that *subdivisions* of previously undeveloped areas are planned and designed to integrate with surrounding neighbourhoods, and *transport network* and *infrastructure* network.

The *subdivision* of *land* nearby, and adjacent to, *rivers* raises opportunities for public and customary access to and along *rivers* through creation of *esplanade strips* and *esplanade reserves.*

Objectives

SUB-O1 To facilitate the orderly *subdivision* and development of *land*.

SUB-O2 Ensure *subdivision* achieves patterns of land development that are compatible with the purpose, function, character and qualities of each zone.

SUB-O3 *Infrastructure* required to serve the *subdivision* of land is provided in an integrated, efficient and co-ordinated manner.

SUB-O4 *Subdivisions* are designed and developed in a way that:

1. protects significant natural, ecological, historical and cultural features, values and resources,
2. recognises and provides for the underlying relationships between Ngāi Tahu and the natural environment; and
3. responds to the physical characteristics and constraints of the *site* and surrounding environment.

SUB-O5 *Esplanade reserves* and *esplanade strips* are created through *subdivision* to contribute to the protection of ecological values and cultural values, provide *natural hazard* mitigation, and provide for public access to and along *rivers*.

Policies

SUB-P1 Enable *subdivision* that creates *allotments* that can accommodate anticipated land use and are consistent with the purpose, character, and qualities of the applicable zone.

SUB-P2 Require size and shape of new *allotments* created, and the provisions for *access* and *infrastructure*, to be suitable for the location and future use of the *land*.

SUB-P3 Ensure *subdivisions* are designed to avoid and manage *effects* from *site* constraints, including but not limited to topography, the *national grid,* and *significant natural areas.*

SUB-P4 Significant *natural hazard* risk is avoided and other *natural hazard* risk is managed and mitigated through mitigation measures such as compliance with lot density and minimum floor levels.

SUB-P5 Ensure *reverse sensitivity effects* from *subdivision* are avoided or managed, including from adjacent land uses, railway lines and State Highways.

SUB-P6 Require works associated with *subdivision* to be carried out in conformity with Council's standards.

SUB-P7 Ensure *subdivision* is appropriately serviced and integrated with existing or planned *infrastructure* that is provided in an efficient, integrated and co-ordinated manner by:

1. Ensuring *infrastructure* networks have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of *subdivision*;
2. Requiring *infrastructure* to be installed at the time of *subdivision*, except for on-site *infrastructure* that cannot be determined until the allotment is developed or for *boundary adjustments*;
3. Requiring *allotments* to connect to the Council's reticulated systems where practicable;
4. Ensuring that sufficient provision has been made for legal and physical access to each allotment created by the *subdivision*;
5. In urban areas, require access to and provision for walking and cycling infrastructure through subdivision design;
6. Requiring *allotments* to have access to a water supply suitable for firefighting;
7. Requiring all *sites* to have legal and physical *access* to electricity and opportunity for telecommunications;
8. Encouraging initiatives to reduce water demand and *water* use, such as roof rain water capture and use and *greywater* recycling; and
9. Encouraging *subdivision* layout and orientation which supports energy efficiency and conservation for future land uses.

SUB-P8 Recognise there will be certain *subdivision* activities, such as *boundary adjustments*, that will not require the provision of services.

SUB-P9 Require the undergrounding of all services associated with the development of subdivided *land*, except:

1. Telecommunications in the General Rural and Rural Lifestyle zones where suitable alternative unreticulated options are available; and
2. Electricity in the General Rural zone, where it is not feasible or practical to underground these services.

SUB-P10 Encourage *subdivision* design that includes the joint use of *stormwater* and flood management networks with open spaces and *pedestrian*/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of *wetlands* and waterways.

SUB-P11 Over time build up connected *esplanade reserves* and *esplanade strips* through requiring *esplanade reserves* and *esplanade strips* to be provided at time of *subdivision* along *rivers* and lakes in accordance with section 230 of the Resource Management Act.

SUB-P12 Encourage *access strips* to be provided to connect *esplanade reserves* and *esplanade strips* with public open spaces, *roads*, *pedestrian* paths or cycleways.

SUB-P13 *Subdivision* and development in the General Rural zone preserves the productive capability of rural land and high value soils.

SUB-P14 Enable infill residential development in the General Residential Zone where it meets density requirements and can accommodate a *residential unit* that can comply with District Plan rules and standards.

SUB-P15 Enable comprehensive redevelopment of *sites* in the Medium Density Residential Zone by avoiding the creation of multiple vacant *allotments* or undersized *allotments* unless they are created around existing or proposed *residential units.*

SUB-P16 Ensure that *subdivision* and changes to the use of *land* that result from *subdivision* do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.

SUB-P17 Enable *subdivision* design that responds to the cultural constraints and characteristics of the *site* through avoiding incompatible development in culturally unsuitable areas, and celebrating culturally important attributes in order to contribute to a unique sense of place.

SUB-P18 Protect and enhance landscapes, vegetation and indigenous *biodiversity* that are of a sufficient value that they should be retained.

SUB-P19 Recognise that there is an expectation by future landowners that the key *effects* of and resources required by anticipated land uses will have been resolved through the *subdivision* approval process.

SUB-P20 In relation to Development Areas: Require any *subdivision* to achieve the outcomes sought by the Outline Development Plan for the Development Area.

SUB-P21 Discourage non-compliance with minimum allotment sizes.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	**Gore District Council Subdivision and Land Development Engineering Standards**
	The Gore District Council Subdivision and Land Development Bylaw 2019 provides layout and design standards that apply to construction and *land* development activities. In addition to the requirements of the District Plan, compliance is the required with the provisions and processes of the Bylaw, or any subsequent Council Engineering Code of Practice replacing it.

Note 3	Other Regulations
	The provisions of the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council.

Rules

SUB-R1	***Boundary Adjustments***	
All areas except Development Areas	*Subdivision* to undertake a *boundary adjustment:* **Activity status:** Controlled Where: 1. No additional separately saleable lots are created; 2. The areas of the resultant lots either comply with the minimum lot size requirement for the zone (where applicable), or for zones with no minimum lot size, no lot is created that is smaller than the size of the smallest existing lot; and 3. Lots must be immediately adjoining each other; 4. The site does not contain a *historic heritage* item or site listed in the Historic Heritage Schedule; 5. The site does not contain a protected tree or group of trees listed in *Notable Trees* Schedule 6. The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature; 7. The *site* does not contain a *wastewater* treatment facility or water supply treatment facility buffer area; 8. The *site* does not contain land within land mapped in the District Plan as being subject to actual or potential inundation; 9. The site is not within development areas DEV1 and DEV2.	**Activity status where compliance is not achieved:** Where SUB-R1(1) to (9) are not achieved, the activity is subject to the subdivision rules SUB-R5 to SUB-R13 below.

	Matters of Control: 1. The design and provision of *access*; and 2. The provision, design and construction of *infrastructure* and services; and 3. The requirement for any easements to legalise *access* and services; and 4. The need for a *consent notice*	
SUB-R2	**Conversion of unit title or cross lease to freehold**	
All areas	*Subdivision* to convert an existing cross lease, company lease, or unit title to freehold: **Activity status:** Controlled Where: 1. Every title or leased area has legal *access* to a *road*; 2. Every title or leased area is supplied with a potable water supply; 3. Every title or leased area is supplied with a connection to a reticulated *wastewater* network, where the *site* is located in a reticulated *wastewater* network. **Matters of Control:** 1. The design and provision of *access*; and 2. The provision, design and construction of *infrastructure* and services; and 3. The requirement for any easements to legalise *access* and services and any necessary *consent notices*.	**Activity status where compliance is not achieved:** Where SUB-R2(1) to (3) are not achieved, the activity is subject to the subdivision rules SUB-R5 to SUB-R13 below.

SUB-R3	**Alteration to a cross lease plan**	
All areas	*Subdivision* to alter an existing cross lease, company lease, or unit title plan: **Activity status:** Controlled Where: 1. Every title or leased area has legal *access* to a *road*; 2. Every title or leased area is supplied with a potable water supply; 3. Every title or leased area is supplied with a connection to a reticulated *wastewater* network, where the *site* is located in a reticulated *wastewater* network. **Matters of Control:** 1. The design and provision of *access*; and 2. The provision, design and construction of *infrastructure* and services; and 3. The requirement for any easements to legalise *access* and services and any necessary *consent notices*.	**Activity status where compliance is not achieved:** Where SUB-R3(1) to (3) are not achieved, the activity is subject to the subdivision rules SUB-R5 to SUB-R13 below.
SUB-R4	***Subdivision* resulting in no additional lots created**	
All areas except Development Areas	Any *subdivision,* that does not create any additional Record of Title and is not a *boundary adjustment*: **Activity status:** Controlled Where: 1. No additional separately saleable lots or Record of Titles are created; 2. The combined areas of the resultant lots either comply with the minimum lot size requirement for the zone	**Activity status where compliance is not achieved:** Where SUB-R4(1) to (9) are not achieved, the activity is subject to the subdivision rules SUB-R5 to SUB-R13 below.

(where applicable), or for zones with no minimum lot size, no title is created that is smaller than the size of the smallest existing title area; and

3. Lots must be immediately adjoining each other or separated by a Legal Road parcel only;
4. The site does not contain a *historic heritage* item or site listed in the Historic Heritage Schedule;
5. The site does not contain a protected tree or group of trees listed in *Notable Trees* Schedule
6. The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature;
7. The *site* does not contain an *wastewater* treatment facility or water supply treatment facility buffer area;
8. The *site* does not contain land within land mapped in the District Plan as being subject to actual or potential inundation;
9. The *site* is not within development areas DEV1 and DEV2.

Matters of control:

1. The design and provision of *access*; and
2. The provision, design and construction of *infrastructure* and services; and
3. The requirement for any easements to legalise *access* and services; and
4. The need for a *consent notice.*

SUB-R5	***All other subdivision***	
All areas except Development Areas	Any *subdivision*, unless provided for in Rules SUB-R1, SUB-R2, SUB-R3, SUB-R4, SUB-R10, SUB-R11, SUB-R12 or SUB-13 is: **Activity status:** Restricted Discretionary Where: 1. Standard SUB-S1, SUB-S2 and SUB-S3 are met. **Matters of discretion:** 1. The suitability of *subdivision* design, orientation, lot sizes and dimensions. 2. Internal roading design and provision, including roading connections for future *subdivision* on *adjoining land*. 3. Site *access*. 4. Provision for cyclists and *pedestrians*. 5. The effects of traffic generation on the safe and efficient operation of the *transport network*. 6. *Earthworks*, including the alteration of contours, and retention of existing natural features. 7. The provision of esplanade reserves and strips. 8. The adequacy of measures to address the risk of *natural hazards*. 9. Provision for servicing, including water supply, fire-fighting water supply, wastewater treatment and disposal, *stormwater* design and disposal, electricity and telecommunications.	**Activity status where compliance is not achieved:** Non-Complying

	10. The provision for, or *access* to, open space and recreation. 11. Impacts on and *access* to cultural, natural and ecological value areas. 12. Easements. 13. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 14. *Reverse sensitivity* on adjacent *land* uses, *airports*, railway lines and state highways.	
SUB-R6	**Subdivision in Gore South Development Area**	
DEV1 – Gore South Industrial Development Area	**Activity status:** Restricted Discretionary Where: 1. It is in accordance with the Gore South Industrial Outline Development Plan 2. It is in accordance with standard SUB-S2 and 3. Is in accordance with standard SUB-S4. **Matters of discretion:** 1. The suitability of *subdivision* design, orientation, lot sizes and dimensions. 2. Internal roading design and provision, including roading connections for future subdivision on adjoining *land*. 3. Site *access*. 4. Provision for cyclists and *pedestrians*. 5. The effects of traffic generation on the safe and efficient operation of the *transport network*, including the	**Activity status where compliance is not achieved with:** **SUB-R6(1) and (3):** Discretionary **SUB-R6(2):** Non-Complying

	provision of a *Travel Management Plan* which encourages alternative modes of transport. 6. *Earthworks*, including the alteration of contours, and retention of existing natural features. 7. The provision of *esplanade reserves* and *strips*. 8. The adequacy of measures to address the risk of *natural hazards*. 9. Provision for servicing, including water supply, fire-fighting water supply, wastewater treatment and disposal, *stormwater* design and disposal, electricity and telecommunications. 10. Provision of open space, amenity landscaping, recreation facilities and recreation. 11. Impacts on and access to cultural, natural and ecological value areas. 12. Easements. 13. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 14. *Reverse sensitivity* on adjacent *land* uses, *airports*, railway lines and state highways. 15. The appropriateness of any staging in relation to the overall Outline Development Plan and existing activities 16. Where relevant the matters of discretion for DEV1-S1 and DEV1-S2.	
SUB-R7	**Subdivision in Gore West Development Area**	
DEV2 – Gore West	**Activity status:** Restricted Discretionary	**Activity status where compliance is not achieved with:**

Residential Development Area	Where: 1. It is in accordance with standard SUB-S1; and 2. It is in accordance with standard SUB-S5. **Matters of discretion:** 1. The suitability of *subdivision* design, orientation, lot sizes and dimensions. 2. Internal roading design and provision, including roading connections for future subdivision on adjoining land. 3. Site *access*. 4. Provision for cyclists and *pedestrians*. 5. The effects of traffic generation on the safe and efficient operation of the *transport network*. 6. *Earthworks*, including the alteration of contours and retention of existing natural features. 7. The provision of *esplanade reserves* and *strips*. 8. The adequacy of measures to address the risk of *natural hazards*. 9. Provision for servicing, including water supply, fire-fighting water supply, wastewater treatment and disposal, *stormwater* design and disposal, electricity and telecommunications. 10. Provision of open space, amenity landscaping, and recreation facilities and recreation. 11. Impacts on and access to cultural, natural and ecological value areas, including the impacts on any wetland.	**SUB-R7(1):** Non-complying **SUB-R7(2):** Discretionary

	12. Easements. 13. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 14. *Reverse sensitivity* on adjacent *land* uses. 15. The appropriateness of any staging in relation to the overall Outline Development Plan and existing activities. 16. The extent the proposal is in accordance with the Outline Development Plan. Additional matters of discretion for subdivision within Hazard Area 1 and 2: 17. The appropriateness of the *site* for development and proposed *land* use. 18. Whether the appropriate geotechnical data has been provided. 19. The appropriateness of the techniques proposed for remediation and mitigation of the effects of the hazard identified i.e. ground strengthening and if these are supported by a suitably qualified and experienced professional.
SUB-R8	***Subdivision* and *Historic Heritage***
Historic Heritage	**Activity status:** Restricted Discretionary Where: 1. *The subdivision* is of a *site* containing a *historic heritage item* or an *archaeological site* listed in a *Historic Heritage* Schedule

	Matters of discretion: 1. Any adverse *effects* on each *historic heritage item* or *archaeological site*. These effects include, but are not limited to: (a) whether the size and shape of the *sites* are adequate to contain each *historic heritage item* or *archaeological site* within its setting; (b) whether the size and shape of the *sites* are adequate to maintain *access* to and *maintenance* of the *historic heritage item* or *archaeological site* to protect heritage values; and (c) whether the *historic heritage* values can be retained and protected if the *land* is subdivided. (d) whether there are measures to minimise obstruction of public *access* and/or views of the *heritage item* or *archaeological site* from adjoining public spaces, where relevant and appropriate (e) whether *subdivision* will continue to provide customary *access* to an identified culturally significant mahinga kai *site*. And where the item or site is listed with Heritage New Zealand Pouhere Taonga: 2. Whether Heritage New Zealand Pouhere Taonga has been consulted, and the outcome of that consultation.	
SUB-R9	***Subdivision* of notable trees**	
Notable Trees	**Activity status:** Restricted Discretionary	

	Where*:* 1. *The subdivision* is of *land* that contains any *notable tree* or trees within a notable group of trees in TREE-SCHED. **Matters of discretion:** 1. The location, design and size of *allotments*, including whether any future *buildings* or *infrastructure* have the potential to compromise the integrity, ongoing viability and health and/or values of the *notable tree(s*) in TREE-SCHED. 2. Whether the *subdivision* would assist to protect, maintain or enhance the values of the tree. 3. Whether the *subdivision* will adversely affect the cultural values of a tree(s) or group of trees of significance to Māori communities.	
SUB-R10	***Subdivision* in Natural Open Space zone, Sport and Active Recreation Zone and Camp Columba Zone**	
Natural Open Space zone, Sport and Active Recreation Zone and Camp Columba Zone	**Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A
SUB-R11	***Subdivision* including any area of an Outstanding Natural Landscape, Outstanding Natural Feature or *Significant Natural Area***	
Outstanding Natural	**Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A

Landscape, Outstanding Natural Feature or *Significant Natural Area*	SUB-R11 legal effect only applies to Significant Natural Area	
SUB-R12	***Subdivision* in the Mataura River Floodway**	
Mataura River Floodway	**Activity status:** Non-Complying	**Activity status where compliance is not achieved:** N/A
SUB-R13	***Subdivision* of a *Minor Residential Unit* off a *Residential Unit***	
All areas	**Activity status:** Non-Complying	**Activity status where compliance is not achieved:** N/A

Standards

SUB-S1	Minimum Lot Size	
All areas	1. No lots to be created by *subdivision*, including balance lots, shall have a *net site area* less than the minimum specified: (a) General Residential – 400m^2 (b) Medium Density Residential – 300m^2 (c) Large Lot Residential – 2000m^2 (d) Large Lot Residential Precinct 12 – 8000m^2 (e) Settlement – 2000m^2 (f) Rural Lifestyle (excluding Gore West Development Area) – 1ha (g) Rural Lifestyle Gore West Development Area - 2000m^2 provided the average lot size over the whole Rural Lifestyle Gore West Development Area is not less than 1 hectare (h) General Rural – 8ha Except that: (i) This rule does not apply to the Medium Density Zone or General Residential Zone where *allotments* each contain an existing *residential unit*. (ii) There is no minimum density for zones not listed above, however *site* size for all *subdivisions* is a considered under Rules SUB-R5, SUB-R6 and SUB-R7.	**Activity status where compliance is not achieved:** Non-Complying

SUB-S2	Lot dimensions	
All areas	1. The dimensions of lots in the following zones, other than for *access*, utilities, reserves or *roads*, shall be able to accommodate a square of the following dimensions: (a) Medium Density Residential: 12m x 12m (b) General Residential: 15m x 15m	**Activity status where compliance is not achieved:** Non-Complying

	(c) Large Lot Residential and Settlement: 30 x 30m (d) Light Industrial and General Industrial: 15m x 15m Except that: (i) This rule does not apply to the Medium Density Zone or General Residential Zone where *allotments* each contain an existing *residential unit*. (ii) There are no minimum dimensions for zones not listed above, however *site* dimensions for all *subdivisions* is a considered under Rules SUB-R5, SUB-R6 and SUB-R7.	
SUB-S3	**Rear Lots**	
Town Centre Zone and Local Centre Zone	1. In the Town Centre and Local Centres Zones, no rear Lot shall be created.	**Activity status where compliance is not achieved:** Non-Complying
SUB-S4	**Gore South Development**	
DEV1 – Gore South Industrial Development Area	1. A landscape plan is provided with the resource consent for subdivision which shows how landscaping will be provided in accordance with the outline development plan and includes the following: (a) Species and quantity (at least 30% must be species that will grow to at least 2m in height); and (b) Retention of any existing vegetation; and (c) Coverage area; and (d) Density of planting; and (e) Percentage of mix; and (f) Anticipated maximum growth rate and height; and (g) An ongoing weed control and maintenance programme; and	**Activity Status when compliance is not achieved:** Discretionary

	2. All necessary roads are laid out and constructed in accordance with the layout shown on the Outline Development Plan; and 3. Existing road access to / from State Highway 1 are permanently closed (except this does not apply to any access to State Highway 1 authorised by a resource consent under SUB-R6 or DEV1-R1).	
SUB-S5	**Gore West Development**	
DEV2 – Gore West Residential Development Area	1. All necessary roads shall be constructed in general accordance with the layout shown on the Outline Development Plan; and 2. Roads are designed and constructed in accordance with the requirements of the Transport Chapter; and 3. *Stormwater* provision shall be designed and constructed by the developer such that: (a) downstream flooding from the Council's Primary Stormwater and Wastewater Network in a 20% AEP rainfall event is not increased, and (b) downstream flooding on any private property in a 1% AEP rainfall event is not increased; and 4. Reticulated water supply provision shall be designed and constructed by the developer to all development lots, other than for *access*, utilities, reserves or *roads*; and 5. Reticulated wastewater provision shall be designed and constructed by the developer such that:	**Activity Status when compliance is not achieved:** Discretionary

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

Except that:

(i) Standards SUB-S5(3), (4) and (5) do not apply to the Rural Lifestyle zone as onsite service provision is permitted.

ACTIVITIES ON THE SURFACE OF WATER - ASW

Overview

The Mataura River and its tributaries are internationally recognised for its brown trout angling experience and recognised in the Mataura River Water Conservation Order. These waterways also have cultural significance to both *mana whenua* and *tangata whenua* for a wide range of reasons including their associations with Ngāi Tahu cosmology and spirituality, cultural landscapes and tribal histories, mahinga kai values, and as transport routes. The special relationship Ngāi Tahu holds with the Mataura River is recognised by a statutory acknowledgment area, and customary rights are protected within the Mātaitai Reserve around the Mataura Falls/ Te Au Nui Pihapiha Kanakana. The Mataura River and its tributaries are also an important recreational resource and amenity feature for the wider community. Both floods and extremely low *river* flows are common occurrences and *climate change* forecasts predict an increase in both in the future. Protection works adjacent to the Mataura River have been constructed adjacent to urban areas, providing protection to Gore and Mataura and are frequently used as recreational areas within the *floodways*.

There are also a number of small *lakes* within the District. These have generally been created by mining and gravel removal activities and have potential for recreational use and/or habitat enhancement for *wetland* and *water* species.

While different user groups of the waterways perceive conflict between their activities from time to time, this is not at a scale that requires exclusive separation of activities or other management approaches. Motorised activities do however have the potential to impact on the amenity of the waterways and *adjoining land*.

Discharges to water, taking and using water, and structures and bed disturbance activities in river beds may require resource consent approval from Environment Southland. The Navigation Safety Bylaws 2009 applies to the Gore District and is also administered by Environment Southland.

Objectives

ASW-O1 Activities on the surface of *water* and associated facilities and *structures:*

1. contribute to sustainable recreational, social and economic opportunities for the community;
2. maintain and enhance the values associated with *waterbodies* on which surface *water* activities take place; and
3. are resilient to the *effect* of *climate change*.

ASW-O2 *Mana whenua* and *tangata whenua* are able to express their cultural relationships with the waterways and continue to practice various cultural activities or rituals without being unreasonably restricted by other activities and their associated facilities or *structures*.

Policies

ASW-P1 Facilitate and promote the recreational and cultural use of *waterbodies*.

ASW-P2 Prioritise the health and safety of those undertaking non-commercial and non-motorised recreational and cultural activities within *waterbodies* and their margins.

ASW-P3 Enable the location of *infrastructure* and equipment used for monitoring or testing, where there is a *functional need* for this to be located on or above the surface of *waterbodies*.

ASW-P4 Manage the *effects* of activities undertaken on the surface of *water* to maintain or enhance:

1. the natural character, landscape values and amenity of the *waterbody* and its margins;
2. *water* quality and quantity;
3. aquatic and riparian ecosystems, wildlife habitats and indigenous *biodiversity*;
4. public and customary access, customary rights, use and enjoyment of that locality; and
5. Ngāi Tahu cultural values including those listed in MW-2.3.

ASW-P5 Limit commercial surface *water* activities to those that are compatible with:

1. the values of that *waterbody*, including:
   (a) the natural values and amenity of the *waterbody* and its margins;
   (b) wildlife habitats and indigenous *biodiversity*;
   (c) public use and enjoyment of that locality; and
   (d) Ngāi Tahu cultural values including those listed in MW-2.3.
2. the surrounding land uses and established *infrastructure*; and
3. protected customary rights and Māori cultural practices and activities.

ASW-P6 Limit activities, *structures* and *infrastructure* on or above the surface of *waterbodies* to ensure these are consistent with the provisions of the Mataura River Water Conservation Order, and that their location:

1. maintains the flow of *water* in that *waterbody*;
2. maintains a safe environment for surface *water* activities, including the navigation of watercraft; and
3. is resilient to the *effects* of *climate change.*

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	**Water Conservation (Mataura River) Order 1997**
	The Mataura River and its tributaries are subject to the Mataura River Water Conservation Order 1997. The order refers to outstanding fisheries and angling amenity features and includes various provisions to preserve and protect these features including a minimum flow regime, standards that must be met by any *discharges* into the *waters* and a prohibition on the construction of any dam on any of these waterways.
Note 3	**Mataura River Mātaitai Reserve**
	The Mataura River Mātaitai Reserve is established under the Fisheries Act 1996 and applies to a section of the Mataura River up and downstream of the Mataura Falls/ Te Au Nui Pihapiha Kanakana. The reserve protects Ngāi Tahu customary rights and all *commercial fishing* is prohibited within the reserve. The Mataura River Mātaitai Reserve Bylaws applies. Under the bylaws no person, with the exception of customary fishing authorised by Tangata Tiaki/Kaitiaki, may take or possess Lamprey, Shortfin or Longfin eel; or use, set or possess any fyke net.
Note 4	**Statutory Acknowledgement**
	The Mataura River and its tributaries are a statutory acknowledgment area in terms of the Ngāi Tahu Claims Settlement Act 1998 to recognise Ngāi Tahu's cultural, spiritual, historic, and traditional association to the Mataura River.

Rules

ASW-R1	**The establishment, operation, maintenance and upgrading of any navigational aid or *sign*, either temporary or permanent, required by Maritime New Zealand, Environment Southland or the Gore District Council.**	
ASW-R2	**The establishment, operation, maintenance and upgrading of any equipment, measuring apparatus or similar device for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.**	
ASW-R3	**Any activities associated with the ongoing operation, maintenance, or upgrading of any lawfully established *infrastructure*.**	
ASW-R4	**The use of motorised watercraft used to undertake the statutory functions of a government department or local government body.**	
Surface of all *Water Bodies*	**Activity status:** Permitted	**Activity status where compliance is not achieved:** N/A
ASW-R5	**Commercial Activity**	
Surface of all *Water Bodies*	**Activity status:** Permitted Where: 1. The *commercial activity* is guided fishing that does not utilise any motorised watercraft.	**Activity status where compliance is not achieved:** Discretionary
ASW-R6	**Any activity that was lawfully established before the date this District Plan became operative**	
Surface of all *Water Bodies*	**Activity status:** Permitted Where: 1. The scale, intensity, and character remains the same or similar.	**Activity status where compliance is not achieved:** Discretionary

ASW-R7	***Sport and Recreation Activity***	
Mataura River	**Activity status:** Permitted Where: 1. The activity does not utilise any motorised watercraft; or 2. The use of motorised watercraft on any part of the Mataura River (excluding its tributaries) where: (a) the activity, including events organised by member clubs of the NZ Jet boating Association, occurs during the period 1 August to 30 September. *Note: This activity requires approval under the Southland Regional Council Navigation Safety Bylaws 2009 (revised 2015) administered by Environment Southland.* (b) at other times, during the period 1 October to 31 July, motorised craft must not travel at a speed that exceeds 5knots. Except that: Within that part of the Mataura River shown on the District Plan Maps within the area of *water* 300 metres long and 100 metres wide, 4.8 kilometres downstream from Gore at Beattie's Beach; the activity may be undertaken at any time.	**Activity status where compliance is not achieved:** Discretionary
ASW-R8	**All other activities**	
Surface of all *Water Bodies*	**Activity status:** Discretionary 1. Any activities and associated facilities and *structures* on the surface of *waterbodies* not provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

ASW-R9	Damming waters	
Mataura River, Otamita Stream, and tributaries to the Mataura upstream of Otamita Stream	**Activity status:** Prohibited Where: 1. The construction and use of any *structure* that has the *effect* of damming the *waters* of Mataura River, Otamita Stream. or any other tributaries of the Mataura River upstream of its confluence with the Otamita Stream.	**Activity status where compliance is not achieved:** N/A

EARTHWORKS - EW

Overview

Earthworks and other *land disturbance* are a necessary part of *subdivision*, land use and development. Changes in *ground level* and creating areas of level land is required to carry out a range of activities and the construction of *buildings* and *infrastructure*. However, if not appropriately managed, adverse *effects* can arise, including land instability, sediment loss and increased *natural hazards*, with impacts on amenity, Ngāi Tahu cultural values, strategic *infrastructure* and the natural environment.

This chapter excludes *earthworks* provisions relating to *Historic Heritage sites*, *Significant Natural Areas*, Outstanding Natural Landscapes or Features and Amenity Landscapes. For *earthworks* rules relating to these topics, refer to those chapters.

In addition to the District Plan provisions, consent may also be required for *earthworks* under Regional Plan provisions and/or National Environmental Standards.

Objectives

EW-O1 *Earthworks* and *land disturbance* for *subdivision*, land use and development are facilitated and undertaken in a manner that minimises adverse *effects* on the surrounding environment and protects the natural environment, Ngāi Tahu cultural values, people and property.

Policies

EW-P1 Recognise the benefits and necessity of *earthworks* for the *subdivision*, use and development of land and the provision of utilities, by enabling *earthworks* and *land disturbance*:

1. for a range of small scale and *temporary activities* that are associated with and support anticipated *subdivision* and land development, such as fencing and service connections, geotechnical investigations, septic systems, underground storage tanks and clearing of *drains*;
2. associated with rural production, where these are located in the General Rural Zone;
3. that provide for the construction, upgrade or maintenance and repair of the *transport network*, recreational tracks and *network utilities*; or
4. that are of a bulk, scale and form appropriate to the anticipated character and amenity of the zone.

EW-P2 Allow for *earthworks* within the *National Grid Yard* where these are of a scale and nature that will not compromise the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the *National Grid*.

EW-P3 Allow for *earthworks* of a limited bulk and scale within areas of potential inundation to ensure these do not exacerbate inundation or flooding effects on other sites.

EW-P4 Require *earthworks* to be appropriately designed, located and undertaken so that:

1. the cut depth and fill *height* does detract from the amenity or stability of other sites;
2. unretained batters are designed and managed to ensure people and property are protected;
3. *earthworks* near *rivers* and *streams* are managed to ensure *river* and stream values are maintained or enhanced;
4. *earthworks* on steeper slopes are managed the ensure land stability is maintained;
5. *dust*, sediment and erosion are controlled to protect land stability, air, soil and *water* quality;
6. the area of disturbed ground is stabilised and replanted in a timely manner to minimise visual *effects*, *dust*, sediment or erosion; and
7. *accidental discovery* protocol inclusive of Ngāi Tahu tikanga and values is followed in the event of discovery of *sensitive material* or unknown *archaeological sites*.

EW-P5 Manage *earthworks* that are of a nature, scale or in a location where there may be adverse *effects* to ensure that:

1. the *earthworks* do not exacerbate or create any *natural hazard*, such as impact on *land* stability or inundation or flooding *effects* on other *sites*;
2. the natural character of *rivers* and their margins are preserved and *water* quality, stream health, the intrinsic values of ecosystems, Ngāi Tahu cultural values, and public *access* are maintained or enhanced;
3. the design, location and undertaking of *earthworks* recognise Ngāi Tahu cultural values associated with the area, including a consideration of cultural landscapes, protects *archaeological sites* and cultural *sites* of significance, and limits any adverse *effects* on the underlying relationship Ngāi Tahu hold with the natural *environment*;
4. any changes to the natural landform minimise the visual *effects* on the landscape character, and *indigenous vegetation* is maintained, replaced or enhanced;
5. the safe and efficient functioning of the *transport network* or regionally significant *infrastructure* is not impacted; and
6. they are compatible with the character of the underlying zone and anticipated *amenity values* of surrounding *sites* are maintained by controlling:
   (a) ongoing adverse *effects* such as visual *effects*, overlooking, shading or dominance from the bulk and scale;
   (b) potential short term adverse *effects* such as the visual appearance of the works, *dust*, *noise* and vibration and traffic *effects*.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	**Gore District Council Subdivision and Land Development Engineering Standards**
	The Gore District Council Subdivision and Land Development Bylaw 2019 provides layout and design standards that apply to construction and *land* development activities. In addition to the requirements of the District Plan, compliance is the required with the provisions and processes of the Bylaw, or any subsequent Council Engineering Code of Practice replacing it.
Note 3	***Accidental Discovery* Protocol**
	Heritage New Zealand Pouhere Taonga Act 2014 Should an archaeological site or wāhi tapu site be discovered as a result of earthworks these may also require authorisation under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that will or may modify or destroy the whole or any part of an archaeological site, you must first obtain an authority from Heritage New Zealand Pouhere Taonga. This is the case regardless of whether the site is designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol manages unidentified archaeological sites that may be discovered as a result of earthworks. It is not always appropriate to operate under an Accidental Discovery Protocol. If there is cause to suspect any works may encounter archaeology, an archaeological assessment should be undertaken by a consultant archaeologist to determine whether an archaeological authority is required to be obtained. Heritage New Zealand Pouhere Taonga and mana whenua via Hokonui Rūnanga should be consulted regarding any activity which may result in the modification, damage or destruction of any entry on the New Zealand Heritage List/Rārangi Kōrero or any archaeological site recorded on the New Zealand Archaeological Association's (NZAA) national database of recorded archaeological sites, Archsite. **Ngai Tahu ki Murihiku Accidental Discovery Protocol** Should a Ngāi Tahu Kōiwi, archaeological site, taonga or artefact or in-situ (natural state) pounamu/greenstone be uncovered mana whenua will need to be contacted via Hokonui Rūnanga and the Ngai Tahu ki Murihiku Accidental Discovery Protocol must be followed. This process

	is set out in the Section 4.1 of the Mana Whenua chapter of the District Plan.
Note 4	**Archaeological alert layer**
	The archaeological alert layer provides a mechanism to highlight areas where archaeology is known to be present or where current or future development may impact upon as yet unrecorded *archaeological sites*, both above ground and subsurface. The layer does not indicate that these are the only places where archaeology may be encountered. Any proposed development, within the layer or not, should assess whether there is reasonable cause to suspect that archaeology may be present to ensure compliance with the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act 2014.

Rules

***Earthworks* and *Land Disturbance* Exempt from District Plan Rules in this Chapter**		
All Zones	***Earthworks* and *Land Disturbance* of the following activities are exempt from the rules in this chapter of the District Plan:** 1. *Cultivation* of land 2. Planting vegetation, trees and crops 3. Restoration of *indigenous vegetation* 4. Gardening, planting or any vegetation and/or the construction or maintenance of garden amenities 5. Drilling *bores* 6. Internments in a burial ground, cemetery or *urupā*, within the burial plot of that internment 7. Filling of *building* foundation with granular fill under concrete slab foundation 8. Filling with drainage metal behind a retaining wall 9. Digging of hāngī pits, or other small-scale cultural cooking methods 10. *Earthworks* either permitted by a rule in a regional plan or Resource Consent issued by Environment Southland. 11. *Earthworks* for *natural hazard* mitigation undertaken by or on behalf of a statutory authority.	
EW-R1	***Land disturbance* for the construction of *fences***	
All Zones **Excluding *Historic Heritage* sites, *Significant Natural Areas*, Outstanding Natural**	**Activity status:** Permitted Where: 1. Any *land disturbance* does not exceed: (a) 1 metre in width for more than 10 metres in any 100-metre length; and/or (b) 1 metre in *height* or depth; and 2. The ground is reinstated to original levels within 48 hours of work being completed.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The timing and duration of the works. 2. *Effects* on ground stability. 3. *Effects* on any *adjoining land*, including visual *effects*.

Landscapes or Features	3. The works are undertaken in accordance with Earthworks Standards EW-S3, EW-S5 and EW-S7.	4. Visual amenity and landscape *effects*. 5. Sediment, erosion and *dust* management. 6. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 7. The matters of discretion of any infringed Standard(s).
EW-R2	**Test pits or boreholes necessary as part of a geotechnical assessment**	
EW-R3	**Installing septic tanks and associated drainage fields**	
EW-R4	**Disposal of spoil from *drain* clearance work within the *site* the *drain* is located.**	
EW-R5	**Replacement, removal and installation of underground storage tanks**	
EW-R6	**Service connections**	
All Zones	**EW-R2 to EW-R6** **Activity status:** Permitted Where: 1. The ground is reinstated to original levels within 48 hours of work being completed. 2. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S3, EW-S4 EW-S5 and EW-S7.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The timing and duration of the works. 2. *Effects* on ground stability. 3. *Effects* on any *adjoining land*. 4. Visual amenity and landscape *effects*. 5. Sediment, erosion and *dust* management. 6. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.

		7. The matters of discretion of any infringed Standard(s).
EW-R7	**Digging of *dead holes* and farm rubbish pits**	
EW-R8	***Earthworks* for *silage pits***	
EW-R9	***Earthworks* for the construction, maintenance and repair or upgrade of a *farm track***	
General Rural Zone **Excluding *Historic Heritage* sites, *Significant Natural Areas*, Outstanding Natural Landscapes or Features**	**EW-R7 to EW-R9** **Activity status:** Permitted Where: 1. The total *earthworks* area in any 12 month period does not exceed 2,500 m^2 per *site*. 2. The area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5 and EW-S7.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The timing and duration of the works. 2. *Effects* on ground stability. 3. *Effects* on any adjoining *site*, including visual *effects*, *dust*, *noise*, vibration or loss of privacy. 4. Visual amenity and landscape *effects*, and whether there is a *functional need* for the location of the activity, and the extent to which alternative practicable options have been considered and their feasibility. 5. Sediment and erosion *effects* and management. 6. The potential to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows. 7. *Vehicle movements* to and from the *site* related to the *earthworks* and the controls to manage *effects* on traffic safety and amenity.

		8. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 9. The matters of discretion of any infringed Standard(s).
All Other Zones	**Activity status:** Non-complying	**Activity status where compliance not achieved:** N/A
EW-R10	***Earthworks* for the construction, upgrade or maintenance and repair of the *transport network* and recreational walking and cycling tracks**	
EW-R11	***Earthworks* and *land disturbance* for *network utilities*, including associated *vehicle access* tracks**	
All Zones **Excluding *Historic Heritage* sites, *Significant Natural Areas*, Outstanding Natural Landscapes or Features**	**EW-R10 to EW-R11** **Activity status:** Permitted Where: 1. The total *earthworks* area open at any one time does not exceed 2,500 m^2. 2. The *earthworks* area is progressively stabilised, filled or recontoured. 3. The works are undertaken in accordance with Earthworks Standards EW-S1, EW-S2, EW-S3, EW-S4, EW-S5, and EW-S7.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The timing and duration of the works. 2. The functional and *operational needs* of, and benefits derived from, the works, including the potential impact on the levels of service if the work is not undertaken. 3. *Effects* on ground stability. 4. *Effects* on any adjoining *site*, including visual *effects*, *dust*, *noise*, vibration or loss of privacy. 5. Visual amenity and landscape *effects*. 6. Sediment and erosion *effects* and management.

		7. The potential to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows. 8. *Vehicle movements* to and from the *site* related to the *earthworks* and the controls to manage *effects* on traffic safety and amenity. 9. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 10. The matters of discretion of any infringed Standard(s).
EW-R12	***Earthworks* within *National Grid Yards***	
All Zones **Excluding *Historic Heritage* sites, *Significant Natural Areas*, Outstanding Natural Landscapes or Features**	**Activity status:** Permitted Where, within the *National Grid Yard:* 1. The depth of the *earthworks* is no greater than 300mm within 6m of the outer edge of the visible foundation of a *National Grid* support *structure*; and 2. The stability of the *National Grid* support *structure* is not compromised; and 3. Physical and practical *access* to the *National Grid* support *structures* is maintained; and 4. The *earthworks* do not result in a reduction in the ground to *conductor* clearance distances, below what is required by Table 4 of NZECP34:2001; and 5. *Earthworks* that otherwise comply with clause 2.4.1 of NZECP34:2001. Note:	**Activity status where compliance is not achieved:** Non-complying

	Clauses (1) above does not apply to *earthworks* or *land disturbance*: 1. Undertaken as part of normal agricultural, horticultural or domestic *cultivation*, or repair, sealing or resealing of a *road*, *footpath*, driveway or *farm track*; 2. Involving vertical holes not exceeding 500mm in diameter, provided they: (a) are more than 1.5m from the outer edge of the pole *structure* or stay wire; or (b) are a post hole for a farm fence or horticulture *structure* more than 6 m from the visible outer edge of the tower or support *structure* foundation.	
EW-R13	***Earthworks* and *land disturbance* within areas subject to Natural Hazards (Flooding)**	
Areas subject to Natural Hazards (Flooding)	**Activity status:** Permitted Where: 1. The work is not undertaken within the Mataura River Floodway; and 2. The work is not undertaken on the river side of a stopbank. 3. The work is within the Actual or Potential Inundation area and: (a) The activity is undertaken within the mapped Stopbank Protection Area; or (b) Cut depth or fill height (measured vertically) does not exceed 0.5 meters.	**Activity status where compliance is not achieved with:** **EW-R13(1) or EW-R13(2):** Non Complying **EW-R13(3):** Restricted Discretionary **Matters of discretion:** 1. The potential to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows. 2. *Effects* on *water* quality. 3. Sediment and erosion *effects* and management.

		4. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 5. The matters of discretion of any infringed Standard(s).
EW-R14	***Earthworks* and *land disturbance* not otherwise provided for**	
Commercial and Mixed Use Zones **Residential Zones** **Natural Open Space Zone** **Sport and Active Recreation Zone** **Maori Purpose Zone** **Rural Lifestyle Zone** **Settlement Zone** **Field Days Zone** **Camp Columba Zone** **Excluding *Historic Heritage sites*, *Significant***	**Activity status:** Permitted 1. In any 12 month period, the total volume of *earthworks* does not exceed 250m^3 per *site*. 2. All Earthworks Effects Standards are complied with.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the *earthworks* are of a type, scale and form that is appropriate for the location and character of the zone. 2. The timing and duration of the works. 3. *Effects* on ground stability. 4. *Effects* on any surrounding *site*, including visual *effects*, *dust*, *noise*, vibration or loss of privacy. 5. Visual amenity and landscape *effects*. 6. Sediment and erosion control *effects* and management. 7. The potential to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows. 8. *Vehicle movements* to and from the *site* related to the *earthworks* and the controls to manage *effects* on traffic safety and amenity.

***Natural Areas*, Outstanding Natural Landscapes or Features**		9. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 10. The matters of discretion of any infringed Standard(s).
General Rural Zone Industrial Zone Airport Zone Excluding *Historic Heritage* sites, *Significant Natural Areas*, Outstanding Natural Landscapes or Features	3. In any 12 month period, the total volume of *earthworks* does not exceed 1,000m^3 per *site*. 4. All Earthworks Effects Standards are complied with.	

Standards

EW-S1	Cut depth and fill *height*	
All areas	1. Cut depth or fill *height* shall not: (b) exceed a cut depth or fill *height* (measured vertically) of 3 meters; or (c) exceed a cut depth or fill *height* (measured vertically) of 0.5 meters within 1.5m of a *boundary* with a *site* in different ownership. *Note: a building consent may be required for retaining structures*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. *Effects* on any *adjoining land*, including shading, outlook and loss of privacy. 2. Visual amenity and landscape *effects*. 3. The stability of *land* or *structures* in or on the *site* or adjacent *sites*. 4. Erosion management and sediment control. 5. The potential to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows. 6. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.

EW-S2	Unretained batters	
All areas	1. Unretained cut and fill batters shall not: (a) be steeper than 2 horizontal to 1 vertical; (b) be constructed using moisture content susceptible soils; (c) have a bench with a width of more than 1.8m; or	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:**

	(d) be closer than 0.6m from the edge of a batter to the *kerb* or back edge of any *footpath*.	1. *Effects* on any *adjoining land*, including shading, outlook and loss of privacy. 2. Visual amenity and landscape *effects*. 3. The stability of *land* or *structures* in or on the *site* or adjacent *sites*. 4. Erosion management and sediment control. 5. The potential to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows. 6. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
EW-S3	***Setbacks* from *rivers* and streams**	
All areas	1. Earthworks shall be set back the minimum distances from the top of the closest bank of a river or stream as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the works to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures.*

		3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3. 6. The effects on public and customary access to the stream or *river.* 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
EW-S4	**Instability of Land**	
All areas	1. *Earthworks* shall not be undertaken on *land* with an existing slope angle exceeding 15 degrees. *Notes:* *A 15 degree slope angle is also expressed as: 1 vertical to 3.7 horizontal, or 26.8 percent.* *Earthworks or land disturbance must not result in any instability of land or structures at or beyond the boundary of the site where the earthworks occur. If there is reason to suspect that the earthworks may result in instability of any land, notwithstanding the slope degree, a site-specific geotechnical assessment*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The stability of *land* or *structures* in or on the *site* or adjacent *sites* 2. Erosion management and sediment control. 3. The natural landform and landscape *effects*.

	undertaken in accordance with engineering best-practice may be required.	4. The potential to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
EW-S5	**Erosion, sediment, and *dust* control**	
All areas	1. For the duration of *earthworks* or *land disturbance* measures must be implemented to: (b) prevent silt or sediment from entering the *stormwater* system, overland flow paths, or *roads*; (c) control erosion; and (d) control *dust* beyond the boundaries of the *site*. 2. Protection measures utilised to comply with EW-S5.1 above shall include the following, as appropriate: (a) On-*site stormwater* management and treatment with interceptor *drains* and/ or bunds diverting *water* at toes of slopes and away from batter faces or areas of fill; (b) Soil shaping and compaction of exposed surfaces; (c) Resurfacing and revegetation of completed surfaces; (d) Planting, environmental matting, hydroseeding, drainage channels, or similar measures at an early stage in the *earthworks* construction phase; (e) Grading surfaces of cuts and fill to prevent ponding; (f) Sediment traps and/or retention ponds; (g) Temporary barriers or silt *fences;* (h) Vegetated buffer strips; and/or (i) Watering and/or permanently surfacing of *roads* early in the construction phase.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Silt and sedimentation *effects* and the *earthworks* design and construction management measures to control and retain and silt and sediment on *site*. 2. Erosion *effects* and the *earthworks* design and construction management measures to control erosion. 3. The *effects* of *dust* generation and management of adverse amenity *effects*, including from transport. 4. Erosion sediment and *dust effects* on any surrounding *site*, including *roads* and Council reticulated services. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.

EW-S6	Site Reinstatement	
All areas	1. No later than six months from the commencement of *earthworks* and *land disturbance*: (a) the *earthworks* area shall be stabilised, filled and/or recontoured in a manner consistent with the surrounding land; and (b) replanted with vegetation; or (c) sealed, paved, metalled or built over.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The timing and duration of the works. 2. *Effects* on ground stability. 3. *Effects* on any surrounding *site*, including visual *effects* and *dust*. 4. Visual amenity and landscape *effects*. 5. The nature of the vegetation proposed and whether species are indigenous. 6. Sediment and erosion *effects* and management. 7. The potential to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows. 8. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.

EW-S7	***Accidental Discovery* Protocol**	
All areas	In the event that any of the following is discovered or disturbed, the procedure set out below must be adhered to, as well as the procedures set out in MW-4.1 in the case of human remains/ kōiwi, taonga or Māori cultural artefact, and in-situ (natural state) pounamu/greenstone: • Human remains/ kōiwi • An *archaeological site* • A Māori cultural artefact/taonga tūturu • In situ (natural state) pounamu/greenstone • A protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil). 1. Cease works and secure the area (a) immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earthmoving activities (b) secure the area of the discovery, including a sufficient buffer area to ensure that all *sensitive material* remains undisturbed. 2. Inform relevant authorities and parties immediately of the discovery (a) the New Zealand Police if the discovery of human remains/ kōiwi. (b) the Council in all cases. (c) Heritage New Zealand Pouhere Taonga if the discovery is an *archaeological site*, Māori cultural artefact, human remains/ kōiwi.	**Activity status where compliance is not achieved:** Non-complying

(d) *Mana Whenua* if the discovery is an *archaeological site*, Māori cultural artefact, human remains/ kōiwi or in situ (natural state) pounamu/greenstone.
(e) The Ministry for Culture and Heritage for protected New Zealand objects.

3. Wait for and enable an inspection of the *site*
   (a) wait for and enable an inspection of the *site* by the relevant authority or agency or Hokonui Rūnanga representative (where applicable).
   (b) following *site* inspection and consultation with all relevant parties (including owner and consent holder), the Council will determine the area within which work must cease and any changes to controls on *discharges* of *contaminants*.

4. Recommencement of work
   (a) work within the area determined by the Council in (2) above must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:
      (i) Heritage New Zealand has confirmed that an *archaeological authority* has been approved for the work or that none is required.
      (ii) any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage.
      (iii) any material of scientific or educational importance must be recorded and if appropriate, recovered and preserved.
      (iv) where the *site* is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is

not required, the Council will confirm, in partnership with Hokonui Rūnanga that:

- any human remains/kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and
- any agreed revisions to the planned works to be/have been made in order to address adverse *effects* on Ngāi Tahu cultural values, including those listed in MW-2.3.

(b) resource consent has been granted to any alteration or amendment to the *earthworks* or *land disturbance* that may be necessary to avoid the *sensitive materials* and that is not otherwise permitted under the plan or allowed by any existing resource consent.

(c) there are no requirements in the case of *archaeological sites* that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014.

Note:

Where the Heritage New Zealand Pouhere Taonga Act 2014 applies the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol manages unidentified archaeological sites that may be discovered as a result of earthworks separate to District Plan requirements.

LIGHT - LIGHT

Overview

Artificial outdoor lighting enables work, recreation and *entertainment activities* to occur beyond normal daylight hours. It also enables night-time activities to be conducted safely and provides for site security. Appropriately located and designed artificial lighting contributes to the economic and social wellbeing of the District and can improve health and safety, especially in areas accessed by the public.

Where lighting is poorly designed, selected, controlled or orientated, lighting may adversely affect the amenity of neighbouring properties, result in loss of views of the night sky, and potentially disturb wildlife. This detracts from environmental and / or *amenity values* and can create a hazard or nuisance, especially where located in close proximity to *sensitive activities*, areas of high natural value or *transportation networks*.

Objectives

LIGHT-O1 Activities are able to use *artificial outdoor lighting* for operational and functional purposes and to provide for the security and safety of people and properties.

LIGHT-O2 *Artificial outdoor lighting* is located, designed and operated to maintain the character and *amenity values* within zones, and so that it does not adversely affect the health and safety of people, the natural life cycles of indigenous species and the safe operation of the *transport network* and views of the night sky.

Policies

LIGHT-P1 Enable activities that generate an appropriate level of artificial lighting for operational and functional purposes while maintaining the predominant character and amenity of each zone.

LIGHT-P2 Require artificial lighting to be located, designed and operated to:

1. control the maximum level of *light spill*;
2. manage adverse *light spill effects* to:
   (a) maintain people's ability to view the night sky and protect intrinsically dark landscapes.
   (b) protect the health and well-being of people, ecosystems and indigenous species.
   (c) ensure safe and efficient operation of the *transport network.*

3. ensure safe and efficient operation of *roads* and public *pedestrian* areas by incorporating *Crime Prevention Through Environmental Design (CPTED)* principles.

LIGHT-P3 Enable *artificial outdoor lighting* for a limited duration where it is associated with *temporary activities*, sports and recreational purposes or for public health and safety.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole.
Note 2	**Measurement standards**
	The standards for light must be measured and assessed in accordance with Standards AS/NZS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting.

Rules

LIGHT-R1	**Emission of *artificial outdoor light***	
All zones	**Activity status:** Permitted Where: 1. Any *light spill* complies with LIGHT-S1; and 2. All *artificial outdoor lighting* is directed downward and shielded from above to ensure that all light shines below the horizontal. 3. There is no external strobe, flashing or other intermittent lighting. Except this rule does not apply to: (a) Traffic signals and navigation aids; (b) Lights of vehicles, trains and *aircraft*; or (c) Temporary lighting for the purposes of emergency response.	**Activity status where compliance not achieved with:** **LIGHT-R1(1):** Restricted Discretionary **Matters over which discretion is restricted:** 1. The matters within the infringed standard. **LIGHT-R1(2) and LIGHT-R1(3):** Discretionary
LIGHT-R2	**Emission of *artificial outdoor light* from Public Sports Courts and Grounds**	
All zones	**Activity status:** Permitted 1. Where *light spill* complies with LIGHT-S2.	**Activity status where compliance not achieved with:** **LIGHT-R2(1):** Restricted Discretionary **Matters over which discretion is restricted:** 1. The matters within the infringed standard.

Standards

LIGHT-S1	Maximum level of *light spill*	
General Rural Zone **Rural Lifestyle Zone** **Natural Open Space Zone** **Māori Purpose Zone** **Large Lot Residential Zone** **Settlement Zone** **Camp Columba Zone** **Field Days Zone**	1. The maximum level of *light spill* from any *site* measured at the *notional boundary* of any dwelling or *building* accommodating a *sensitive activity* must not exceed 5 lux (in both the horizontal and vertical planes).	**Activity status where compliance is not achieved with:** **LIGHT-S1(1), LIGHT-S1(2), and LIGHT-S1(3):** Restricted Discretionary **Matters of discretion:** 1. Whether the artificial lighting is necessary for operation or functional purposes including the health and safety of people. 2. Any benefits on the social, economic and cultural wellbeing of the community from the increase in *light spill*. 3. Whether the timing, duration, direction, intensity, focus, design, height or type of lighting contributes to avoidable or unnecessary *light spill*. 4. The extent to which the predominant character and amenity of each zone is maintained and protected. 5. The adverse *effects* on the health and well-being of the occupiers of any residential property including the potential sleep disturbance. 6. Impacts on indigenous biodiversity within the *rural environment*. 7. Adverse *effect* on views of the night sky and intrinsically dark landscapes and consistency with any relevant guidelines for Dark-Sky protection within the *rural environment*. 8. The extent to which *light spill* or *glare* may impact on activities occurring on an adjoining property.
General Residential Zone **Medium Density Residential Zone**	2. The maximum level of *light spill* from any *site* measured at or beyond the *site boundary* must not exceed 8 lux (in both the horizontal and vertical planes).	

Neighbourhood Centre Zone **Sport and Active Recreation Zone**		9. The ability to mitigate adverse *effects* through the imposition of *conditions* such as shielding the light.
Local Centre Zone **Mixed Use Zone** **Town Centre Zone** **Light Industrial Zone** **General Industrial Zone** **Airport Zone**	3. The maximum level of *light spill* from any *site* measured at or beyond the *site boundary* must not exceed 15 lux (in both the horizontal and vertical planes).	
LIGHT-S2	***Artificial Outdoor Lighting* from Public Sports Courts and Grounds**	
All zones	*Artificial Outdoor Lighting* from Public Sports Courts and Grounds shall: 1. Be directed downwards and shielded from above to ensure light shines below the horizon; and 2. Have a modelled luminous intensity from any luminaire for any viewing angle at 1.5m above grade level, at a distance equal to 45m beyond the edge of the field, no greater than 1000 candela (absolute); and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the artificial lighting is necessary for operation or functional purposes including the health and safety of people. 2. Whether the timing, duration, direction, intensity, focus, design, height or type of lighting contributes to avoidable or unnecessary *light spill*.

3. Contain luminaires that emit more than 250 lumens in the "Very High" *glare* zone, ranging from 80° to 90° above nadir; and
4. Have a maximum correlated colour temperature of 5,700K; and
5. Have a maximum level of *light spill* that does not exceed the horizontal or vertical illuminance level of 10 lux between 06:00 and 22:00 on an adjoining *site* zoned Rural or Residential and 25 lux on an adjoining *site* zoned Commercial, Mixed Use, or Industrial, excluding *roads*; and
6. Be turned off between 22:00 and 06:00, or dimmed by 75% between 22:00 to 22:30 and turned off between 22:30 and 06.00; and
7. All *artificial outdoor lighting* not directly required for sporting or recreation activity but associated with the public sports courts and grounds shall be turned off between 22:00 and 06:00, or controlled by occupancy sensors or dimmed by 75% between 22:00 and 06:00.

3. The extent to which the predominant character and amenity of each zone is maintained and protected.
4. The adverse *effects* on the health and well-being of the occupiers of any residential property including the potential sleep disturbance.
5. Adverse *effect* on views of the night sky and intrinsically dark landscapes and consistency with any relevant guidelines for Dark-Sky protection.
6. The extent to which *light spill* or *glare* may impact on activities occurring on an adjoining property.
7. The ability to mitigate adverse *effects* through the imposition of *conditions* such as shielding the light.
8. Impacts on indigenous biodiversity.

NOISE - NOISE

Overview

Noise is an environmental *effect* that has the potential to cause adverse *effects* on amenity, cause annoyance and impact on health. Almost all activities produce some *noise effects*. The purpose of the Noise Chapter is to provide noise limits for zones and specific activities to ensure land use are compatible with the anticipated amenity values of that zone and adjoining zones. The District Plan zone chapters control the types of activities that are permitted in each zone. The noise chapter works in conjunction with the zone chapters to inform and control the *noise* effects that may reasonably be expected from the permitted activities in each zone. The noise chapter controls the timing, character and level of *noise* that is considered generally acceptable in each zone and from specific noise generating activities. The *noise* limits for each zone are designed for the anticipated purpose, character and amenity of that zone.

Noise may cause adverse *effects* depending on when and where the *noise* occurs in relation to other activities, its duration, the characteristics of the *noise* including the sound pressure level (loudness) and frequency (pitch), its steadiness, and whether it has *special audible characteristics* (*noise* that is tonal or impulsive). The sensitivities of an individual and their expectations are other factors that determine the level of annoyance. The background sound level in different environments also influences the level of acceptability to *noise*, which varies throughout the district. Some *noise* is accepted as part of day-to-day living, for example lawn mowing, or farm animal *noise* within *rural areas* or machinery in an industrial zone. However, in some cases the *noise* can become more significant and cause adverse *effects* in the surrounding environment.

In addition, section 16 of the Resource Management Act 1991 (RMA) also places a duty on persons undertaking activities to adopt the *best practicable option* to ensure that the emission of *noise* does not exceed a reasonable level. In some cases, unreasonable levels of *noise* may occur at a level below the standards specified in the District Plan, and the Council can take action under the RMA to control unreasonable levels of *noise*.

Where *noise* generating activities have or can be legally established, such as processing industries in *rural areas*, or where higher *noise* levels can occur, such as on State Highways and railways, it may be appropriate to manage the location of *noise sensitive activities*, such as *residential activities*, to protect the amenity and health of people and avoid complaints arising in relation to the *noise* from those activities.

Objectives

NOISE-O1 Recognise and provide for activities that generate *noise* whilst ensuring that the character, timing and duration of *noise* levels are compatible with the purpose and character of each zone.

NOISE-O2 Activities do not generate unreasonable *noise effects* which adversely affect *amenity values* and health and wellbeing of people and communities.

NOISE-O3 Require *noise sensitive activities* to be located, designed and constructed to achieve reasonable indoor noise levels, minimise conflict and manage potential *reverse sensitivity effects*.

Policies

NOISE-P1 Maintain the character and amenity of each zone by controlling the types of activities and level of *noise* that is permitted in each zone.

NOISE-P2 Ensure the health and wellbeing of people and the community is protected by managing *noise effects* generated by an activity, having regard to:

1. the frequency, intensity, duration and offensiveness of the *noise* being generated;
2. whether the level, intensity, character and timing of *effects* are compatible with the character and amenity of the location and adjacent activities;
3. internalisation of *noise effects* to the extent practicable and to avoid or minimise conflict at and beyond *site* boundaries;
4. any impact on the health and well-being of the surrounding community (including sleep disturbance);
5. the adoption/implementation of *best practicable options* to minimise the adverse *effects*;
6. any positive *effects* associated with the activity;
7. The extent to which noise levels may compromise the ability of existing and anticipated activities to operate or establish in the future without undue constraints; and
8. the ability to avoid conflict with existing and anticipated *noise sensitive activities*.

NOISE-P3 Require acoustic treatment within *buildings* used by *noise sensitive activities* in the following locations:

1. adjacent to the State Highway and rail network; and
2. within Industrial, Mixed Use, Local Centre and Town Centre Zones.

NOISE-P4 Enable the infrequent *noise* levels associated with *temporary activities*, *temporary military training activities* and *emergency services training activities* provided that the level, timing and duration of *noise* is reasonable.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	**Noise sources exempt from specific rules and standards**
	Noise associated with the following activities are not subject to the Rules and Standards of the Noise Chapter:

1. Any warning device, siren or fixed plant used by emergency services during an emergency response or for routine testing and maintenance, including noise from helicopter take off and landings during an emergency response. This exemption does not apply to the noise generated at permanent emergency services depots or bases, such as fire stations, police stations or the base for emergency aircraft.
2. Volunteer fire brigade sirens.
3. Emergency helicopter landings and take offs which are associated with the function of the hospital in terms of patient care.
4. Noise from vehicles on *roads* which are managed by a road controlling authority.
5. Trains on rail lines, including at railway *yards*, railway sidings or stations and level crossing warning devices. This exemption does not apply to the testing (when stationary), maintenance or unloading of trains, or trains on private sidings.
6. Overflying a*ircraft* and noise from aircraft taking-off and landing in the Airport Zone and Mandeville Aviation and Rail Precinct.
7. Motorcraft operating on the surface of *waterbodies*.
8. *Noise* from animals and birds associated with non-*commercial activities* on a *site*.
9. Noise from vehicles, machinery or equipment undertaking *agricultural, horticultural and pastoral activities* in the *rural environment,* including *noise* from stock, other outdoor animals and working dogs but excluding *noise* from stationary processing activities.
10. Public firework displays.
11. *Noise* from *plantation forestry,* which is managed under section 98 of the Resource Management (National Environment Standard for Plantation Forestry) Regulations 2017.

While the above noise sources are exempt from meeting the noise standards, any potential and actual adverse effects associated with the character, timing, duration or level of noise shall be considered for any discretionary or non-complying activity.

Section 16 of the RMA places a general duty on all operators and occupiers to adopt the *best practicable option* to ensure *noise* (including vibration) emitted from any *site* does not exceed a reasonable level. What constitutes a "reasonable level" is not prescribed by the RMA. However, the Rules and Standards of this chapter and the zone chapters are designed for the anticipated activities in each zone and may be used as a guide together with the relevant Objectives and Policies when considering whether the timing, duration, level and character of noise effects of activities that require resource consent will be reasonable.

Rules

NOISE-R1	*Noise* from *construction activities*	
All zones	**Activity status:** Permitted Where: 1. Noise from construction work complies with the following limits in Table 3 when measured and assessed at 1m from the nearest external wall of any building containing a Noise Sensitive Activity that is occupied during the work; and 2. Noise from construction work complies with the following limits in Table 4 when measured and assessed at 1m from the nearest external wall of any other building that is occupied during the work; and 3. The noise from construction shall be measured and assessed in accordance with NZS6803:1999 unless varied by any part of this Chapter. *Notes:* *1. The duration of any construction activity is defined by the duration of the entire project from start to finish, even though some large projects may only affect some receivers for shorter periods.* (a) *Short-term duration means up to 14 days of work.* (b) *Typical duration means up to between 15 days and 20 weeks of work.* (c) *Long-term duration means more than 20 weeks of work.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The noise level, hours of operation, duration and nature of the noise. 2. Proximity and nature of nearby activities and the adverse effects and disruption they may experience from the noise. 3. The noise levels inside any affected building where the doors and windows of that building are normally closed. 4. Effects on character and amenity values on the surrounding environment, particularly for long term construction work. 5. Effects on the health and wellbeing of people. 6. Any noise reduction measures or mitigation. 7. Length of time for which the specified noise standard will be exceeded at any receiver(s). 8. Alternative methods to avoid or minimize noise effects. 9. Whether any proposed measures to avoid, mitigate or otherwise manage noise or vibration generated by the activity represent the best practicable option.

2. *The measurement and assessment period for construction activity noise is 30 minutes. No adjustment for duration or averaging shall be applied.*

NOISE-R2	**Vibration from *construction activities***	
All zones	**Activity status:** Permitted Where: 1. Vibration from any *construction activity* does not exceed: (a) **Building damage limits** - the limits set out in German Industrial Standard DIN 4150-3 (2016): *Vibrations in buildings – Part 3: Effects on structures* when measured in accordance with that standard on any structure not on the same site; and (b) **Amenity limits** - the limits in the table below when measured in the nearest corner of the floor of any storey within a multi-storey building, or within 500mm of ground level at the foundation of a single storey building containing any n*oise sensitive activity* that is occupied during the *construction activity*.	**Activity status where compliance is not achieved with:** **NOISE-R3(1)(a):** Non-Complying **NOISE-R3(1)(b):** Restricted Discretionary **Matters of discretion:** 1. Management of *effects* from the activity with particular regard to: (a) The level, timing, duration and nature of the vibration; (b) Proximity and nature of nearby activities and the adverse effects and disruption they may experience from the vibration; (c) The potential effects on buildings and structures; (d) Any proposed measures to manage or mitigate vibration levels and effects; (e) Length of time for which the vibration standard will be exceeded at any receiver(s); and (f) Alternative methods to avoid or minimise vibration effects.

Receiver	Period	Peak Particle Velocity Limit millimeters/second
Occupied *noise sensitive activity*	Night-time 10.00pm to 7.30am	0.3 mm/s
	Daytime 7.30am	2 mm/s

	to 10.00pm	
Other occupied buildings	At all times	2 mm/s

Notes:

1. *All vibration measurements shall be undertaken in accordance with ISO-4866:2010 – Mechanical vibration and shock.*
2. *Construction vibration levels of 2mm/s PPV are easily felt by receivers in residential units or other buildings and may generate complaints, especially if the source or impending duration of the vibration is unknown.*
3. *A construction vibration limit of 0.3mm/s PPV is near the limit of perception for most people and compliance with such a limit would avoid sleep disturbance for most people. The low limit would likely mean that no construction activity involving tracked or heavy machinery could occur in proximity to any occupied noise sensitive activity.*
4. *The vibration levels in NOISE - R3.1.a are only likely to be approached or exceeded where high-vibration construction activities are undertaken, such as piling, vibratory compaction or blasting.*
5. *The vibration levels in NOISE - R3.1.b are only likely to be approached or exceeded where moderate to high-vibration construction activities are undertaken, such as piling or vibratory compaction within approximately*

	50-100m, or from heavy tracked plant within 20m, of a noise sensitive activity or for blasting during the day. The vibration limits applying at night are much lower and require greater separation distances or low-vibration activities to achieve compliance.	
NOISE-R3	***Noise* from *small scale wind turbines***	
All zones	**Activity status:** Permitted Where: 1. The noise (rating) level from the operation of any *small scale wind turbine(s)* on a site is 10 dB LAeq lower than the levels permitted in NOISE-S1. *Note:* *The noise level generated by small scale wind turbines must be measured and assessed in accordance with the relevant sections of New Zealand Standard 6808: 2010 Acoustics – Wind farm noise, NZS 6801:2008 Acoustics Measurement of Environmental Sound and NZS 6802:2008 Acoustics Environmental Noise*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. *Effects* on ambient *noise* levels, and in particular whether the consistency of the noise would affect the enjoyment of periods of quiet and peacefulness where that can be reasonably expected. 2. Management of *effects* from the turbine(s) with particular regard to: (a) the frequency, intensity, duration and offensiveness of the *noise* being generated; (b) whether the level of *effects* are compatible with the character and amenity of the location and adjacent activities; and (c) any impact on the health and well-being of the surrounding community, including sleep disturbance effects. 3. The extent to which alternative locations and methods, and use of low noise generating plant and equipment, have been considered, recognising: (a) the practical constraints associated with *renewable electricity generation activities;* and (b) the environmental benefits of *renewable electricity generation activities.*

		4. The ability to mitigate adverse *effects* through the imposition of *conditions.* 5. The cumulative effects from multiple *small scale wind turbines*.
NOISE-R4	***Noise* from *temporary military training and emergency services training activities* involving fixed (stationary) noise sources**	
General Rural Zone	**Activity status:** Permitted Where: 1. The *noise* generated complies with *Noise* Standard NOISE-S1 for the General Rural Zone. *Note:* *Fixed (stationary) noise sources (other than firing of weapons and explosives) include power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping / treatment systems.*	**Activity status where compliance is not achieved:** Controlled **Matters of Control:** 1. Whether the *noise* levels are likely to cause alarm or adversely affect the character, Ngāi Tahu cultural values or *amenity values* of the location and adjacent activities. 2. Any mitigation of the *noise* proposed, in accordance with a *best practicable option* approach (e.g. *site* layout and design, design and location of *structures*, *buildings* and equipment and the timing of operations), recognising the practical constraints associated with *temporary military training activities.* 3. The provision of a *noise* management plan that specifically identifies the likely *noise* impacts for the area and describes the measures required to avoid or mitigate these. 4. The programme for notification and communication with occupiers and owners of affected *sites* prior to the activities commencing, including updates during the event. 5. The method for following up any complaints received during or after the event including communications with the Council.
NOISE-R5	***Noise* from *temporary military training and emergency services training activities* involving mobile *noise* sources**	
All zones	**Activity status:** Permitted Where:	**Activity status where compliance not achieved:** Controlled **Matters of Control:**

	1. The *noise* generated must not exceed the levels contained within Table 1 when measured at 1 metre from the nearest external wall of any building occupied by a *noise sensitive activity*; and 2. The *noise* generated must not exceed the levels contained within Table 2 when measured at 1 metre from the nearest external wall of any building occupied by a *noise sensitive activity*. *Note:* *This rule applies to the use of temporary mobile military training activities including but not limited to personnel carriers, light and heavy vehicles, self-propelled equipment and construction plant.*	1. Whether the *noise* levels are likely to cause alarm or adversely affect the character, Ngāi Tahu cultural values or *amenity values* of the location and adjacent activities. 2. Any mitigation of the *noise* proposed, in accordance with a *best practicable option* approach (e.g. *site* layout and design, design and location of *structures*, *buildings* and equipment and the timing of operations), recognising the practical constraints associated with *temporary military training activities.* 3. The provision of a *noise* management plan that specifically identifies the likely *noise* impacts for the area and describes the measures required to avoid or mitigate these. 4. The programme for notification and communication with occupiers and owners of affected *sites* prior to the activities commencing, including updates during the event. 5. The method for following up any complaints received during or after the event including communications with the Council.
NOISE-R6	***Noise* from *temporary military training and emergency services training activities* involving live firing, firing of blank ammunition, and/or the use of explosives**	
All zones	**Activity status:** Permitted Where: 1. The activity complies with the following minimum separation distances to any notional boundary: (a) 0700 to 1900 hours: 500m (b) 1900 to 0700 hours: 1250m 2. Where the minimum separation distances specified above cannot be met, then the activity shall comply with the following peak sound pressure level when measured at the	**Activity status where compliance is not achieved:** Discretionary

	notional boundary of any building housing a *noise sensitive activity*: (a) 0700 to 1900 hours: 95dBC (b) 1900 to 0700 hours: 85dBC; and 3. Notice must be provided to the Gore District Council at least 5 working days prior to the commencement of the activity, specifying: (a) whether the activity involves live firing and / or the use of explosives, or firing of blank ammunition, (b) the location of the activity and the boundaries within which the activity will take place, (c) distances to buildings housing noise sensitive activities, and (d) the timing and duration of the activity; and 4. The activity is carried out for no longer than 31 days on the site in any one calendar year, excluding set up and take down which can occur one week immediately prior to and one week immediately following the activity.	
NOISE-R7	**Construction of, additions to or alterations to *buildings* for a *noise sensitive activity***	
All zones	**Activity status:** Permitted Where: 1. Any *habitable room* within a *building* used for a *noise sensitive activity* which is located within the*:* (a) railway corridor overlay (b) the state highway noise control overlay complies with NOISE-S3.	**Activity status where compliance is not achieved:** Discretionary
Town Centre Zone, Local Centre Zone,	2. Any *habitable room* within a *building* for a *noise sensitive activity* complies with NOISE-S3.	

Mixed Use Zone, Light Industrial, General Industrial Zone, Airport Zone		
NOISE-R8	***Noise* from the take-off and landing of *aircraft* and helicopters used for *agricultural aviation***	
All Zones	**Activity status:** Permitted Where: 1. The take-off and landing is to and from a *rural airstrip*, a *helicopter landing area* located in the *rural environment*, or the Mandeville Aviation and Rail Precinct; 2. Take off and landings do not occur for more 315 hours in any 12 month period; 3. The *rural airstrip* or *helicopter landing area* is separated by at least 500m from any notional boundary on a site not being serviced by the use of the airstrip; and 4. A record of take offs and landing times and dates is maintained and available to the Council upon request.	**Activity status where compliance is not achieved with:** **NOISE-R7(1) to (4):** Discretionary
Airport Zone	**Activity status:** Permitted	
NOISE-R9	***Noise* from the take-off and landing of helicopters (Other than for *agricultural aviation*)**	
All Zones except the Airport Zone	**Activity status:** Permitted **Where:**	**Activity status where compliance not achieved with NOISE-R9(1) to(3):**

1. The take-off and landing are to and from a *helicopter landing area* which is:
   (a) separated from the *notional boundary* on another site by a minimum distance of 300m; and
   (b) separated from any occupied building that does not contain a *noise sensitive activity* on another site in any zone by a minimum distance of 200m; and

2. The flight path to the *helicopter landing area* is not within a horizontal distance of 250m of any *notional boundary* on any other site; and

3. The number of *movements* to and from the *helicopter landing area* does not exceed:
   (a) 2 *movements* per day; and
   (b) 4 *movements* per week; and
   (c) 10 *movements* per month.

Restricted Discretionary

Where:

5. Noise emissions from a take-off or landing of a helicopter do not exceed:
   (a) 40 dB L_{dn} and 70dB $L_{AF(max)}$ between the hours of 10pm and 7am when measured and assessed at a *notional boundary* in the General Residential Zone, Medium Density Residential Zone, Large Lot Residential Zone, Rural Lifestyle Zone, Neighbourhood Zone, Sport and Active Recreation Zone.
   (b) 50 dB L_{dn} and 70dB $L_{AF(max)}$ between the hours of 10pm and 7am when measured and assessed at a *notional boundary* in the General Rural Zone, Māori Purpose Zone, Settlement Zone, Open Space Zone or Special Purpose Zone – Field Days and Camp Columba.
   (c) 60 dB L_{dn} and 85dB $L_{AF(max)}$ between the hours of 10pm and 7am at any site in the Town Centre Zone, Local Centre Zone, Mixed Use Zone and Light Industrial Zone.
   (d) 65 dB L_{dn} at any site in the General Industrial Zones.

Notes:

Noise levels from landing and take-offs must be measured and assessed in accordance with NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.

When assessing noise from helicopter landing and take-off procedures in accordance with NZS6807:1994 the following procedures shall be followed:

(a) The heights at which an aircraft is conducting a landing or take-off procedure shall be determined in accordance with Part 91.311 of the Civil Aviation Rules.

		(b) No averaging of L_{dn} levels is permitted. *(c) The noise levels of any individual helicopter flight movement include all noise generated while the helicopter is taxiing or on the ground including idling for warm up, cool down or between an arrival and departures.* **Matters of discretion:** 1. Whether the hours of operation and flight frequency will affect the *amenity values* of the surrounding area. 2. The provisions of NZS 6807:1994 *Noise* Management and *Land* Use Planning for *Helicopter Landing Areas*. 3. Whether the approach and departure flight paths minimise overflight over *noise sensitive activities.* 4. Any mitigation of the *noise* proposed, in accordance with a *best practicable option* approach (e.g. *site* layout and design, design and location of *structures*, *buildings* and equipment and the timing of operations). 5. The ability to mitigate adverse *effects* through the imposition of *conditions* such as *noise* attenuation. **Activity status when compliance not achieved with NOISE-R9(5):** Non-Complying
Airport Zone	**Activity status:** Permitted	

NOISE-R10	*Noise* from *Temporary Events*	
All zones	**Activity status:** Permitted Where: 1. The *Noise* level arising from any *temporary event* shall not exceed: (a) 8am to 10pm - 75dB $L_{Aeq(5min)}$ (b) 10pm 31 December to 1am 1 January - 75dB$L_{Aeq(5min)}$ When measured and assessed: (i) At or within the *notional boundary* of any other site in the General Rural Zone, Rural Lifestyle Zone, Settlement Zone, Large Lot Residential Zone, General Residential Zone and Medium Density Residential Zone. (ii) 1m from any other *building* on another site in any other zone that is occupied during the *temporary event.* 2. At all other times, the noise limits for the receiving zone apply. *Note: The measured noise level must comply with the stated noise limit for every 5-minute sample with no adjustment for special audible character or duration in accordance with NZS6802:2008*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the *noise* levels are likely to cause alarm or adversely affect the character, Ngāi Tahu cultural values or *amenity values* of the location and adjacent activities. 2. Any mitigation of the *noise* proposed, in accordance with a *best practicable option* approach (e.g. *site* layout and design, design and location of *structures*, *buildings* and equipment and the timing of operations) recognising the temporary nature of the event. 3. The provision of a *noise* management plan that specifically identifies the likely *noise* impacts for the area and describes the measures required to avoid or mitigate these. 4. The programme for notification and communication with occupiers and owners of affected *sites* prior to the activities commencing. 5. The method for following up any complaints received during or after the event including communications with the Council.

Standards

NOISE-S1	*Noise* Levels	
Noise levels generated and received in the GRZ, LLRZ, MRZ	1. The *Noise* (rating) level and maximum noise level arising from any activity shall not exceed: (a) 7am to 10pm – 50 dB *LAeq* (b) 10pm to 7am – 40 dB *LAeq* and 70 dB L_{AFmax} When measured and assessed at or within the *boundary* of any other *site* in the GRZ, LLRZ & MRZ.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. *Effects* on ambient *noise* levels. 2. Management of *effects* from the *noise* source with particular regard to: (a) the frequency, intensity, duration and offensiveness of the *noise* being generated; (b) whether the level of *effects* are compatible with the character and amenity of the location and adjacent activities; and (c) any impact on the health and well-being of the surrounding community, including sleep disturbance. 3. Any mitigation of the *noise* proposed, in accordance with a *best practicable option* approach (e.g. *site* layout and design, design and location of *structures*, *buildings* and equipment and the timing of operations). 4. The ability to mitigate adverse *effects* through the imposition of *conditions* such as *noise* attenuation.
Noise levels generated and received in the GRUZ, SPZ-Field Days & SPZ-Camp Columba **Excluding the Rural Industry Precinct (PREC13) and the Mandeville Aviation and Rail Precinct (PREC8)**	2. The *Noise* (rating) level and maximum noise level arising from any activity shall not exceed: (a) 7am to 10pm – 55 dB *LAeq* (b) 10pm to 7am – 40 dB *LAeq* and 75 dB L_{AFmax} When measured at the *notional boundary* within the GRUZ and the zone boundary of the SPZ-Field Days and SPZ-Camp Columba.	
Noise levels generated and received in the RLZ, SETZ, MPZ	3. The *Noise* (rating) level and maximum noise level arising from any activity shall not exceed: (a) 7am to 10pm – 50 dB *LAeq* (b) 10pm to 7am – 40 dB *LAeq* (c) 10pm to 7am – 75 dB L_{AFmax} Measured at or within the *notional boundary* of any other *site*.	

Noise levels generated and received in the NCZ	4. The *Noise* (rating) level and maximum noise level arising from any activity shall not exceed: (a) 7am to 10pm – 55 dB L_{Aeq} (b) 10pm to 7am – 45 dB L_{Aeq} and 75 dB L_{AFmax} When measured at or within the *boundary* of any other *site* in the NCZ.
Noise levels generated and received in the TCZ, LCZ & MUZ	5. The *Noise* (rating) level and maximum noise level arising from any activity shall not exceed: (a) At any time - 60 dB $L_A$eq (b) 10pm to 7am - 75dBA L_{AFmax} When measured at or within the *boundary* of any *site* in the TCZ, LCZ and MUZ.
Noise levels generated and received in the LIZ and Mandeville Aviation and Rail Precinct (PREC8)	6. The *Noise* (rating) level arising from any activity shall not exceed: (a) At any time – 65 dB *LAeq* When measured and assessed at or within the boundary of any other site in the LIZ or Mandeville Aviation and Rail Precinct (PREC8).
Noise levels generated and received in the GIZ and Rural Industry Precinct (PREC13)	7. The *Noise* (rating) level and maximum noise level arising from any activity shall not exceed: (a) At any time - 70 dB $L_A$eq Measured at or within the *boundary* of any other *site* in the GIZ or Rural Industry Precinct.

Noise levels generated and received in the Sport & Active Recreation Zones	8. The *Noise* (rating) level and maximum noise level arising from any activity shall not exceed: (a) 7am to 10pm – 55 dB *LAeq* (b) 10pm to 7am – 40 dB *LAeq* (c) 10pm to 7am – 75 dB L_{AFmax} Measured at or within the *notional boundary* of any other *site*.	
Airport Zone	9. The *Noise* (rating) level and maximum noise level arising from any activity excluding an *aviation activity* shall not exceed: (a) At any time - 70 dB L_Aeq Measured at or within the *notional boundary* of any other *site*.	
NOISE-S2	***Noise* Levels between zones**	
Noise levels generated from any site in the NCZ, TCZ, LCZ, MUZ, GIZ, LIZ, Rural Industry Precinct (PREC13) and Mandeville Aviation and Rail Precinct (PREC8)	1. The *Noise* (rating) level and maximum noise level arising from any activity undertaken shall not exceed: (a) 7am to 10pm – 55 dB *LAeq* (b) 10pm to 7am – 45 dB *LAeq* and 75 dB L_{AFmax} When measured and assessed at or within the *boundary* of any other *site* in the GRZ, MRZ and LLRZ or notional boundary of a site in the GRUZ, RLZ and SETZ.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. *Effects* on ambient *noise* levels. 2. Management of *effects* from the *noise* source with particular regard to: (a) the frequency, intensity, duration and offensiveness of the *noise* being generated;

Noise levels from the Sport & Active Recreation Zone received in the GRUZ, LRZ, SETZ, GRZ, LLRZ, MRZ	2. The *Noise* (rating) level and maximum noise level arising from any activity undertaken from a site in the Sport and Active Recreation Zone shall not exceed: (a) 7am to 10pm – 55 dB *LAeq* (b) 10pm to 7am – 40 dB *LAeq* and 75 dB L_{AFmax} When measured and assessed at or within the notional boundary of any site in a GRUZ, LRZ, SETZ, GRZ, LLRZ and MRZ. Except that: (a) Between 7am and 9.30pm Monday to Friday for no more than 3 hours in total the noise (rating) level and maximum noise level arising from any activity shall not exceed 60 dB *LAeq;* and (b) Between 7am and 10pm on Saturdays for no more than 6 hours in total the noise (rating) level and maximum noise level arising from any activity shall not exceed 60 dB *LAeq*	(b) whether the level of *effects* are compatible with the character and amenity of the location and adjacent activities; and (c) any impact on the health and well-being of the surrounding community, including sleep disturbance. 3. Any mitigation of the *noise* proposed, in accordance with a *best practicable option* approach (e.g. *site* layout and design, design and location of *structures*, *buildings* and equipment and the timing of operations). 4. The ability to mitigate adverse *effects* through the imposition of *conditions.*
Noise levels from the Natural Open Space Zone received in the GRUZ, LRZ, SETZ, GRZ, LLRZ, MRZ	3. The *Noise* (rating) level and maximum noise level arising from any activity shall not exceed: (a) 7am to 10pm – 50 dB *LAeq* (b) 10pm to 7am – 40 dB *LAeq* and 75 dB L_{AFmax} When measured and assessed at or within the boundary of a site in GRZ, LLRZ, MRZ or notional boundary of a site in GRUZ, RLZ, SETZ.	
Noise levels from the GRUZ, SPZ-Field Days & SPZ-Camp Columba and Rural Industry	4. The *Noise* (rating) level and maximum noise level arising from any activity shall not exceed: (a) 7am to 10pm – 55 dB *LAeq* (b) 10pm to 7am – 45 dB *LAeq* and 75 dB L_{AFmax}	

Precinct (PREC13) received in any other GRUZ, LRZ, SETZ, GRZ, LLRZ, MRZ	When measured and assessed at or within the *boundary* of a *site* in any GRZ, LLRZ, MRZ or notional boundary of a site in GRUZ, RLZ, SETZ.	
Noise levels received in the Natural Open Space Zone	5. The *Noise* (rating) level and maximum noise level arising from any activity undertaken from a *site* in any other zone shall not exceed: (a) At all times – 40 dB *LAeq* When measured and assessed at or within the *boundary* of any site in the Natural Open Space Zone	
All other zone interfaces	6. Except as provided for above, where noise generated by any activity on a *site* in one zone or precinct (if specified) is received by any activity on a *site* in a different zone or precinct, the activity generating the *noise* must comply with the *noise* limits and standards apply to the zone or precinct of the receiving site.	
NOISE-S3	**Acoustic Treatment for noise sensitive activities**	
All Zones	1. The following internal *noise* levels shall be met for any new building containing a *noise sensitive activity*:	**Activity status where compliance is not achieved:** Discretionary

Room	Time	Internal design noise level
Bedrooms or rooms used for sleeping	10.00pm – 7.00am	35dB LAeq(15min)

All other *habitable rooms*	At all times	40dB $L_{Aeq(15min)}$

The internal noise levels in the table above must be achieved based on the maximum level of noise permitted in the zone or from any adjacent zone, when measured and assessed at the exterior wall of the *building*. Road noise shall be calculated based on measured or predicted noise levels plus 3dB.

2. Where external windows and / or doors are required to be closed to meet the internal design noise levels in (1), a mechanical ventilation and cooling system shall be installed that complies with the following requirements.
   (a) Mechanical cooling to achieve an internal temperature no greater than 25 degrees celsius based on external design conditions of dry bulb 25.1 degrees celsius and wet bulb 20.1 degrees celsius;
   (b) Mechanical ventilation to enable compliance with clause G4 of the New Zealand Building Code
   (c) All mechanical ventilation and/or cooling systems must generate a noise level no greater than 35 dB L_{Aeq} when measured 2m from the diffuser at the minimum air flows required to maintain the design temperatures and air flows above once the room temperature has been achieved.

Notes:

1. *Mechanical cooling must be provided for all habitable rooms (excluding bedrooms) provided that at least one mechanical cooling system must service every level of a*

dwelling that contains a habitable room (including bedrooms).

2. *Compliance shall be demonstrated at the time of application for building consent. The application shall be accompanied by a statement prepared by a suitably qualified acoustic consultant that demonstrates the internal design levels will be achieved.*
3. *Any required acoustic treatment must be designed, constructed and maintained in an acoustically effective state.*

NOISE-Table 1

Time of week	Time Period	Noise Limit dB	
		L_{Aeq}	L_{Amax}
Weekdays	6:30 am – 7:30 am	60	75
	7:30 am – 6:00 pm	75	90
	6:00 pm – 8:00 pm	70	85
	8:00 pm – 6:30 am	45	75
Saturdays	6:30 am – 7:30 am	45	75
	7:30 am – 6:00 pm	75	90
	6:00 pm – 8:00 pm	45	75
	8:00 pm – 6:30 am	45	75
Saturdays and public holidays	6:30 am – 7:30 am	45	75
	7:30 am – 6:00 pm	55	85
	6:00 pm – 8:00 pm	45	75
	8:00 pm – 6:30 am	45	75

NOISE-Table 2

Time of week	Time period	Duration of work					
		1. Typical duration (dBA)		2. Short-term duration (dBA)		3. Long-Term duration (dBA)	
		L_{Aeq}	$L_{AF(max)}$	L_{Aeq}	$L_{AF(max)}$	L_{Aeq}	$L_{AF(max)}$
Weekdays	6.30am -7.30am	60	75	65	75	55	75
	7.30am – 6.00pm	75	90	80	95	70	85
	6.00pm – 8.00pm	70	85	75	90	65	80
	8.00pm – midnight – 6.30am	45	75	45	75	45	75
Saturdays	7.30am – 6.00pm	75	90	80	95	70	85
	6.00pm – midnight – 7.30am	45	75	45	75	45	75
Sundays and Public holidays	7.30am – 6.00pm	55	85	55	85	55	85
	6.00pm – midnight – 7.30am	45	75	45	75	45	75

NOISE-Table 3

Time	Duration of work		
	1. Typical duration	2. Short-term duration	3. Long-Term duration
	dB L_{Aeq}	dB L_{Aeq}	dB L_{Aeq}
7.30am – 6.00pm on all days	75	80	70
6.00pm – 7.30am on all days	80	85	75

SIGNS - SIGN

This chapter contains provisions that have legal effect. They are identified with a to the right hand side of the provision.

Overview

Signs contribute to the social, cultural, and economic wellbeing of the District by providing community, consumer, and destination information, safety messages, traffic controls, and the opportunity to advertise businesses, products and services. Signage is an accepted part of the urban *environment*. However, inappropriate placement, design, and size of signage, individually and cumulatively, can give rise to adverse *effects* on *amenity values* and the safety and efficiency of the *transport network*. Signage that advertises services or products which are not directly related to or associated with the activity undertaken on the *site* upon which the *sign* is located is of particular concern.

Objectives

SIGN-O1 Signage is consistent with the purpose, character and amenity of the zone where it is located.

SIGN-O2 Signage does not affect the safety of users of the transportation network, including *pedestrians* and cyclists.

Policies

SIGN-P1 Enable signage which promote goods, services, cultural associations or events associated with activities being undertaken on the *site* where the *sign* is located.

SIGN-P2 Avoid the location of signage within legal roadways, except for *official signage.*

SIGN-P3 Ensure *signs* are of a type, scale and design which is appropriate for the location by having regard to the following:

1. the safety of *road* users including *pedestrians*.
2. the *amenity values*, local character, cultural relationships and streetscape.
3. the *effects* of signage on the character and *amenity values* of the Town Centre and Local Centre Core Precincts in Gore and Mataura.
4. whether the *sign* is in proportion to the scale of the *building* and any architectural features on the *building*.

SIGN-P4 Avoid *signs* which generate *glare* or *light spill* through flashing lights.

SIGN-P5 Provide for temporary *signs*, including off-*site* temporary *signs* where their duration, size and number are limited to maintain the character and visual amenity of the surrounding area.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole.

Rules

Note: These rules apply to all signage visible from any *public place*, and any other *site* or *land* beyond the *site* on which the signage is located.

SIGN-R1	***Official Signs***	
All zones	**Activity status:** Permitted Note: This rule is not subject to any Standards in the District Plan.	**Activity status where compliance is not achieved:** N/A
SIGN-R2	**Temporary *Signs***	
All zones	**Activity status:** Permitted Where the *sign*: 1. Advertises a *temporary activity* and: (a) the sign is erected on the site of the event; (b) the *sign* is erected no earlier than 6 weeks and removed within 7 days of the activity ending; or 2. Is located on a construction site and: (a) the signage shows details of the construction or development including companies working on the *site* and / or health and safety provisions and requirements; and (b) the signage is erected no earlier than 2 months before commencement of the construction works and is removed within 14 days of completion of the *site* construction or development; or 3. Is for the maintenance and repair or upgrading of a *network utility*, where the *sign* is not an *official sign*: the *sign* is erected no earlier than 1 month before commencement of the works and is removed within 14 days of completion of the works; or	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard. 2. The proposed duration of the display period. 3. *Effects* on the *amenity values* and character of the surrounding area. 4. *Effects* on *road* safety. 5. Whether the *sign* would combine with existing signage on the *site* or in the surrounding area, to create visual clutter. 6. The methodology proposed to fix the *sign* to the heritage *building* or *structure*, and whether the proposal is consistent with protecting the *heritage fabric* and values of the *heritage item* 7. Whether the *sign* would necessitate the covering or removal of any decorative features or detailing of the *building* or item. 8. *Effects* on the safe and efficient management and operation of *infrastructure* within the *national grid*.

	4. Is for land and/or premises for sale or lease: there is no limit on the duration provided that once the property is sold or let, the *sign* is removed within 14 days; or 5. Is for electioneering: unless otherwise provided, the *sign* is erected no earlier than 9 weeks before the election to which it relates and is removed within 1 day of the election day, unless otherwise provided by statute; or 6. Is not attached to a listed heritage *building* or *structure* or located within the *National Grid*; and 7. All *Sign* Standards are complied with.	
SIGN-R3	***Signs* attached to *buildings* (excluding scheduled heritage *buildings*)**	
All zones	**Activity status:** Permitted Where: 1. The *sign* relates to the activity undertaken on the *site* where it is located; and 2. All *Sign* Standards are complied with.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.
SIGN-R4	***Signs* on or attached to a scheduled heritage *building* or item**	
All zones	**Activity status:** Permitted Where: 1. The *sign* denotes the name, character or purpose of any activity that is primarily undertaken within the *building* or on the *site* containing the *building* or item; 2. The *sign* is displayed on plain wall surfaces and do not cover, or partially cover, windows or architectural features;	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard. 2. *Effects* on the *amenity values* and character of the surrounding area.

	3. The *sign* fixtures do not damage the *building* or item; 4. The *sign* relates to the activity undertaken on the *site*; 5. There is no more than one *sign*; 6. The *sign* does not exceed 1m² in area; 7. The *sign* is not illuminated; 8. The sign is not a digital *sign;* and 9. All *signs* Standards are complied with.	3. The extent to which the quality of the *sign*, its content and the design would complement the heritage *building* or item. 4. The extent to which the *sign* would be located in a position that would traditionally be used for signage. 5. The design, size and placement of the signage and whether the signage on the *building* would detract or distract from any architectural features or the heritage values of the item and the *heritage settings*. 6. The type of signage proposed and whether it is necessary to provide for ongoing and viable uses, including *adaptive reuse*, of the *heritage item*. 7. The methodology proposed to fix the *sign* to the *building*, and whether the proposal is consistent with protecting the *heritage fabric* and values of the *heritage item* 8. Whether the *sign* would necessitate the covering or removal of any decorative features or detailing of the *building* or item. 9. Whether the intensity of any illumination would adversely affect the heritage values of the *building* or item. 10. *Effects* on *road* user and *footpath* user safety, including motorists, cyclists and *pedestrians*. 11. Whether the *sign* would combine with existing signage on the *site* or in the surrounding area, to create visual clutter.
SIGN-R5	**Freestanding *Signs***	
All zones	**Activity status:** Permitted Where: 1. The *sign* relates to the activity undertaken on the *site* where it is located;	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:**

	2. The *sign* is not located in the *national grid*; and 3. The Signs Standards are complied with.	1. The matters of discretion for the relevant infringed standard. 2. The *effects* of the appearance and content of the *sign* including: (a) *effects* on *amenity values* and character of the surrounding area; (b) the relationship of the *sign* to the businesses or activities undertaken on the *site*; and (c) adverse cumulative *effects* from multiple *signs*. 3. Whether there are any special circumstances or *functional needs* relating to the activity, *site* or surroundings, which affect signage requirements. 4. *Effects* on *road* user and *footpath* user safety, including motorists, cyclists and *pedestrians*. 5. *Effects* on the safe and efficient management and operation of *infrastructure* within the *national grid*.
SIGN-R6	***Cultural Markers***	
Māori Purpose Zone and Open Space and Recreation Zones	**Activity status:** Permitted Where: 1. The *cultural markers* are no more than 9m in *height* measured from *ground level;* and 2. The markers comply with Sign Standard SIGN-S1.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the materials of the *sign* are appropriate or pose a safety hazard for *road* users, such as reflective materials that give rise to *glare*. 2. The extent to which the *sign* may be an obstruction to sight distances, traffic or railway *signs* or signals, or unnecessarily

		intrude into a driver's field of vision or cause a distraction that affects safety for *road* users. 3. The extent to which the *sign* may physically obstruct vehicles, trains, cyclists or *pedestrians*. 4. The extent to which Ngāi Tahu cultural values or tikanga dictate the form or location of the cultural marker. 5. The matters of discretion for the relevant infringed standard.
SIGN-R7	**Digital *Signs***	
Town Centre, Local Centre, Mixed Use, Field Days and Light and General Industrial Zones	**Activity status:** Permitted Where: 1. The *sign* is not located within the *national grid*; and 2. All *Signs* Standards are complied with.	**Activity status where compliance is not achieved with:** **SIGN-R7(1):** Restricted Discretionary **Matters of discretion:** 1. *Effects* on the safe and efficient management and operation of *infrastructure* within the *national grid*. **SIGN-R7(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.
All other zones	**Activity status:** Non-Complying	**Activity status where compliance is not achieved:** N/A

SIGN-R8	**All other *signs***	
All zones	**Activity status:** Discretionary 1. Any signs, including associated structures, not otherwise provided for in the list of rules *Note: This rule does not apply to signage associated with Mobile Trading and Footpath Signs, which are managed through the Gore District Trading in Public Spaces Bylaw 2018.*	**Activity status where compliance is not achieved:** N/A

Standards

SIGN-S1	Requirements for *Signs* (including *cultural markers*) erected on or adjacent to a *road* or railway	
All zones	Any *signs* erected on or adjacent to a *road* or railway must not: 1. Project over the *road* or be located within a transport corridor; 2. Obstruct the line of sight of any corner, bend, intersection or vehicle or rail crossing; 3. Obstruct, obscure or impair the view of any traffic or railway *sign* or signal; 4. Physically obstruct or impede traffic, trains or *pedestrians*; and 5. Resemble or be likely to be confused with any traffic *sign* or signal. Except that this standard does not apply to *Official signs*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the materials of the *sign* are appropriate or pose a safety hazard for *road* users, such as reflective materials that give rise to *glare*. 2. The extent to which the *sign* may be an obstruction to sight distances, traffic or railway *signs* or signals, or unnecessarily intrude into a driver's field of vision or cause a distraction that affects safety for *road* users. 3. The extent to which the *sign* may physically obstruct vehicles, trains, cyclists or *pedestrians*. 4. The extent that any *sign* resembles a traffic control *sign*, warning device, or signal, or may make a traffic control *sign* or signal difficult to discern, with respect to both colour and shape, when considered from all possible driving angles and the potential *effects* on driver safety. 5. Proximity to other *signs*, *pedestrian* crossings and intersections and *effects* on the safety of *road* users including cyclists and *pedestrians*. 6. The extent to which Ngāi Tahu cultural values or tikanga dictate the form or location of the cultural marker.

SIGN-S2	Requirements for temporary *signs*	
All zones	1. Maximum number of *signs* per *site*: (a) on a *building* or development *site* – one per contractor and one health and safety *sign*. (b) on other *sites* - one; 2. The *sign* must be either freestanding or affixed to a *building* or *fence*; 3. Maximum *sign face area*: 3m²; 4. Maximum *height* measured from *ground level*: 3m. 5. *Signs* are not illuminated, moving, changing, flashing, retroreflective or digital.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The purpose of the *sign*. 2. The degree of visual intrusion the *sign* would have on the surrounding *environment*. 3. The content of the *sign* and whether the signage would promote the wellbeing of the community through advertising events or providing information. 4. The extent to which the impacts of the signage would be increased or lessened due to: (a) the visibility of the *sign*; (b) the length of the *road* frontage; (c) the shape of the *site*, topography, natural and built features in the surrounding area; and/or (d) vegetation or other mitigating factors. 5. Other signage in the locality and the potential for confusion or clutter. 6. The *effects* on the safety of *road* and *footpath* users, including cyclists and *pedestrians*.
SIGN-S3	**Requirements for digital *signs***	
Local Centre, Mixed Use, Town Centre, General and Light Industrial	1. Digital *signs* must not: (a) display live broadcast or pre-recorded video. (b) display still images for a duration of no less than 10 seconds.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for SIGN-S2.

Zones and Field Days Zone	(c) contain any movement or animation of the images displayed on the screen. (d) display any flashing images. (e) contain any retro-reflective material on the screen. (f) transition between still images apart from cross-dissolve of a maximum of 0.5 seconds. (g) provide any sound associated with the screen, nor install sound equipment as part of the screen. 2. Digital *signs* must incorporate lighting control to adjust brightness in line with ambient light levels.	
SIGN-S4	**Requirements for freestanding *signs***	
Local Centre, Mixed Use and Town Centre Zones	1. Any *sign* must: (a) be *setback* at least 0.5m from the *road boundary*; and (b) be at least 2.6 metres above the level of ground beneath the *sign*. 2. Maximum number of *signs* per *site*: one, except where: (a) the *site* has more than one *road* frontage, in which case the maximum number of *signs* per *site* is two, provided each *sign* is located on a different *road* frontage; or (b) a *site* has more than 20m of *road* frontage, in which case freestanding *signs* are limited to a maximum of two; and 3. Maximum *sign face area*: 4m²; and 4. Maximum *sign height* measured from *ground level*: 4m 5. Any internal or external lighting of the *sign* must not result in *glare* or *light spill* beyond the *site* on which it is located.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters listed in SIGN-S2.

Light and General Industrial Zones	1. Any *sign* must: (a) be *setback* at least 0.5m from the *road boundary*; and (b) be at least 2.6 metres above the level of ground beneath the *sign*. 2. Maximum number of *signs* per *site*: one, except where: (c) the *site* has more than one *road* frontage, in which case the maximum number of *signs* per *site* is two, provided each *sign* is located on a different *road* frontage; or (d) a *site* has more than 20m of *road* frontage, in which case freestanding *signs* are limited to a maximum of two; and 3. Maximum *sign face area*: 5m²; and 4. Maximum *sign height* measured from *ground level*: 4m 5. Any internal or external lighting of the *sign* must not result in *glare* or *light spill* beyond the *site* on which it is located.	**Matters of discretion if compliance is not achieved:** 1. The matters listed in SIGN-S2.
General Rural Zone	1. Any *sign* must: (a) be *setback* at least 1.5m from the *road boundary*; and (b) be at least 2.6 metres above the level of ground beneath the *sign*. 2. The *sign* must not be placed within 15m of any existing directional *sign*, where adjacent to and visible from a *road* reserve; 3. Maximum number of *signs* per *site*: one; 4. Maximum *sign face area*: 3m²; and 5. Maximum *sign height* measured from *ground level*: 3m. 6. *Signs* are not illuminated internally or subject to external lighting directed towards the *sign*.	**Matters of discretion if compliance is not achieved:** 1. The matters listed in SIGN-S2.

Open Space and Recreation Zones	1. Any *sign* must: (a) be *setback* at least 1.5m from the *road boundary*; and (b) be at least 2.6 metres above the level of ground beneath the *sign*. 2. The *sign* must not be placed within 15m of any existing directional *sign*, where adjacent to and visible from a *road* reserve; 3. Maximum number of *sign*s per *site*: one; 4. Maximum *sign face area*: 2m²; 5. Maximum *sign height* measured from *ground level*: 3m; and 6. *Signs* are not illuminated internally or subject to external lighting directed towards the *sign*.	**Matters of discretion where compliance is not achieved:** 1. The matters listed in SIGN-S2.
General Residential, MDRZ, LLRZ, Neighbourhood Centre, Settlement and Rural Lifestyle Zones	1. Any *sign* must: (a) be *setback* at least 0.5m from the *road boundary*; and (b) be at least 2.6 metres above the level of ground beneath the *sign*. 2. The *sign* must not be placed within 15m of any existing directional *sign*, where adjacent to and visible from a *road* reserve; 3. Maximum number of *sign*s per *site*: one; 4. Maximum *sign face area*: 1m²; 5. Maximum *sign height* measured from *ground level*: 2.5m; and 6. *Signs* are not illuminated internally or subject to external lighting directed towards the *sign*.	**Matters of discretion where compliance is not achieved:** 1. The matters listed in SIGN-S2.

Field Days Zone	1. The *sign* must not be placed within 50m of a *road* reserve; 2. *Signs* are not illuminated internally or subject to external lighting directed towards the *sign*.	**Matters of discretion where compliance is not achieved:** 1. The matters listed in SIGN-S2.
SIGN-S5	**Requirements for *signs* attached to *buildings* (including under veranda and veranda fascia)**	
Town Centre, Local Centre, Neighbourhood Centre and Mixed Use Zone	1. There is no more than one *sign* per *site*. 2. *Signs* shall not extend above the maximum *height* of the *building*. 3. Any internal lighting of the *sign* must not result in *glare* or *light spill* beyond the *site* on which it is located. 4. No external lighting shall be directed towards the *sign*. 5. *Signs* must be a minimum of 2.5m above any *footpath*. 6. The maximum area of the *sign* is 5m² or 10% of the *building* façade whichever is the lesser. 7. Where the *sign* is attached to a *building* in the Core Precinct, the *sign* is located below the veranda or on the veranda fascia.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the signage on the *building* would impact on the visual amenity of the *building*, *site* and surrounding area. 2. Whether the signage on the *building* would detract and distract from any architectural features. 3. The off-*site effect* of *glare* and *light spill*.
General and Light Industrial Zones	1. There is no more than one *sign* per *site*. 2. *Signs* shall not extend above the maximum *height* of the *building*. 3. Any internal lighting of the *sign* must not result in *glare* or *light spill* beyond the *site* on which it is located. 4. No external lighting shall be directed towards the *sign*. 5. *Signs* must be a minimum of 2.5m above any *footpath*. 6. The maximum area of the *sign* is 7m² or 10% of the *building* façade whichever is the lesser.	

All other zones	1. Maximum signage area: 1m², provided the *sign* is attached for its full width and length to the façade of the *building*, or painted directly onto the *building*. 2. The *sign* shall not extend above the *height* of that portion of the *building* on which it is located. 3. No internal lighting is provided. 4. No external lighting shall be directed towards the *sign*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the increased amount of signage on the *building* would impact on the visual amenity of the *building*, *site* and surrounding area. 2. Whether the increased amount of signage on the *building* would detract and distract from any architectural features. 3. The off-*site effect* of *glare* and *light spill*.
SIGN-S6	**Maximum words and / or symbols**	
All Zones	1. Any *sign* located adjacent to a State Highway must not contain any more than 6 words and/or symbols with a maximum of 40 characters.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* on driver safety and concentration as a result of increased symbols or lettering.
SIGN-S7	**Requirements for lettering on *signs***	
All zones	1. The lettering on *signs* must comply with the minimum lettering sizes in SIGN-Table 1.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* on driver safety and concentration as a result of reduced lettering sizes; 2. The nature of the text, lettering, fonts and images and whether these could make interpretation of the *sign* difficult for drivers and/or cause adverse *road* safety *effects*.

SIGN-Table 1 Lettering Sizes on *Signs* Intended to be Read from a Public *Road*			
Regulatory Speed Limit of Adjoining *Road*	**Main Message**	**Main Message**	**Secondary Message**
Km/hour	**Minimum Lettering *Height* (mm)**	**Maximum Lettering *Height* (mm)**	**Maximum Lettering *Height* (mm)**
0 – 50	100	150	75
51 – 70	150	200	100
71 – 80	175	250	125
81 +	200	300	150

TEMPORARY ACTIVITIES - TEMP

Overview

Temporary activities are activities of a short-term duration. The Plan recognises the contribution that *temporary activities* such as *temporary events* make to the social, economic and cultural well-being of communities and to the vitality of the District.

Temporary events can be musical, cultural, theatrical, educational, recreational or sporting in nature and include events such as fairs, concerts, festivals, parades, and market days held primarily outdoors and /or in *public places*.

In addition to community focused events, *temporary activities* in the District Plan also encompass *commercial filming*, *temporary military training* and *emergency service training* exercises, mobile trading, storage, and *construction activities*.

Temporary activities incorporate both the activities and *structures* to facilitate the activities.

Temporary activities have the potential to generate adverse *effects*, particularly resulting from *noise* and traffic, and they may temporarily restrict public access to *public places*. However, any inconvenience or nuisance that may arise from these activities tends to be tolerated by the community and neighbouring properties because the activities and their *effects* are short-term in nature.

The District Plan seeks to enable *temporary activities* whilst managing any resulting adverse environmental *effects* in accordance with community expectation and tolerance.

Objectives

TEMP-O1 *Temporary activities* are planned, located and managed to minimise adverse *effects* on *amenity values*, communities and the natural environment, and the underlying relationship Ngāi Tahu hold with the natural environment.

TEMP-O2 *Temporary events* contribute to a vibrant district and enhance the social, economic and cultural well-being of communities.

TEMP-O3 *Temporary activities* necessary to complete building and *construction activities* are provided for.

TEMP-O4 *Temporary military training activities* and *emergency service training activities* are provided for.

TEMP-O5 Relocatable *buildings* are recognised as an alternative housing type where they maintain the visual amenity values of the area.

Policies

TEMP-P1 Enable *temporary activities* provided their *effects* are compatible with the level of amenity anticipated for the site and surrounding environment, will not significantly impact on Ngāi Tahu cultural values, or are within a range that can be tolerated given their short-term nature.

TEMP-P2 Recognise that purpose-built event facilities are designed to cater for *temporary events*.

TEMP-P3 Recognise that for public spaces, *temporary events* are anticipated as part of the civic life of the community.

TEMP-P4 Permit small and medium-scale events, subject to controls on event duration, frequency and hours of operation on private land.

TEMP-P5 Whilst recognising that *noise* is an anticipated component of *temporary events* and filming, ensure that *temporary activities* that exceed permitted *noise* levels demonstrate the *noise effects* are appropriate, having regard to:

1. The existing ambient *noise* levels and the character and amenity of the adjacent properties;
2. The length of time that permitted *noise* levels will be exceeded, particularly at night;
3. The extent to which the *noise effects* can be appropriately mitigated; and
4. The positive *effects* associated with the event.

TEMP-P6 Manage traffic generation and parking associated with *temporary activities* so that *road* safety and network efficiency is not compromised.

TEMP-P7 Ensure *temporary activities* related to storage, *building* and *construction activities* are carried out with minimal disturbance to adjoining properties and visual *amenity values* and, following the completion of construction, any damage to public spaces is remediated.

TEMP-P8 Enable *temporary military* and *emergency service training* activities, recognising their national and regional importance through a higher threshold of tolerance for temporary adverse amenity *effects*.

TEMP-P9 Provide for the *demolition* and *relocation* of *buildings* where reconstruction, repair or reinstatement works are limited in duration and *sites* are restored so that the character and *amenity values* of the surrounding area are maintained.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. For Temporary Events within the Special Purpose Zones and the Mandeville Aviation and Rail Precinct (Settlement Zone) see the respective zone chapter.

Rules

TEMP-R1	*Temporary Events*	
All Zones except Sport and Active Recreation Zone, Natural Open Space Zone, All Special Purpose Zones, and PREC8 Mandeville Aviation and Rail Precinct	**Activity Status:** Permitted Where: 1. The *Temporary Event* is held within a permanent, purpose-built venue, hotel complex, conference centre, or civic *buildings*, whether indoors or outdoors; or 2. The *Temporary Event* is held on Council-owned *land*; or 3. The maximum number of persons on the *site* of the event does not exceed 1,000 (inclusive of organisers and staff onsite); and 4. The duration of the *temporary event* (excluding set up and take-down periods) must not exceed three consecutive days; and 5. The total number of events that may occur on any one *site* in any calendar year must not exceed: (a) two events in the General Residential zone, Medium Density Residential zone, Large Lot Residential Zone and Settlement Zone; (b) six events in all other zones; and 6. The activity takes place between the hours of 7:00 am and 10.00 pm; and 7. All *structures* and equipment are removed from the *site* within 3 working days of the completion of the event.	**Activity status where compliance is not achieved with:** **TEMP-R1(1) to TEMP-R1(7):** Restricted Discretionary **Matters of discretion:** 1. The ongoing *effects* on the *amenity values* of the *site* and surrounding properties. 2. The extent of adverse *effects* arising from parking of vehicles and traffic generated by the activity, including the necessity of a *Traffic Management Plan.* 3. Waste minimisation and management measures. 4. Adequate sanitation for event attendees. 5. Management of Health and Safety. 6. *Noise.* 7. Lighting.

	Note: Noise limits apply, refer to NOISE-R10 Noise from Temporary Events	
Sport and Active Recreation Zone, Natural Open Space Zone	**Activity Status:** Permitted Where: 8. *Temporary Events* for 100 people or more shall be setback at least 25m from the *boundary* of a Residential zone; and Except that: (a) no *setback* is required for the Showground Precinct. 9. The duration of the *temporary event* (excluding set up and take-down periods) must not exceed three consecutive days. *Note: Noise limits apply, refer to NOISE-R10 Noise from Temporary Events*	**Activity status where compliance is not achieved with:** **TEMP-R1(8) and TEMP-R1(9):** Restricted Discretionary **Matters of discretion:** 1. The *amenity values* of the *site* and surrounding properties. 2. Waste minimisation and management measures. 3. *Noise.* 4. Management of Health and Safety. 5. Lighting. 6. The extent of adverse *effects* arising from parking of vehicles and traffic generated by the activity, including the necessity of a *Traffic Management Plan.*
TEMP-R2	**Temporary buildings and structures associated with construction**	
All Zones	**Activity status:** Permitted Where: 1. Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and activities that: (a) are located on the same *site* as the construction activity; and (b) do not exceed a maximum duration of 12 months, or the duration of the construction project, whichever is the lesser, on any *site*; and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent and *effect* of the duration of the *buildings* and *structures* on *site* on the *amenity values* of the surrounding properties. 2. Outlook, shading and loss of privacy to any nearby properties.

	(c) do not exceed a total of 50m² in *Gross Floor Area* on any *site*; and (d) are removed from the *site* within 14 days of completion of physical works associated with the project; and 2. The *site* shall be left clean and tidy within one month of completion of physical works associated with the project.	3. Location and design of the buildings.
TEMP-R3	**Temporary Storage**	
All Zones	**Activity status:** Permitted Where: 1. The temporary storage or stacking of goods or materials, other than for farming purposes, does not remain on the *site* for longer than 3 months and does not exceed 50m² in *gross floor area*.	**Activity status where compliance is not achieved:** N/A *Note: Any temporary storage which fails to meet this permitted activity rule is subject to the rules of the relevant Zone.*
TEMP-R4	***Commercial filming* including any ancillary temporary *building* or *structure***	
All Zones	**Activity status:** Permitted Where: 1. The filming does not exceed 30 days on any *site* in a calendar year. 2. All building and structures are removed from the site upon completion of filming, and any damage incurred in public *places* is remediated.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent and *effect* of the duration and hours of the operation on the *amenity values* of the *site* and surrounding properties. 2. The extent of adverse *effects* arising from parking of vehicles and traffic generated by the activity. 3. Waste minimisation and management measures, including adequate sanitation.

		4. Management of Health and Safety. 5. Noise. 6. Lighting. 7. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3.
TEMP-R5	**Temporary Military Training**	
All Zones	**Activity status:** Permitted Where: 1. The activity is carried out pursuant to the Defence Act 1990; and 2. The activity is carried out for no longer than 31 days on the *site* in any one calendar year, excluding set up and take down which can occur one week immediately prior to and one week immediately following the activity; and 3. The *site* is returned to its original condition, no more than ten days after the end of the activity; and 4. The activity complies with the temporary military training provisions in the Noise Chapter.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent and effect of the duration and hours and timing of the operation on the *amenity values* of the surrounding properties. 2. The extent of adverse *effects* arising from parking of vehicles and traffic generated by the activity. 3. The extent of adverse *effects* arising from *noise and lighting.* 4. Waste minimisation and management measures. 5. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3.
TEMP-R6	**Mobile trading in a *public place*, not ancillary to another *temporary activity***	
All Zones	**Activity status:** Permitted *Note: The location and frequency of mobile trading in a public place is regulated by licenses issued by the Council and require*	**Activity status where compliance is not achieved:** N/A

	compliance with the relevant policies, bylaws and reserve management plans.	
TEMP-R7	***Emergency services training activity***	
All zones	**Activity status:** Permitted Where: 1. The activity is carried out for no longer than 31 days on the *site* in any one calendar year, excluding set up and take down of buildings and structures, which can occur one week immediately prior to and one week immediately following the activity; and 2. The *site* is returned to its original condition, no more than ten days after the end of the activity.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The extent and *effect* of the duration and hours and timing of the operation on the *amenity values* of the surrounding properties. 2. The extent of adverse *effects* arising from parking of vehicles and traffic generated by the activity. 3. The extent of adverse *effects* arising from *noise.* 4. Waste minimisation and management measures. 5. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3.
TEMP-R8	**Relocated *Buildings***	
All zones	**Activity Status:** Permitted Where: 1. Any relocated *building* complies with the relevant standards for *buildings* in the relevant zone; and 2. A *building* pre-inspection report shall accompany the application for a *building* consent for the destination *site*. That report is to identify all reinstatement works that are to be completed to the exterior of the *building*. The report shall include a certification by the property owner that the	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The matters of discretion of any breached standard for *buildings* in the relevant zone. 2. External appearance and *amenity values.* 3. The timeframe for completion and reasons for delay. 4. Health and safety.

	reinstatement works shall be completed within the specified 12 month period; and 3. The *building* shall be located on permanent foundations approved by *building* consent, within 2 months of the *building* being moved to the *site*; and 4. All other reinstatement work required by the *building* inspection report and the *building* consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the *building* being delivered to the *site*. Without limiting (3) (above) reinstatement work is to include connections to all *infrastructure* services and closing in and ventilation of the foundations.	5. Any bond or other condition required to ensure completion of any *restoration* work.
TEMP-R9	***Demolition* of *buildings***	
All zones	**Activity Status:** Permitted Where: 1. *Demolition*, provided that within 180 working days of its commencement all material and debris resulting from the *demolition* is removed.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. External appearance and *amenity values* of the surrounding properties and streetscape. 2. The timeframe for completion and reasons for delay 3. Health and safety. 4. Any bond or other condition required to ensure completion of any *restoration* work.

TEMP-R10	Any other temporary activity	
All zones	**Activity Status:** Discretionary 1. Any temporary activities, including associated buildings, not otherwise provided for in the list of rules	

LARGE LOT RESIDENTIAL ZONE - LLRZ

Overview and Purpose

The purpose of the Large Lot Residential zone is to provide for lower density living than the General Residential zone. The Large Lot Residential Zone provides an opportunity for people to enjoy a spacious living *environment* while being close to an urban centre. The Large Lot Residential Zone is typically located on the fringe of *urban areas* and provides a transition to the surrounding *rural area*.

The elements that generally define the District's large lot residential character are:

- large sections that have capacity for large *residential units* and extensive landscaping; and
- low density residential built form and residential land use; and
- high levels of on-site amenity and privacy; and
- where reticulation is not available, on-site servicing is provided.

The Zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring that residential *amenity values* and the low density built *environment* are maintained and enhanced, alongside underlying Ngāi Tahu relationships with the natural *environment,* including those listed in MW2.3. The potential adverse *effects* of *buildings* are controlled by bulk and location standards.

Home business and other activities that support the social and economic health and wellbeing of the community may occur in the Zone where these are compatible with large lot residential character and *amenity values*. Non-residential activities that are incompatible with residential character and *amenity values*, or which are more appropriately located within the Town Centre Zone, Local Centre, Mixed Use Zone, General Industrial Zone, Light Industrial, or the Neighbourhood Centre Zone are discouraged.

Eversfield Precinct (PREC12)

The location of the Precinct reflects the natural progression of urban development. Nonetheless, the purpose of this precinct is to recognise and protect the existing development pattern of larger lots in this residential area, and to continue to provide for low impact *agricultural activities* employed to maintain the land.

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

Gore West Development Area

Sporadic and uncoordinated *subdivision*, land use and development can result in ad-hoc urban growth and can give rise to adverse environmental *effects*. Growth utilising greenfield *land* in Gore West will be enabled in line with the West Gore Residential Development Area Chapter. The Development Area will ensure a high level of connectivity with existing communities is established through a network of open space, *pedestrian* paths and vehicle linkages. The Gore West growth area will encompass a variety of residential densities to encourage different housing typologies to meet the needs of the community. The provisions of the Development Area Chapter apply in addition to this chapter and district wide chapters. Where there is any conflict with the Zone provisions, the Development Area provisions shall prevail.

Objectives

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

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

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

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

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

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

Policies

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

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

1. the method of *sewage* and stormwater treatment and disposal;
2. the location, capacity and design of the proposed on-site services;

3. the environmental and cultural *effects* of the proposed on-site services, including minimising adverse *effects* on ecosystems; and
4. ensuring the location of vehicle accessways, manoeuvring and *stormwater* dispersal areas do not adversely affect the functioning of any on-*site wastewater* system.

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

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

LLRZ-P4 Enable *home business* activities where:

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

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

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

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

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

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

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

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

LLRZ-R1	*Residential Activity*	
All areas	**Activity status:** Permitted Where: 1. For *residential units* and *minor residential units,* standard LLRZ-S1 Density is met; and 2. For *minor residential units*, the maximum floor area shall be 60 square meters; and 3. For *residential units* and *minor residential units*, standard LLRZ-S2 Servicing is met. 4. Any new or extended *building* or *structure* complies with standards LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	**Activity status where compliance is not achieved with:** **LLRZ-R1(1) and LLRZ-R1(2):** Non-complying **LLRZ-R1(3):** Restricted Discretionary **Matters of discretion:** 1. The ability to provide suitable on-*site* alternative services. **LLRZ-R1(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.

LLRZ-R2	*Home Business*	
All areas	**Activity status:** Permitted Where: 1. The activity occupies no more than 50 square meters of the *gross floor area* of the *buildings* on the *site; and* 2. Goods, materials and/or equipment associated with the activity must be stored within a *building; and*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding residential area.

3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who may or may not reside on the *site;* and 4. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and 5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0730 and 1900 Monday to Saturday; and 6. Any new or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	3. Transport effects. 4. Hours of operation. 5. Servicing including the positive effects of low impact design. 6. The matters of discretion of any infringed standard.

LLRZ-R3	*Visitor Accommodation*	
All areas	**Activity status:** Permitted Where: 1. The activity is undertaken in a *residential unit* or minor *residential unit*; and 2. The maximum occupancy is 6 guests per night; and 3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a *site* per 12 month period, running January to December inclusively; and 4. The activity is registered with Council prior to commencement, and 5. Any new or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	**Activity status where compliance is not achieved with:** **LLRZ-R3(1):** Discretionary **LLRZ-R3(2), LLRZ-R3(3) and LLRZ-R3(4):** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design. **LLRZ-R3(5):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.

LLRZ-R4	*Homestay*	
All areas	**Activity status:** Permitted Where: 1. A person resides at the property full time; and 2. The maximum occupancy does not exceed 5 persons; and 3. Any new or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of the adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding residential area. 3. Impacts on street parking and neighbours. 4. Servicing including the positive effects of low impact design. 5. The matters of discretion of any infringed standard.

LLRZ-R5	***Supported Residential Accommodation Activity***	
All areas	**Activity status:** Permitted 1. The maximum occupancy does not exceed 8 residents; and 2. Any new or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Servicing including the positive effects of low impact design. 5. The matters of discretion of any infringed standard.
LLRZ-R6	***Educational facility***	
All areas	**Activity status:** Permitted Where: 1. The *educational facility* is within a *residential unit* or *minor residential unit*; and 2. The activity is for home-based child care services and the maximum number of children on the *site* does not exceed 8; and 3. The hours of operation are between 7am and 7pm, Monday to Friday; and	**Activity status where compliance is not achieved:** Discretionary

	4. Any new or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9. *Note: these requirements do not apply to children who normally reside at the site.*	
LLRZ-R7	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted Where: 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary
LLRZ-PREC12-R1	***Agricultural, horticultural and pastoral activities***	
PREC12 Eversfield Precinct	**Activity Status:** Permitted Where: 1. Any new or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion**: 1. The matters of discretion of any infringed standard.

LLRZ-R8 **LLRZ-R9** **LLRZ-R10**	***Retirement Village*** ***Community facility*** ***Healthcare Activity***	
All areas	**LLRZ-R8, LLRZ-R9 and LLRZ-R10** **Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A
LLRZ-R11	***Sensitive Activity***	
All areas	**Activity status:** Discretionary Where: 1. Any sensitive activity located within the Water Supply Treatment Facility Buffer Area.	**Activity status where compliance is not achieved:** N/A
LLRZ-R12	**All other activities**	
All areas	**Activity status:** Non-complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

Standards

LLRZ-S1	Density	
Residential activities **except within PREC12**	1. There shall be no more than one *residential unit* per 2000m^2; and 2. There shall be a maximum density of one *minor residential unit* per *residential unit*.	**Activity status where compliance is not achieved with:** **LLRZ-S1(1) and LLRZ-S1(2):** Non-Complying
PREC12 Eversfield Precinct	3. There shall be no more than one *residential unit* per 8000m^2.	**LLRZ-S1(3):** Non-Complying
LLRZ-S2	**Servicing**	
All activities	1. Where available any *residential unit, minor residential unit* and *buildings* for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any *residential unit* and *buildings* for non-residential activities shall be connected to a Council reticulated *wastewater* network. 3. Where Council reticulated water supply is unavailable, any *residential unit* and *buildings* for non-residential activities must: (a) be connected to a community *drinking water* supply; or (b) be connected to a private *drinking water* supply; or (c) store 45,000 litres of potable water on-*site* from another source.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** The ability to provide suitable on-*site* alternative services

	4. Where Council reticulated *wastewater* is unavailable, any *residential unit* and *buildings* for non-residential activities must: (a) be provided with an on-*site wastewater* treatment and disposal system.	
LLRZ-S3	***Height***	
All activities	1. The maximum *height* of any *building* or *structure* is 8 metres above ground level. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of Discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
LLRZ-S4	***Height in Relation to boundary***	
All activities	1. No part of any *building* or *structure* projects beyond the *height in relation to boundary* plane measured from points 2.6m above *ground level* at *site* boundaries. See Appendix 2 for *boundary* plane angles. Except that: (a) this standard does not apply to *road* boundaries; (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of Discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.

	metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above *height* limit specific in LLRZ-S3 and has a maximum width of 1m *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
LLRZ-S5	***Setback* to side and rear boundaries**	
All activities	1. Any *building* or *structure* is *setback* a minimum of 4m from any side and rear *boundary.* Except that the following are permitted within the setback: (a) Fences. (b) water tanks provided they are screened from public views from the road and neighbouring sites. (c) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600 mm. (d) an *accessory building*, either stand alone or attached to the *residential unit*, may be *setback* a minimum of 2m from the side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed 10 metres and does not contain any windows or openings.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of Discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.

LLRZ-S6	***Setback* to *roads***	
All activities	1. Any *building* or *structure* is *setback* a minimum of 6m from any *road boundary*. Except that: (a) fences are permitted within the setback (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment*. 4. The reason for the reduced *setback*.

LLRZ-S7	***Setback* to *rivers* and streams**	
All activities	1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures.* 3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate

		or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3. 6. The effects on public and customary access to the stream or *river.* 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
LLRZ-S8	***Building Coverage***	
All activities	1. The maximum building coverage shall not exceed 35 percent per site. Except that eaves, gutters and downpipes are not considered within the calculation.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area and streetscape. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.
LLRZ-S9	***Landscaped Permeable Area***	
All activities	1. At least 30 percent of the *net site area* shall comprise *landscaped permeable area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. External appearance, location and visual dominance of the *building*(s) as viewed from the street(s) and adjacent properties. 2. *Stormwater* management.

GENERAL RESIDENTIAL ZONE - GRZ

Overview and Purpose

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

The Zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring that residential *amenity values* and the quality of the built *environment* are maintained and enhanced, alongside the underlying relationships Ngāi tahu hold with the natural *environment.* The zones provides for a wide range of housing types and living arrangements to provide for the District's predicted growth and changing demographic. This includes stand-alone houses, semi-detached housing, *minor residential units*, social and community housing and multi-generational living. Infill development and the redevelopment of existing housing stock are encouraged as well as the provision for greenfield development in Gore West and Gore North.

Home business, *retirement villages* and other activities that support the social, cultural, economic, health and wellbeing of the community may occur in the Zone where these are compatible with residential character and *amenity values*. Non-residential *activities* that are incompatible with residential character and *amenity values*, or which are more appropriately located within the Town Centre Zone, Mixed Use Zone, General Industrial Zone, Local Centre Zone or the Neighbourhood Centre Zone are discouraged.

Gore West Development Area

Sporadic and uncoordinated *subdivision*, land use and development can result in ad-hoc urban growth and can give rise to adverse environmental *effects*. Growth utilising greenfield *land* in Gore West will be enabled in line with the West Gore Residential Development Area Chapter. The Development Area will ensure a high level of connectivity with existing communities is established through a network of open space, *pedestrian* paths and vehicle linkages. The Gore West growth area will encompass a variety of residential densities to encourage different housing typologies to meet the needs of the community. The provisions of the Development Area Chapter apply in addition to this chapter and district wide chapters. Where there is any conflict with the Zone provisions, the Development Area provisions shall prevail.

Objectives

GRZ-O1 Existing and future residential needs are met within the District.

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

1. a built form of single and two-storey *buildings*; and

2. on-site outdoor living areas; and
3. a good level of daylight access and privacy on and between properties.

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

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

Policies

GRZ-P1 Enable residential development which provides a range of housing typologies that are consistent with a compact urban character by managing the density of development and the scale of built form.

GRZ-P2 Encourage infill development and the redevelopment of older housing stock that maximises the efficient use of *land* in a way that is compatible with the scale and character of residential development anticipated by the zone.

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

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

GRZ-P4 Allow *comprehensive residential development* and *retirement villages* where they are:

1. located, where possible, within walking distance of essential facilities such as convenience shops, health and community facilities, public transport, and open space;
2. sited and designed to promote interaction with other sections of the community, without compromising privacy;
3. of a scale and appearance that reflects the residential style and character of the locality, noting smaller *residential units* at increased densities are considered;

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

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

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

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

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

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

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

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

Notes

Note 1	Rules in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

GRZ-R1	*Residential Activity*	
All areas	**Activity status:** Permitted Where: 1. *Residential units* are limited to three per site; and 2. *Residential units* comply with standard GRZ-S1 Density; 3. *Minor residential units* are limited a maximum floor area of 60 square metres and comply with standard GRZ-S1 Density; And 4. Any new or extended *residential unit, minor residential unit*, *building* or *structure* complies with standard GRZ-S2 - servicing; and 5. Any new or extended *residential unit, minor residential unit, building* or *structure* complies with standards GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-S9, GRZ-S10.	**Activity status where compliance is not achieved with:** **GRZ-R1(1):** N/A see GRZ-R11 Comprehensive Residential Development **GRZ-R1(2) & GRZ-R1(3):** Non-complying **GRZ-R1(4):** Restricted Discretionary **Matters of discretion:** 1. The ability to provide suitable on-*site* alternative services. **GRZ-R1(5):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.

GRZ-R2	*Home Business*	
All areas	**Activity status:** Permitted Where: 1. The activity occupies no more than 50 square metres of the *gross floor area* of the buildings on the *site*; and 2. Goods, materials and/or equipment associated with the activity must be stored within a *building*; and 3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who may or may not reside on the *site*; and 4. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and 5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between 0730 and 1900 Monday to Saturday; and 6. Any new or extended *building* or *structure* complies standards GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding residential area. 3. Transport effects. 4. Hours of operation. 5. Servicing including the positive effects of low impact design. 6. The matters of discretion of any infringed standard

GRZ-R3	***Visitor Accommodation***	
All areas	**Activity status:** Permitted Where: 1. The activity is undertaken in a *residential unit* or *minor residential unit*; and 2. The maximum occupancy is 6 guests per night; and 3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a *site* per 12 month period, running January to December inclusively; and 4. The activity is registered with Council prior to commencement; and 5. Any new or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 and GRZ-S10.	**Activity status where compliance is not achieved with:** **GRZ-R3(1):** Discretionary **GRZ-R3(2), GRZ-R3(3) and GRZ-R3(4):** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design. **GRZ-R3(5):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
GRZ-R4	***Homestay***	
All areas	**Activity status:** Permitted Where:	**Activity status where compliance is not achieved:** Restricted Discretionary

	1. A person resides at the property full time; and 2. The maximum occupancy does not exceed 5 persons; and 3. Any new or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 and GRZ-S10.	**Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent sites. 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design. 6. The matters of discretion of any infringed standard.
GRZ-R5	***Supported Residential Accommodation Activity***	
All areas	**Activity status:** Permitted Where: 1. The maximum occupancy does not exceed 8 residents; and 2. Any new or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 and GRZ-S10	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design.

		6. The matters of discretion of any infringed standard.
GRZ-R6	***Education facility***	
All areas	**Activity status:** Permitted Where: 1. The *educational facility* is within a *residential unit* or *minor residential unit*; and 2. The activity is for home-based child care services and the maximum number of children on the *site* does not exceed 8; and 3. The hours of operation are between 0700 and 1900 hours; Monday to Friday; and 4. Any new or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 and GRZ-S10. *Note: these do not apply to children who normally reside at the site*	**Activity status where compliance is not achieved:** Discretionary
GRZ-R7	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted Where: 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a	**Activity status where compliance is not achieved:** Discretionary

	Management Plan that has been approved by the Minister under that Act.	
GRZ-R8	**Additions to existing *healthcare activities* or *education facilities***	
All areas	**Activity status:** Controlled Where: 1. Any new or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10. **Matters of control:** 1. Transport effects including the location and design of loading areas and *access*; and 2. Design and layout of on-*site pedestrian* connections; and 3. Hours of operation; and 4. *Noise*, disturbance and loss of privacy of adjacent *sites;* and 5. Servicing including the positive effects of low impact design.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of control 1-5; and 2. The matters of discretion of any infringed standard.

GRZ-R9	*Retirement Village*	
All areas	**Activity status:** Restricted Discretionary Where: 1. Any new or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10. **Matters of discretion:** 1. The benefits associated with provision of accommodation to meet the needs of the elderly. 2. Residential amenity for neighbouring *sites* in respect of outlook and privacy. 3. The scale of the activity. 4. On-*site* amenity and recreational facilities for residents including access to outdoor space. 5. Layout of *buildings*, fencing, location and scale of utility areas and external storage areas. 6. Safe integration of *vehicle access* and *pedestrian access* with the adjoining *road* network. 7. Ngāi Tahu cultural values, including those listed in MW2.3. 8. Servicing including the positive effects of low impact design.	**Activity status where compliance is not achieved:** Discretionary

GRZ-R10	***Community facility***	
All areas	**Activity status: Restricted Discretionary** Where: 1. Any new or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10. **Matters of discretion:** 1. The benefits of the activity on the social, cultural, health and wellbeing of the community. 2. The *effects* on character and *amenity values* of adjacent sites and nearby residential areas and public spaces. 3. The *effects* of *building* scale, location, form and appearance. 4. *Crime Prevention Through Environment Design (CPTED)* principles as required to achieve a safe, secure *environment.* 5. Location, orientation and screening of service, storage, and waste management spaces. 6. The scale of activity. 7. *Access* and manoeuvrability for vehicles on *site* and traffic generation. 8. The hours of operation. 9. Servicing including the positive effects of low impact design.	**Activity status where compliance is not achieved:** Discretionary

	10. Ngāi Tahu cultural values, including those listed in MW2.3.	
GRZ-R11	***Comprehensive Residential Development***	
All areas	**Activity status:** Restricted Discretionary Where: 1. The minimum density for *residential units* is 300m^2 per *residential unit* for any *site* connected to a reticulated sewerage system; or 2000m^2 per *residential unit* for any *site* not connected to a reticulated sewerage system; and 2. Any new or extended *building* or *structure* complies with standard GRZ-2 Servicing. 3. Any new or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 and GRZ-S10. **Matters of discretion:** 1. The effects on character and *amenity values* of adjacent sites, nearby residential areas and public spaces. 2. The effects from *building* intensity, scale, location, form and appearance. 3. On-site amenity for residents. 4. *Crime Prevention Through Environment Design* (CPTED) principles as required to achieve a safe, secure *environment.*	**Activity status where compliance is not achieved:** **GRZ-R11(1):** Non-complying **GRZ-R11(2) and GRZ-R11(3):** Discretionary

	5. *Access* and manoeuvrability for vehicles on site and traffic generation. 6. Location, orientation and screening of outdoor living space, storage and waste management spaces. 7. Servicing including the positive effects of low impact design. 8. Ngāi Tahu cultural values, including those listed in MW2.3	
GRZ-R12	***Healthcare Activity***	
All areas	**Activity status:** Restricted Discretionary Where: 1. Any new or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10. **Matters of discretion:** 1. The benefits of the activity on the health and wellbeing of the community. 2. The *effects* on character and *amenity values* of adjacent *sites*, nearby residential areas and public spaces from *building* intensity, scale, location, form and appearance. 3. Location, orientation and screening of service/storage, and waste management spaces. 4. *Effects* on the *amenity values* of adjoining *sites* form the movement of people and vehicles.	**Activity status where compliance is not achieved:** Discretionary

	5. The scale of activity. 6. *Access* and manoeuvrability for vehicles on *site.* 7. The hours of operation. 8. Servicing including the positive effects of low impact design. 9. Ngāi Tahu cultural values, including those listed in MW2.3.	
GRZ-R13	***Emergency Services Facility***	
All areas	**Activity status:** Restricted Discretionary Where: 1. Any new or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10. **Matters of discretion:** 1. The benefits of the activity on the health and wellbeing of the community. 2. The *effects* on character and *amenity values* of adjacent *sites*, nearby residential areas and public spaces from *building* intensity, scale, location, form and appearance. 3. Location, orientation and screening of service/storage, and waste management spaces. 4. *Effects* on the *amenity values* of adjoining *sites* form the movement of people and vehicles.	**Activity status where compliance is not achieved:** Discretionary

	5. The scale of activity. 6. *Access* and manoeuvrability for vehicles on *site.* 7. The hours of operation. 8. Servicing including the positive effects of low impact design.	
GRZ-R14	**Water Supply Treatment Facility Buffer Area**	
All areas	**Activity status:** Discretionary Where: 1. Any sensitive activity is located within the Water Supply Treatment Facility Buffer Area.	**Activity status where compliance is not achieved:** N/A
GRZ-R15	**All other activities**	
All areas	**Activity status:** Non-complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules	**Activity status where compliance not achieved:** N/A

Standards

GRZ-S1	Density	
Residential activities	The maximum density for *residential units* is: 1. One *residential unit* per 400m^2 for any *site* connected to a reticulated sewerage system; or 2. One *residential unit* per 2000m^2 for any *site* not connected to a reticulated sewerage system. The maximum density for *minor residential units* is: 3. One *minor residential unit* per *residential unit.*	**Activity status where compliance not achieved with:** Non-complying
GRZ-S2	**Servicing**	
All activities	1. Where available any *residential unit* and buildings for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any *residential unit* and buildings for non-residential activities shall be connected to a Council reticulated *wastewater* network. 3. Where Council reticulated water supply is unavailable, any *residential unit* and buildings for non-residential activities must: (a) be connected to a community *drinking water* supply; or (b) be connected to a private *drinking water* supply; or (c) store 45,000 litres of potable water on-*site* from another source.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The ability to provide suitable on-*site* alternative services.

	4. Where Council reticulated *wastewater* is unavailable, any *residential unit* and *buildings* for non-*residential activities* must: (a) be provided with an on-*site wastewater* treatment and disposal system.	
GRZ-S3	**Height**	
All activities	1. The maximum height of any *building* or *structure* is 8 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in height.
GRZ-S4	***Height in relation to boundary***	
All activities	1. No part of any *building* or *structure* projects beyond the *height in relation to boundary* plane, measured from points 2.6 metres above *ground level* at site boundaries. See Appendix 2 for *boundary* plane angles.	**Activity status where compliance not achieved:** Restricted Discretionary

	Except that: (a) this standard does not apply to *road boundaries*. (b) The following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues provided the *structure* does not extend more than 1m above height limit specified in GRZ-S2 and has a maximum width of 1m. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way.*	**Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.
GRZ-S5	***Setbacks* to side and rear *boundaries***	
All activities	1. Any *building* or *structure* shall be *setback* a minimum of 1m from any side and rear *boundary* Except that: (a) Fences are permitted within the setback (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance.

	(c) no *setback* is required for *buildings* that share a *common wall* along the *boundary*. (d) a carport or garage, either standalone or attached to the *residential unit* may be *setback* a minimum of 500mm from a side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed 6 metres and contains no doors or windows.	2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
GRZ-S6	***Setbacks* to road boundaries**	
All activities	1. Any *building* or *structure* shall be *setback* a minimum of 3m from any *road boundary.* Except that: (a) Fences are permitted within the setback (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment*. 4. The reason for the reduced *setback*.
GRZ-S7	***Setbacks* to *rivers* and streams**	
All activities	1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows:	**Activity status where compliance not achieved:** Restricted Discretionary

(a) 20m for high order rivers or streams (order 5 and above)
(b) 10m for middle order rivers or streams (order 3 and 4)
(c) 5m for low order rivers or streams (order 1 and 2).

Refer to Appendix 3 for river and stream orders

Matters of discretion:

1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.

2. The effects on *water* quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures.*

3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and /or habitats.

4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.

5. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3

6. The effects on public and customary access to the stream or *river.*

		7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
GRZ-S8	***Building Coverage***	
All activities	1. The maximum *building coverage* per *site* shall not exceed: (a) 45 percent; or (b) 50 percent for *Retirement village* and *Comprehensive residential development.* Except that eaves, gutters and downpipes are not considered within the calculation.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area and streetscape. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.
GRZ-S9	***Outdoor Living Space***	
Residential activities	1. For each *residential unit* at ground floor level: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 40m^2 which: (i) has a minimum 4m diameter circle; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) does not face south; and (iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents.

2. For each *residential unit* above ground floor:
   (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m2 which:
      (i) has a minimum 2 metre dimension; and
      (ii) is directly accessible from a *habitable room* within the *residential unit*; and
      (iii) is not south facing

3. For each *minor residential unit* at ground floor level:
   (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 20m^2 which:
      (i) has a minimum 4m diameter circle; and
      (ii) is directly accessible from a *habitable room* within the minor unit; and
      (iii) does not face south; and
      (iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces.

   Except that:

   (a) a *minor residential unit* that has direct access from a *habitable room* to a minimum 40m^2 of *outdoor living space* provided for a *residential unit*, does not need to provide additional *outdoor living space*.
   (b) This standard does not apply to residential units in a *retirement village*.

3. The proximity of alternative opportunities for outdoor amenity and recreation.

4. The reason for the reduced *outdoor living space*.

GRZ-S10	Landscaped permeable area	
All activities	1. At least 30 percent of the *net site area* shall comprise *landscaped permeable area*.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. External appearance, location and visual dominance of the *building*(s) as viewed from the street(s) and adjacent properties. 2. *Stormwater* management.

MEDIUM DENSITY RESIDENTIAL ZONE - MRZ

Overview and Purpose

The Medium Density Residential zone areas are located in proximity to the Gore Town Centre and neighbourhood centre in Gore East. The purpose of the zone is to provide for residential development at greater density than the General Residential Zone. The zone encourages a compact urban form, increasing housing supply on flat *land*, closer to amenities and services. Provision for increased density will further facilitate demand for goods and services in the town centre and neighbourhood zones and reduce travel to improve *climate change* resilience.

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

The zone will enable a greater supply of diverse housing options for the District on small *sites* of 150m^2 or greater. The zone will undergo changes to existing densities and built form characteristics over time to provide for the District's predicted growth and changing demographic. In particular, the zone aims to provide a greater diversity of housing options for smaller households including single persons, couples, small families and older people seeking to downsize.

Home business, *retirement villages* and other activities that support the social and economic health and wellbeing of the community may occur in the zone where these are compatible with residential character and *amenity values*. Non-*residential activities* that are incompatible with residential character and *amenity values*, or which are more appropriately located within the Town Centre Zone, Local Centre Zone, Mixed Use Zone, General Industrial Zone, Light Industrial Zone or the Neighbourhood Centre Zone are discouraged.

Hospital Precinct (Precinct 7)

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

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

Historic Dairy Factory Precinct (Precinct 9)

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

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

Gore West Development Area

Sporadic and uncoordinated *subdivision*, land use and development can result in ad-hoc urban growth and can give rise to adverse environmental *effects*. Growth utilising greenfield *land* in Gore West will be enabled in line with the West Gore Residential Development Area Chapter. The Development Area will ensure a high level of connectivity with existing communities is established through a network of open space, *pedestrian* paths and vehicle linkages. The Gore West growth area will encompass a variety of residential densities to encourage different housing typologies to meet the needs of the community. The provisions of the Development Area Chapter apply in addition to this chapter and district wide chapters. Where there is any conflict with the Zone provisions, the Development Area provisions shall prevail.

Objectives

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

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

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

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

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

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

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

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

Policies

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

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

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

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

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

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

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

1. located, where possible, within walking distance of essential facilities such as convenience shops, health and *community facilities*, public transport, and open space;

2. sited and designed to promote interaction with other sections of the community, without compromising privacy;
3. of a scale and appearance that reflects the residential style and character of the locality, noting smaller *residential units* at higher densities are anticipated;
4. provided with *outdoor living space* and landscaping; and
5. designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents.

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

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

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

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

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

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

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

MRZ-PREC7-P1 Development in the hospital precinct will be undertaken in accordance with the following principles:

1. retail and *commercial activities* will only be provided for where they are limited in scale and are ancillary to community or *hospital activities;*
2. on-*site amenity values* are maintained and enhanced
3. residential amenity for adjacent properties is protected and nuisance *effects* avoided
4. *access* through and around facilities and *buildings* will be clear and convenient for all visitors and workers; and

5. opportunities for transport choice and efficiency are maximised, including integration with public and community transport where possible in the future

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

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

Notes

Note 1	Rules in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

MRZ-R1	*Residential Activity*	
All areas	**Activity status:** Permitted Where: 1. *Residential units* are limited to three per site; and 2. *Residential units* comply with standard MRZ-S1 Density; 3. *Minor residential units* are limited a maximum floor area of 60 square metres and comply with standard MRZ-S1 Density; 4. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9.	**Activity status where compliance is not achieved with:** **MRZ-R1(1):** N/A see *MRZ-R11* Comprehensive Residential Development **MRZ-R1(2) and MRZ-R1(3):** Non-complying **MRZ-R1(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.

MRZ-R2	*Home Business*	
All areas	**Activity status:** Permitted Where: 1. The activity occupies no more than 50 square metres of the *gross floor area* of the *buildings* on the *site*; and 2. Goods, materials or equipment associated with the activity must be stored within a *building*; and 3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who may or may not reside on the *site; and* 4. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and 5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0730 and 1900 Monday to Saturday; and 6. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding residential area. 3. Hours of operation. 4. Transport effects. 5. Servicing including the positive effects of low impact design. 6. The matters of discretion of any infringed standard.

MRZ-R3	***Visitor Accommodation***	
All areas	**Activity status:** Permitted **Where:** 1. The activity is undertaken in a *residential unit* or *minor residential unit*; and 2. The maximum occupancy is 6 guests per night; and 3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a *site* per 12 month period, running January to December inclusively; and 4. The activity is registered with Council prior to commencement, and 5. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9.	**Activity status where compliance is not achieved:** **MDR-R3(1):** Discretionary **MDR-R3(2), MDR-R3(3) and MDR-R3(4):** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design. **MDR-R3(5):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
MRZ-R4	***Homestay***	
All areas	**Activity status:** Permitted	**Activity status where compliance is not achieved:**

	Where: 1. A person resides at the property full time; and 2. The maximum occupancy does not exceed 5 guests; and 3. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9.	Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design. 6. The matters of discretion of any infringed standard.
MRZ-R5	***Supported Residential Accommodation Activity***	
All areas	**Activity status:** Permitted Where: 1. The maximum occupancy does not exceed eight residents; and 2. any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects.

		5. Servicing including the positive effects of low impact design. 6. The matters of discretion of any infringed standard.
MRZ-R6	***Education facility***	
All areas	**Activity status:** Permitted Where: 1. The *educational facility* is within a *residential unit* or *minor residential unit;* and 2. The activity is for home-based child care services and the maximum number of children on the *site* does not exceed 8; and 3. The hours of operation are between 7am and 7pm; Monday to Friday; and 4. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9. *Note: these requirements do not apply to children who normally reside at the site*	**Activity status where compliance is not achieved:** Discretionary
MRZ-R7	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted Where:	**Activity status where compliance is not achieved:** Discretionary

	1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	
MRZ-R8	**Additions to existing healthcare activities or *education facilities***	
All areas	**Activity status:** Controlled 1. Any new or extended *building* or *structure* complies with standards MRZ-S2 MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9. **Matters of control:** 1. Transport effects including the location and design of loading areas and access; and 2. Design and layout of on-*site pedestrian* connections; and 3. Hours of operation; and 4. *Noise*, disturbance and loss of privacy of neighbours; and 5. Servicing including the positive effects of low impact design.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion are restricted to:** 6. Matters of control 1-5; and 7. The matters of discretion of any infringed standard.

MRZ-R9	***Retirement Village***	
All areas	**Activity status:** Restricted Discretionary Where: 1. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9. **Matters of discretion:** 1. The benefits associated with provision of accommodation to meet the needs of the elderly. 2. Residential amenity for neighbouring *sites* in respect of outlook and privacy. 3. The scale of the activity. 4. On-*site* amenity and recreational facilities for residents including access to outdoor space. 5. Layout of *buildings*, fencing, location and scale of utility areas and external storage areas. 6. Safe integration of *vehicle access* and *pedestrian access* with the adjoining *road* network. 7. Ngāi Tahu cultural values, including those listed in MW2.3. 8. Servicing including the positive effects of low impact design.	**Activity status where compliance is not achieved:** Discretionary

MRZ-R10	*Community facility*	
All areas except PREC7 Hospital Precinct	**Activity status:** Restricted Discretionary Where: 1. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9. **Matters of discretion:** 1. The benefits of the activity on the social, cultural, health and wellbeing of the community. 2. The *effects* on character and *amenity values* of adjacent sites and nearby residential areas and public spaces. 3. The *effects* of *building* scale, location, form and appearance. 4. *Crime Prevention Through Environment Design (CPTED)* principles as required to achieve a safe, secure *environment.* 5. Location, orientation and screening of service, storage, and waste management spaces. 6. The scale of activity. 7. *Access* and manoeuvrability for vehicles on *site* and traffic generation. 8. The hours of operation.	**Activity status where compliance is not achieved:** Discretionary

9. Servicing including the positive effects of low impact design.

10. Ngāi Tahu cultural values, including those listed in MW2.3.

MRZ-R11	***Comprehensive Residential Development***	
All areas	**Activity status:** Restricted Discretionary Where: 1. Any new or extended *building* or *structure* complies with standard MRZ-S1 Density; and 2. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9. **Matters of discretion:** 1. The *effects* on character and *amenity values* of adjacent sites, nearby residential areas and public spaces from *building* intensity, scale, location, form and appearance. 2. On-site amenity for residents. 3. *Crime Prevention Through Environment Design (CPTED)* principles as required to achieve a safe, secure *environment*. 4. *Access* and manoeuvrability for vehicles on *site*. 5. Location, orientation and screening of outdoor living, service/storage, and waste management spaces. 6. Servicing including the positive effects of low impact design.	**Activity status where compliance is not achieved with:** **MRZ-R11(1):** Non-complying **MRZ-R11(2):** Discretionary

MRZ-R12	**Healthcare Activity**	
All areas except PREC7 Hospital Precinct	**Activity status:** Restricted Discretionary Where: 1. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9. **Matters of discretion:** 1. Compatibility with the character and *amenity values* of the surrounding area. 2. Potential nuisance *effects* on the *amenity values* of adjoining *sites.* 3. Location and scale of utility and external storage areas. 4. Scale of activity. 5. Hours of operation. 6. Servicing including the positive effects of low impact design.	**Activity status where compliance is not achieved:** Discretionary
MRZ-R13	***Emergency Services Facility***	
All areas	**Activity status:** Restricted Discretionary Where:	**Activity status where compliance is not achieved:** Discretionary

	1. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S9. **Matters of discretion:** 1. The benefits of the activity on the health and wellbeing of the community. 2. The *effects* on character and *amenity values* of adjacent *sites*, nearby residential areas and public spaces from *building* intensity, scale, location, form and appearance. 3. Location, orientation and screening of service/storage, and waste management spaces. 4. The scale of activity. 5. *Access* and manoeuvrability for vehicles on *site.* 6. The hours of operation. 7. Servicing including the positive effects of low impact design.
MRZ-R14	**Education facility**
All areas	**Activity status:** Discretionary
MRZ-R15	**All other activities**
	Activity status: Non-complying

	1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	

PREC7 Hospital Precinct rules

MRZ-PREC7-R1 *Hospital Activities*		
PREC7 Hospital Precinct	**Activity Status:** Permitted Where: 1. New or extended *building* or *structure* comply with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5 and MRZ-S6.	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
MRZ-PREC7-R2 *Community Facilities*		
PREC7 Hospital Precinct	**Activity Status:** Permitted Where: 1. The house of operation are limited to between 0700 and 1900 hours; and 2. Any new or extended building or structure complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5 and MRZ-S6.	**Activity Status where compliance not achieved:** **MRZ-PREC7-R2(1)** Restricted Discretionary **Matters of discretion:** 1. Compatibility with the character and *amenity values* of the surrounding area. 2. Potential nuisance *effects* on the *amenity values* of adjoining *sites.* **MRZ-PREC7-R2(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.

MRZ-PREC7-R3 *Commercial Activities*		
PREC7 Hospital Precinct	**Activity Status:** Permitted Where: 1. The activity is ancillary to a *hospital activity* or *community facility*; and 2. Has a maximum retail floor space of 50m^2; and 3. Any new or extended *building* or *structure* complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5 and MRZ-S6.	**Activity Status where compliance is not achieved:** **MRZ-PREC7-R3(1):** Non-complying **MRZ-PREC7-R3(2) and MRZ-PREC7-R3(3):** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjoining *sites.* 2. The necessity of locating in the hospital precinct. 3. The matters of discretion of any infringed standard.

PREC9 Historic Dairy Factory Precinct Rules

MRZ-PREC9-R1 *Commercial Activities*		
MRZ-PREC9-R2 *Light Industrial Activities*		
PREC9 Historic Dairy Factory Precinct	**MRZ-PREC9-R1 and MRZ-PREC9-R2** **Activity Status:** Permitted Where: 1. The hours of operation are limited to between 0700 and 1900 hours; and 2. A landscape strip is established and maintained along all *road boundaries* with a minimum depth of 1 metre with plantings that will reach a maximum height of 1.5m; and 3. Screening is provided for: (a) any on-*site* service areas, including rubbish collection areas, or outdoor storage area of goods or materials, is be screened from any adjoining property or *road*; and (b) all side or rear *boundaries* that adjoins a *residential activity*, except for where *buildings* share a *common wall* along the *boundary*; and 4. Any new *buildings*, *structure* and activity complies with standards MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9. *Note: The Historic Heritage provisions also apply to the precinct*	**Activity Status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The compatibility with the character and *amenity values* of the surrounding area. 2. The potential of nuisance *effects* on the *amenity values* of adjoining *sites*. 3. The *pedestrian* amenity, quality and character of the streetscape. 4. The nature of the activity, the size and location of service, storage and manoeuvring areas, and the extent to which the activity is able to be screened. 5. Transport *effects.* 6. The matters of discretion of any infringed standard.

Standards

MRZ-S1	Density	
Residential activities	The maximum density for *residential units* is: 1. One residential unit per 150m^2 The maximum density for *minor residential units* is: *2.* One minor residential unit per residential unit; and 3. The residential unit has a density of one unit per 300m^2	**Activity status where compliance is not achieved:** Non-Complying
MRZ-S2	***Height***	
All activities	1. The maximum *height* of any *building* or *structure* is 8 metres above *ground level*. Excluding any roof mounted structures such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
MRZ-S3	***Height in relation to boundary***	
All activities	1. No part of any *building* or *structure* projects beyond the *height in relation to boundary* plane, measured from points 3 metres above *ground level* at site boundaries.	**Activity status where compliance not achieved:** Restricted Discretionary

	See Appendix 2 for boundary plane angles. Except that: (a) this standard does not apply to *road* boundaries; (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above the zone *height* limit and has a maximum width of 1m or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	**Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.
MRZ-S4	***Setbacks* to side and rear *boundaries***	
All activities	1. Any *building* or *structure* shall be *setback* a minimum of 1m from any side and rear *boundary* Except that: (a) fences are permitted within the setback (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	**Activity status where compliance not achieved:** Restricted Discretionary Matters of discretion: 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance.

	(c) no *setback* is required for *buildings* that share a *common wall* along the *boundary*. (d) a carport or garage, either standalone or attached to the *residential unit* may be *setback* a minimum of 500mm from a side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed 6 metres and contains no doors or windows.	2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
MRZ-S5	***Setback* to *roads***	
All activities	1. Any *building* or *structure* shall be *setback* a minimum of 2.5m from any *road boundary.* Except that: (a) fences are permitted within the setback; and (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	**Activity status where compliance is not achieved:** Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment*. 4. The reason for the reduced *setback*.
MRZ-S6	***Setbacks* to *rivers* and streams**	
All activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4)	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which

	(c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	alternative practicable options have been considered and their feasibility. 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures.* 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and /or habitats. 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW2.3 6. The *effects* on public and customary *access* to the stream or *river* 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
MRZ-S7	***Building Coverage***	
All activities	1. The maximum *building coverage* per *site* shall not exceed: (a) 50 percent; or (b) 60 percent for *Retirement village* and *Comprehensive residential development.*	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:**

	Except that eaves, gutters and downpipes are not considered within the calculation.	1. The *effects* on the character and amenity the surrounding area and streetscape. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.
MRZ-S8	***Outdoor Living Space***	
Residential activities	1. Each *residential unit* at ground floor level: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 20m^2 which: (i) has a minimum 4m diameter circle; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) does not face south; and (iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces. 2. For each *residential unit* above ground floor: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and is not south facing Except that this standard does not apply to residential units in a *retirement village*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents. 3. The proximity of alternative opportunities for outdoor amenity and recreation. 4. The reason for the reduced *outdoor living space*.

MRZ-S9	Landscaped *permeable* area	
All activities	1. At least 30 percent of the *net site area* shall comprise *landscaped permeable area*.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. External appearance, location and visual dominance of the *building*(s) as viewed from the street(s) and adjacent properties. 2. *Stormwater* management.

GENERAL RURAL - GRUZ

Overview and Purpose

The purpose of the General Rural Zone is to provide for and protect rural production activities and other activities that rely on the rural resource. The General Rural Zone is the largest zone in the District and this *land* resource underpins the economic and social wellbeing of the District.

The General Rural Zone includes outstanding natural landscapes, *significant natural areas*, and the general *environment* is of significance to Ngāi Tahu. The General Rural Zone is predominantly characterised by its pastoral character, open space, planting and limited built form. The *rural area* is influenced by a range of *primary production* activities, including the initial processing of commodities such as on-site sawmills. The General Rural Zone also lends itself to *rural industry* activities that are associated with *primary production*, such as contractors *yards* required for rural *earthworks*. The character and qualities comprise a working *environment* where rural activities generate *noise*, odour and traffic.

Rural activities in the District are supported by the District's extensive coverage of high class soils, and these high class soils need to be protected from inappropriate *land* use and *subdivision*.

Rural lifestyle, settlements and urban expansion is not promoted in the General Rural Zone to avoid un-coordinated development and fragmentation of the rural resource. Fragmentation of the rural resource will impact high class soils and rural productivity.

The *rural area* supports a range of activities that rely on the *land* resource. This includes *quarrying*, mining and *renewable electricity generating activities*. Small scale industrial and *commercial activities* associated with rural activities, such as *earthworks* contractors *yards* and plant nurseries, also rely on the rural *land* resource. The General Rural Zone objectives, policies and rules provide the framework for managing the *effects* of these non-rural activities as they have the potential to have significant adverse *effects* on *water* quality and the life supporting capacity of soils; as well as cultural, landscape, and rural character and *amenity values*, if not appropriately managed.

Non-rural activities that are incompatible with the *rural environment* and may cause *reverse sensitivity effects*, such as urban development and larger scale *industrial activity*, are discouraged, and are sought to be located in other zones; or where appropriate, the Rural Industry Precinct.

Rural Industry Precinct (PREC13)

A Rural Industry Precinct (PREC13) applies to land south of Mataura which has been identified as suitable for larger scale rural industry activities that support, service or are dependent on primary production. Desktop Geotechnical surveys indicate the presence of historic mines in this area which may affect land stability and constrain development opportunities. However, future activities are encouraged to develop on land outside the areas identified as potentially

unstable whilst integrating ponds and land instability areas for green infrastructure and landscape buffers. The permitted larger scale rural industry activities will support the purpose of the General Rural Zone and provide for the economic wellbeing of the District.

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

Objectives

GRUZ-O1 Recognise the importance of *primary production* and *rural industry* to the social and economic wellbeing of the District.

GRUZ-O2 The character and qualities of the General Rural zone comprise:

1. a variety of *primary production* activities; and
2. a very low degree of built form, well setback from other properties and *roads*; and
3. high levels of open space and open pasture or crops; and
4. high levels of rural amenity from adjacent *sites*.

GRUZ-O3 Non-*primary production* activities that support *primary production* or rely on a rural location are provided for, while managing the nature, scale and location of such activities.

GRUZ-O4 The purpose and predominant character of the General Rural Zone is not compromised by non-rural activities.

GRUZ-O5 The value and long-term benefits of using *highly productive land* for *primary production* is recognised and the availability of *highly productive land* for *primary production* for future generations is protected.

GRUZ-PREC13-O1 The Rural Industry Precinct enables larger scale rural industry which support, service or depend on primary production and provide for the economic wellbeing of the community.

Policies

GRUZ-P1 Enable existing and future *primary production*.

GRUZ-P2 Enable *rural industry* activities whilst preserving rural character, rural amenity, underlying Ngāi Tahu relationships with the natural *environment*, and productive capacity of the rural zone by limiting the nature, scale and location of such activities.

GRUZ-P3 Recognise the benefits of forestry and *woodlots* for carbon sequestering.

GRUZ-P4 Recognise the benefits of conservation, pest management, increasing *biodiversity*, riparian planting, and fencing erosion prone areas.

GRUZ-P5 Recognise the benefits of *quarrying* and mining activities on the local economy and supporting associated industries through enabling small scale quarries and mines.

GRUZ-P6 Manage the environmental and cultural *effects* of *quarrying* and *mining* and avoid *quarrying* and *mining* activities that result in adverse cultural or environmental *effects* that cannot be avoided, mitigated or offset.

GRUZ-P7 Enable *agriculture aviation activities*, and *rural airstrips* to support *primary production* and conservation activities, whilst managing the noise *effects* through controlling the location of airstrips and scale of their use.

GRUZ-P8 Enable *residential activity* where it:

1. does not compromise rural production; and
2. is of a scale and location that does not compromise the rural character from any property or *public place*; and
3. can be suitably serviced, including provision for telecommunications; and
4. does not amount to rural lifestyle or urban development; and
5. *reverse sensitivity effects* on and of adjacent land uses are appropriately avoided or mitigated.

GRUZ-P9 Provide for small scale *industrial activity*, *commercial activity*, and other non-rural activities, where it can be demonstrated that:

1. the activity has a genuine link with the rural *land* or *water* resource, *primary production* activities, or recreation activities associated with resources located within the General Rural Zone; and
2. the activity is compatible with the character, *amenity values*, qualities and purpose of the General Rural Zone; and
3. the *site* design, layout and scale of the activity is compatible with the character and qualities of the zone; and
4. the activity will not adversely impact the safe and efficient operation of the *road* network, and there is suitable loading, manoeuvring and *access* provided on-*site*; and
5. there is adequate *infrastructure* available to service the activity, including on-*site* servicing where reticulated services are not available; and
6. areas of *indigenous vegetation* are retained where practicable; and
7. the activity does not constrain the establishment of activities otherwise anticipated within the General Rural Zone; and
8. the *effects* of *light spill* are avoided or mitigated; and

9. there are measures to internalise *effects* and avoid conflict and potential *reverse sensitivity effects* on activities anticipated in the Zone, including *primary production* and ancillary *residential activity*.

GRUZ-P10 Protect *highly productive land* from irreversible loss from inappropriate *subdivision*, use and development, including by:

1. avoiding *subdivision* and *land* fragmentation below the minimum densities that compromises the use of *highly productive land* for *primary production*;
2. avoiding uncoordinated urban expansion on *highly productive land* that has not been subject to a strategic planning process; and
3. avoiding and mitigating *reverse sensitivity effects* from sensitive and incompatible activities within and adjacent to *highly productive land*.

GRUZ-P11 Avoid activities that are incompatible with the character, qualities and purpose of the General Rural Zone, unless there is an operational or functional need for it to be located in the General Rural zone.

GRUZ-P12 Require activities and development to maintain rural character, rural amenity and the underlying Ngāi Tahu relationships with the natural *environment* by:

1. ensuring that *buildings* and *structures* are of a scale and *height* which is compatible with the rural character and amenity of the zone; and
2. requiring appropriate *setbacks* to waterways to maintain and enhance *amenity values* and natural character.

GRUZ-P13 Recognise that Regionally Significant *Infrastructure* might be best located in the General Rural Zone, except where there is an Outstanding Natural Landscape, Outstanding Natural Feature, *Significant Natural Area*, *Natural Hazard* risk or Site of Significance to Māori.

GRUZ-P14 Enable the use of *reserve land* where the activity and / or development is consistent with the relevant Reserve Management Plan.

GRUZ-PREC13-P1 Enable the establishment of larger scale rural industry activities within the Rural Industry Precinct where:

1. direct access from the State Highway 1 is avoided; and
2. green infrastructure is adopted for the management of water supply, stormwater management and wastewater treatment and disposal; and
3. activities are designed and located to avoid natural hazards unless the effects are mitigated and areas of potential subsidence may be used for buffers or infrastructure; and
4. landscaping buffers, green corridors and existing features are utilised to mitigate adverse effects on amenity values from larger buildings, parking areas and outside storage areas.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Note 2	Other legislation
	• The provisions of the National Environmental Standard for *Plantation Forestry* which apply for forestry activities and permits both *plantation forestry* and harvesting except in certain circumstances such as where District Plan have more restrictive rules on Forestry on Outstanding Natural Landscapes, Outstanding Natural Features or *Significant Natural Areas*. In those circumstances resource consent will be required from the Gore District Council. • The provisions of the National Environment Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council. • The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in riverbeds. In certain circumstances resource consent or permits will be required from Environment Southland.

Rules

GRUZ-R1	***Primary Production*** **(including** ***Intensive Indoor Primary Production*****)**	
All areas	**Activity Status:** Permitted Where: 1. Any new or extended *building*, *structure* and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard

GRUZ-R2	**Prospecting for and** ***Mining*** **Minerals**	
All areas excluding ***Historic Heritage sites*****,** ***Significant Natural Areas*****, Outstanding Natural Landscapes and Outstanding**	**Activity status:** Permitted Where: 1. The prospecting or *mining* activity has a total area of extraction open at any one time that does not exceed 2,500m^2; and 2. The activity is not located on *Highly Productive Land*; and 3. The activity is set back: (a) 500 metres from a *sensitive activity* or a zone *boundary* except with the General Industrial Zone.	**Activity status where compliance is not achieved:** Discretionary

Natural Features	(b) 100m from any side or rear *boundary* (c) 50m from any *road boundary*; and 4. The area is progressively stabilised, filled or recontoured; and 5. Any new *building* or *structure* and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7.	
GRUZ-R3	***Quarrying Activities***	
All areas excluding *Historic Heritage sites*, *Significant Natural Areas*, Outstanding Natural Landscapes and Outstanding Natural Features	**Activity status:** Permitted Where: 1. The *quarrying activity* is in relation to a *Farm Quarry* where: (a) the total area of extraction open at any one time does not exceed 1,500 m^2; and (b) the activity is set back 100m from a *sensitive activity*; or 2. The *quarrying* activity has a total area of extraction open at any one time that does not exceed 2,500 m^2 and is set back: (a) 500 metres from a *sensitive activity* or a zone *boundary* except with the General Industrial Zone (b) 100m from any side or rear *boundary* (c) 50m from any *road boundary*; and 3. The activity is not located on *Highly Productive Land*; and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Location and scale of the activity. 2. The timing and duration of the activity. 3. Sediment and erosion *effects* and management. 4. *Effects* on ground stability. 5. The effects on rural character and *amenity values* of the surrounding *environment.* 6. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these effect*s.* 7. Services. 8. Safety and suitability of *access* and *effects* on the *transport network* from additional traffic generation.

	4. The area is progressively stabilised, filled or recontoured; and 5. Any new *building* or *structure* and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8, and Earthworks standards EW-S3, EW-S5 and EW-S7.	9. Protection of *Highly Productive Land.* 10. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 11. The matters of discretion of any infringed standard.
GRUZ-R4	***Rural Industry***	
All areas except PREC13 Rural Industry Precinct	**Activity status:** Permitted Where: 1. Any new *building*, *structure* and activity complies with standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. 2. There are no more than 20 customers coming to *site* on any day. 3. The activity is set back 100m from any side or rear *boundary.* 4. The activity is *setback* 10m from any *road boundary.* 5. There are a maximum of 12 staff working on-site at any point in time. 6. The activity is over an area no greater than 1000m^2.	**Activity status where compliance is not achieved with:** **GRUZ-R4(1) to GRUZ-R4(6):** Restricted Discretionary **Matters of discretion**: 1. Location and scale of the activity. 2. The *effects* on rural character and *amenity values* of the surrounding environment. 3. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects*. 4. Services. 5. Safety and suitability of *access* and *effects* on the *transport network* from additional traffic generation. 6. Protection of *Highly Productive Land*, and prioritisation of protecting land characterised as *LUC 1* and *LUC 2* soils. 7. The matters of discretion of any infringed standard.

PREC13 Rural Industry Precinct	**Activity status:** Controlled Where: 7. There is no direct *access* to or from State Highway 1; and 8. The activity is not a *significant hazardous facility*; and 9. Any new or extended *buildings* or *structures* complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. **Matters of control:** 1. The location and layout of the activity. 2. The ability to mitigate adverse effects through the use of the sites natural contours, topography and existing landscape features. 3. The ability to mitigate adverse effects through landscaping buffers and setbacks. 4. Servicing of activities including the use of green infrastructure 5. The ability to utilise and / or avoid areas of potential land subsidence. 6. Mitigation of natural hazards 7. The safety and suitability of the *access* and *effects* on the *transport network.*	**Activity status where compliance is not achieved with:** **GRUZ-R4(7):** Restricted Discretionary. **Matters of discretion:** 1. Matters of Control 1 to 7 for GRUZ-R4 PREC13 Rural Industry Precinct. 2. Proximity to other vehicle *access* crossings. **GRUZ-R4(8):** Discretionary **GRUZ-R4(9):** Restricted Discretionary **Matters of Discretion:** 1. The matters of discretion of any infringed standard.

GRUZ-R5	***Woodlot***	
All areas	**Activity status:** Permitted Where: 1. The activity is the establishment of a new, or expansion of an existing *woodlot.*	**Activity status where compliance is not achieved:** N/A
GRUZ-R6	***Conservation Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity is the establishment of a new, or expansion of an existing *conservation activity*.	**Activity status where compliance is not achieved:** N/A
GRUZ-R7	***Residential Activity***	
All areas except PREC13 Rural Industry Precinct	**Activity status:** Permitted Where: 1. For *residential units* and *minor residential units,* standard GRUZ-S1 Density is met; and 2. Any new *building*, addition, or external alteration and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For *minor residential units*, the maximum floor area shall be 80m^2; and 4. The *residential unit* is connected to telecommunications services (whether hardwired or wireless).	**Activity status where compliance is not achieved with:** **GRUZ-R7(1):** as per GRUZ-S1 activity status and matters of discretion. **GRUZ-R7(3):** Restricted Discretionary **Matters of Discretion:** 1. The matters of discretion of any infringed standard. **GRUZ-R7(3):** Non-Complying **GRUZ-R7(4):** Restricted Discretionary

		Matters of Discretion: 1. Whether any form of telecommunication is available at the location the proposed *residential unit.* 2. The *functional need* to having a *residential unit* in a location without access to telecommunication and whether there are suitable alternative locations for a *residential unit* on *site.*
PREC13 Rural Industry Precinct	**Activity status:** Restricted Discretionary Where: 5. There is no more than one *residential unit* and one *minor residential unit* per site; and 6. Any new *building*, addition, or external alteration and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. **Matters of Discretion:** 1. Whether the presence of a residential activity would restrict future opportunities for *rural industry* activities. 2. The effects on Rural character and *amenity values* of the surrounding environment and from adjacent properties. 3. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects.* 4. Services.	**Activity status where compliance is not achieved with:** **GRUZ-R7(5):** Non-Complying **GRUZ-R7(6):** Discretionary

	5. *Access* and traffic generation. 6. Impact of development on rural productivity. 7. Whether development is in high class soils and impacts of the loss on high class soils.	
GRUZ-R8	***Industrial Activities (Including Light Industrial Activities)***	
All areas	**Activity status:** Permitted Where: 1. The activity is a contractor yard, or the activity involves the manufacturing of primary produce produced on *site* (excluding activities that are defined as *rural industry*); and 2. The activity has no customers coming to *site*; and 3. The activity is set back at least 100m from any side or rear *boundary*; and 4. The activity is *setback* at least 50m from any *road boundary*; and 5. The activity has a maximum of 12 staff that work on-*site* at any one time; and 6. The activity s no greater than 500m^2; and 7. Any new or extended *building*, *structure* and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.	**Activity status where compliance is not achieved with:** **GRUZ-R8(1) to GRUZ-R8(6):** Discretionary **GRUZ-R8(7):** Restricted Discretionary **Matters of discretion:** The matters of discretion of any infringed standard.

GRUZ-R9	***Commercial Activities***	
All areas	**Activity status:** Permitted Where: 1. The activity is a: (a) Vet Clinic, or (b) plant nursery, or (c) sale of on-*site* produce, or (d) *Animal Boarding Activity*; and 2. Hours of operation for people visiting the *site* are between 0700 and 1900; and 3. A maximum of 12 staff are on-site at any one time; and 4. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.	**Activity status where compliance is not achieved with:** **GRUZ-R9(1) to GRUZ-R9(3):** Discretionary **GRUZ-R9(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
GRUZ-R10	***Education Facilities***	
All areas except PREC13 Rural Industry Precinct.	**Activity Status:** Permitted Where: 1. The activity is a rural based *education facility* centred on agriculture sector training; and	**Activity status where compliance is not achieved with:** **GRUZ-R10(1) to GRUZ-R10(3):** Discretionary

	2. Hours of operation are between 0700 and 1900; and 3. A maximum of 12 people (staff and students) on *site* at any one time; and 4. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.	**GRUZ-R10(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
GRUZ-R11	***Homestay***	
All areas except PREC13 Rural Industry Precinct	**Activity status:** Permitted Where: 1. The activity is undertaken in a *residential unit* (inclusive of *minor residential unit*); and 2. The maximum occupancy does not exceed 5 persons.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The location, nature and scale of the activities. 2. The management of *noise*, rubbish, recycling and outdoor activities. 3. The keeping of records of *homestay* use and availability of records for council inspection.
GRUZ-R12	***Home Business***	
All areas	**Activity status:** Permitted Where: 1. Must occupy no more than 100m^2 of the *gross floor area* of the *buildings* on the *site*; and	**Activity status where compliance is not achieved:** Discretionary

	2. There shall be no more than 12 people on *site* at any time associated with the *home business*; and 3. Hours of operation are limited to between the hours 0700 and 1900; and 4. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900.	
GRUZ-R13	***Rural Commercial Recreation Activity***	
All areas except PREC13 Rural Industry Precinct	**Activity Status:** Permitted Where: 1. The activity is undertaken on *land*, outdoors; and 2. The activity does not involve more than 12 persons in any one group; and 3. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.	**Activity status where compliance is not achieved:** Discretionary
GRUZ-R14	***Equestrian Facilities***	
All areas	**Activity Status:** Permitted Where: 1. *Buildings* are limited to barns and stables for horses; and	**Activity status where compliance is not achieved:** Discretionary

	2. The activity does not involve more than 12 persons using the facility at any one time; and 3. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8.	
GRUZ-R15	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary
GRUZ-R16	***Agriculture Aviation Activity***	
All areas	**Activity Status:** Permitted Where: 1. The take-off and landings are to and from a *rural airstrip* or *helicopter landing area* which complies with General Rural Zone standard GRUZ-S9. 2. The activity complies with NOISE-R8 (Noise from the take-off and landing of *aircraft* and helicopters used for *agricultural aviation*).	**Activity status where compliance not achieved:** Discretionary

GRUZ-R17	***Visitor Accommodation***	
GRUZ-R18	***Sensitive Activity***	
All areas	**GRUZ-R18 to GRUZ-R19** **Activity status:** Discretionary Where: 1. Any sensitive activity located within the Water Supply Treatment Facility Buffer Area.	**Activity status where compliance is not achieved:** N/A
GRUZ-R19	***Emergency Service Facility***	
All areas	**Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A
GRUZ-R20	**All other activities**	
All areas	**Activity status:** Non-complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

Standards

GRUZ-S1	Density	
All areas except PREC13 Rural Industry Precinct	1. There shall be no more than one *residential unit* per 40 hectares; and 2. For *sites* under 40 hectare, no more than one *residential unit* per *site;* and 3. There shall be a maximum density of one *minor residential unit* per site	**Activity status where compliance is not achieved:** Restricted Discretionary Where: 4. There is a minimum density of 8ha per residential unit. **Matters of discretion:** 1. The necessity of the additional *residential unit* or *minor residential unit* to support *primary production.* 2. The effects on rural character and *amenity values* of the surrounding environment and from adjacent properties. 3. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects.* 4. Services. 5. *Access* and traffic generation. 6. Impact of development on rural productivity. 7. Whether development is on *LUC 1, 2 or 3 soils* and impacts of the loss of *highly productive land.* **Activity status where compliance is not achieved with GRUZ-S1(4):** Non-Complying

GRUZ-S2	*Building Coverage*	
All areas except PREC13 Rural Industry Precinct	1. The maximum *building coverage* shall not exceed 1.5 percent per *site.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the rural character. 2. The adverse *effects* on *amenity values* of adjoining *sites*, including outlook, privacy, shading, dominance and sense of openness. 3. Whether the *building* is located on high class soils. 4. The reason for the additional *building coverage.* 5. *Noise* and odour from housing animals.
PREC13 Rural Industry Precinct	2. The maximum *building coverage* shall not exceed 5 percent per *site* where the building is used for a *rural industry* activity. 3. The maximum *building coverage* shall not exceed 1.5 percent per *site* for any other activity.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the rural character taking account of the purpose of the Rural Industry Precinct. 2. The adverse *effects* on *amenity values* of adjoining *sites*, including outlook, privacy, shading, dominance and sense of openness. 3. Whether the *building* is located on high class soils. 4. The reason for the additional *building coverage.*

GRUZ-S3	*Building* Size	
All areas	1. Any *building* for *primary production* must not exceed 3000m^2. 2. Any building for a rural industry activity in the Rural Industry Precinct must not exceed 10,000m^2. 3. Any *building* for any other activity must not exceed 500m^2.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the rural character. 2. The adverse *effects* on *amenity values* of adjoining *sites*, including outlook, privacy, shading, dominance and sense of openness. 3. The adverse *effects* on Ngāi Tahu cultural values including those listed in MW-2.3. 4. Whether the *building* is located on high class soils. 5. The reason for the additional *building* size. 6. *Noise* and odour from housing animals.

GRUZ-S4	*Setback* to Side and Rear *Boundaries*	
All areas	Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential buildings are setback 30m; 2. Dairy sheds and buildings that house animals are setback 50m; 3. Buildings greater than 500 square metres are setback 200m, except for in the Rural Industry Precinct (PREC13) where the setback is 100m; 4. Buildings less than 10 square metres are setback 2m; and/or 5. All other buildings are setback 15m.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on rural character 2. The adverse *effects* on *amenity values* of adjoining *sites*, including outlook, privacy, shading, dominance and sense of openness 3. The extent to which *buildings* are set back on the adjoining *sites* and the use of the intervening space 4. The reasons for the reduced *setback* 5. *Noise* and odour from housing animals 6. *Reverse Sensitivity effects*

GRUZ-S5	***Setback* to *Road Boundaries***	
All areas	Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential buildings are setback: (a) 100m from the boundary of an *Interregional Connector road* (state highway); (b) 40m from the boundary of a *Rural Connector road;* (c) 30m from the *road boundary* of an unsealed *road; and* (d) 10m from the *boundary* of a sealed *road.* 2. Buildings that house animals are setback 30m; 3. Building for the sale of on-site produce are setback 5m; 4. Stockyards and loading ramps are not required to be setback; and/or 5. All other buildings and structures, except fences, are setback 15m.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Adverse character and amenity *effects* of the locality, including views from the *road* 2. Adverse character and amenity *effects* on nearby *sites*, including outlook, privacy, shading and sense of openness 3. Compatibility with the surrounding *environment* 4. The safety and efficiency of the *road* network 5. The extent acoustic insulation manages reverse sensitivity effects 6. The reasons for the reduced *setback* 7. In relation to GRUZ-S5(1)(c) the matter of discretion for standard GRUZ-S6.

GRUZ-S6	***Sensitive activities* near gravel *roads***	
All areas	1. *Buildings*, other than *accessory buildings*, used by *sensitive activities* are located more than 30 metres from a gravel *road.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Action that can be taken to alleviate any *dust* nuisance that may arise from the proximity to the gravel *road*, including landscaping

GRUZ-S7	***Setbacks* from stream and *river***	
All activities	1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures.* 3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3. 6. The effects on public and customary access to the stream or *river.* 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

GRUZ-S8	*Height*	
All areas except PREC13 Rural Industry Precinct	1. The maximum *height* of any *building* or *structure* shall be 12m above ground level. *Note: rule TRANS-R3 also applies to height of Buildings, other structures and trees within airfield approach vectors.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook, dominance and sense of openness. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and sense of openness. 3. Impacts on views of The Mataura Falls, Hokonui Hills, and/or Tuturau. 4. Whether the *structure* can be more appropriately located or reduced in *height* to minimise adverse visual amenity *effects.* 5. The reason for the increase in *height.*
PREC13 Rural Industry Precinct	2. The maximum height of any building or structure shall be 15m above ground level. *Note: rule TRANS-R3 also applies to height of Buildings, other structures and trees within airfield approach vectors.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.

GRUZ-S9	Rural Airstrips and Helicopter Landing Areas	
Agriculture Aviation Activity	1. Any *rural airstrip* or *helicopter landing area* is separated by at least 500m from any *notional boundary* on a *site* not being serviced by the use of the *rural airstrip or helicopter landing area*; and 2. The flight path to the *helicopter landing area* is not within a horizontal distance of 250m of any *notional boundary* to a *noise sensitive activity*.	**Activity status where compliance is not achieved:** Discretionary

RURAL LIFESTYLE ZONE - RLZ

Overview and Purpose

The purpose of the Rural Lifestyle Zone is to provide for rural lifestyle living opportunities and ensure the General Rural Zone is able to continue to function as a productive working zone that is not compromised by ad hoc or sporadic *subdivision* and rural lifestyle activities.

The Rural Lifestyle Zone is generally located on the fringe of urban settlements. Some parts of the zone reflect historical *subdivision* patterns, while other parts have been identified as suitable to transition to rural lifestyle living.

The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that sustainable *primary production* activities are not compromised. That requires the identification of specific areas for rural lifestyle development having regard to the character and values of those areas.

General residential living at urban densities, stand-alone *retail activities* and *industrial activities* are not provided for or anticipated in the zone as they can reduce rural residential character and amenity, lead to *reverse sensitivity* and cumulative *effects*, and undermine the purpose of the Residential, Commercial and Mixed Use zones. Activities that are complementary to rural lifestyle living, such as agriculture, pastoral and horticulture activities and home occupations are provided for in the zone, at a scale appropriate to protect amenity and character values of the zone.

Hokonui Hills Rural Lifestyle Precinct (PREC11)

The Hokonui Hills Rural Lifestyle Precinct (PREC11) is located on the slopes of the Hokonui Hills. The landscape value of the precinct area are:

- Naturalness (natural elements such as landforms, or naturalistic patterns of vegetation, are more visually dominant than 'built' elements such as buildings or lineal shelter / woodlot plantings);
- Openness / spaciousness (provides for views into and through the area toward the Hokonui Hills);
- Landscape coherence (patterns of land use reinforce underlying natural patterns, for example landform); and
- Rural character (a large scale to the landscape, natural elements dominate, and rural land uses).

Th precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values. The purpose of PREC11 is to enable rural lifestyle living opportunities, while managing the nature and scale of development such that the landscape values of the precinct and wider area are protected.

This chapter contains objectives, policies, and rules which apply specifically to the Hokonui Hills Rural Lifestyle Precinct in addition to the provisions of the underlying Rural Lifestyle Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Objectives

RLZ-O1 The Rural Lifestyle Zone primarily provides for residential activities and compatible rural activities on larger lots within *rural environments*, zoned for such use.

RLZ-O2 The character and qualities of the Rural Lifestyle Zone comprise residential development that integrates with the natural and rural character of the area; providing a generally high level of amenity along with the operation of compatible *primary production* activities, and responding to the underlying Ngāi Tahu relationships with the natural *environment*.

RLZ-O3 To enable rural lifestyle living opportunities whilst protecting anticipated activities in adjacent zones from *reverse sensitivity effects* arising from, and impacting on, rural lifestyle activities.

RLZ-O4 The purpose and predominant character of the Rural Lifestyle Zone is not compromised by incompatible activities.

RLZ-PREC11-O1 Recognise and protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills *Outstanding Natural Landscape* and Croydon Bush Scenic Reserve.

Policies

RLZ-P1 Limit the range, scale and siting of activities and *buildings* within the Rural Lifestyle Zone to protect its rural-lifestyle character, and underlying Ngāi Tahu relationships with the natural *environment*.

RLZ-P2 Where reticulated services are not available, require activities within the Rural Lifestyle Zone to be self-sufficient with regard to potable water supply and treatment and disposal of *sewage*.

RLZ-P3 Enable *primary production* activities within the Rural Lifestyle Zone where they are compatible with the amenity and values of those zones.

RLZ-P4 Provide for compatible activities, including *visitor accommodation*, *homestay*, *home business* and *rural produce retailing activities*, where they are of a scale and nature that maintain the character and qualities of the Rural Lifestyle Zone; and do not compromise residential amenity.

RLZ-P5 Enable *buildings* and *structures* for permitted activities that maintain the character and qualities of the Rural Lifestyle zone, by requiring:

1. the density of development to achieve large areas of open space and plantings around *buildings*; and
2. *buildings* to be of a *height* that does not dominate the surrounding area; and
3. *buildings* to be *setback* from *boundaries* to ensure residential amenity for any nearby *residential units*; and
4. appropriate *setbacks* to waterways to maintain and enhance *amenity values*, ecological values, Ngāi Tahu cultural values, and natural character.

RLZ-P6 Recognise the benefit of emergency services facilities and of education facilities, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and amenity values of the Rural Lifestyle area.

RLZ-P7 Avoid activities in the Rural Lifestyle Zone that do not have an operational need or *functional need* to locate there.

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

RLZ-P9 Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as *primary production* and *agriculture aviation activities* are generally appropriate.

RLZ-PREC11-P1 Limited the nature, scale and design of development within PREC11 in order to protect the landscape values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills *Outstanding Natural Landscape* and Croydon Bush Scenic Reserve from inappropriate development.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Note 2	**Other legislation**
	• The provisions of the National Environmental Standard for *Plantation Forestry* which apply for forestry activities and permits both *plantation forestry* and harvesting except in certain circumstances such as where District Plan have more restrictive rules on Forestry on Outstanding Natural Landscapes, Outstanding Natural Features or *Significant Natural Areas*. In those circumstances resource consent will be required from the Gore District Council. • The provisions of the National Environment Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council. • The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in riverbeds. In certain circumstances resource consent or permits will be required from Environment Southland.

Rules

RLZ-R1	***Conservation Activity***	
	Activity status: Permitted	
RLZ-R2	***Residential Activity***	
All areas except PREC11 Hokonui Hills Rural Lifestyle Precinct	**Activity status:** Permitted Where: 1. For *residential units* and *minor residential units*, standard RLZ-S1 -Density is met; and 2. For *minor residential units*, the maximum floor area shall be 60m^2 and it shall be located no greater then 15m from the *residential unit*; and 3. Any new *building*, *addition*, or external *alteration* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6 and RLZ-S7.	**Activity status where compliance is not achieved with:** **RLZ-R2(1) and RLZ-R2(2):** Non-Complying **RLZ-R2(3):** Restricted Discretionary **Matters of discretion:** 1. Matters of discretion in the infringed Standard(s).

PREC11 Hokonui Hills Rural Lifestyle Precinct	**Activity status:** Controlled Where: 4. For *residential units* and *minor residential units*, standard RLZ-S1 -Density is met; and 5. For *minor residential units*, the maximum floor area shall be 60m^2 and it shall be located no greater then 15m from the *residential unit*; and 6. Any new *building*, *addition*, or external *alteration* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12. **Matters of Control:** 1. The earthworks required and the extent to which they appropriately integrate with the landscape character and values of PREC11. 2. The siting, design and finish of the proposed buildings and the extent to which it avoids or mitigates adverse effects on the landscape values of PREC11. 3. The extent to which plantings are required to integrate the dwelling and appropriately integrate it within its landscape context.	**Activity status where compliance is not achieved with:** **RLZ-R2(4) and RLZ-R2(5):** Non-Complying **RLZ-R2(6):** Restricted Discretionary **Matters of discretion:** 1. Matters of discretion in the infringed Standard(s).

RLZ-R3	***Homestay***	
All areas	**Activity status:** Permitted Where: 1. The activity is undertaken in a *residential unit* or *minor residential unit;* and 2. A person resides at the property full time; and 3. The maximum occupancy does not exceed 5 persons.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of the adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding residential area. 3. Impacts on street parking and neighbours.
RLZ-R4	***Visitor Accommodation***	
All areas	**Activity status:** Permitted Where: 1. The activity is undertaken in a *residential unit*; and 2. The maximum occupancy is 6 guests per night; and 3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a *site* per 12 month period; and 4. Any new or extended *buildings*, *structure* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12.	**Activity status where compliance is not achieved with:** **RLZ-R4(1):** Discretionary **RLZ-R4(2) and RLZ-R4(3):** Restricted Discretionary **Matters of discretion:** 1. Nature and scale of the activity. 2. *Effect* on character and amenity of people in the surrounding area, including residential cohesion. 3. Nuisance *effects.*

		RLZ-R4(4): Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
RLZ-R5	***Primary Production***	
All areas	**Activity status:** Permitted Where: 1. Any new or extended *buildings*, *structure* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12; and 2. The activity does not involve: (a) *intensive indoor primary production*, or (b) milking sheds, or (c) *buildings* used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) *quarry* or *quarrying activities,* or (h) mining.	**Activity status where compliance is not achieved with:** **RLZ-R5(1):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard **RLZ-R5(2):** Non-Complying
RLZ-R6	***Agricultural Aviation Activity***	
All areas	**Activity Status:** Permitted Where:	**Activity status where compliance is not achieved:** Discretionary

	1. The take-off and landings are to and from a *rural airstrip* or *helicopter landing area* permitted under GRUZ-S8. 2. The activity complies with NOISE-R10 (Noise from the take-off and landing of *aircraft* and helicopters used for *agricultural aviation*).	
RLZ-R7	***Home Business***	
All areas	**Activity status:** Permitted Where: 1. The activity is not an animal boarding activity; and 2. The activity occupies no more than 50m^2 of the *gross floor area* of the *buildings* on the *site*; and 3. Goods, materials or equipment associated with the activity must be stored within a *building*; and 4. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who does not reside on the *site*; and 5. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and 6. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900 Monday to Saturday.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding area. 3. Hours of operation.

RLZ-R8	*Rural Produce Retail Activities*	
All areas	**Activity status:** Permitted Where: 1. Any new or extended *buildings*, *structure* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12; and 2. The maximum area used for the display and storage of produce is no greater than 30 m²; and 3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who does not reside on the *site*; and 4. *Access* to the *rural produce retail activity* is not from a state highway; and 5. Hours of operation are limited to between the hours 0700 and 1900; and 6. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0700 and 1900 Monday to Saturday; and 7. All vehicle parking, loading and manoeuvring must be provided for on-*site.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard. 2. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 3. Compatibility with the character and amenity of the surrounding residential area. 4. Impacts on other commercial areas. 5. Impacts on street parking and neighbours. 6. Suitability of *access* and the safety and efficiency of the *road* network. 7. Hours of operation.

RLZ-R9	***Equestrian Facility***	
All areas	**Activity Status:** Permitted Where: 1. *Buildings* are limited to barns and stables for horses; and 2. The activity does not involve more than 12 persons using the facility at any one time; and 3. Any new or extended *buildings*, *structure* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12.	**Activity status where compliance is not achieved:** Discretionary
RLZ-R10	**Use of *Reserve Land***	
	Activity status: Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary

RLZ-R11	***Education Facility***	
All areas except PREC11 Hokonui Hills Rural Lifestyle Precinct	**Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A
RLZ-R12	***Emergency Services Facility***	
All areas except PREC11 Hokonui Hills Rural Lifestyle Precinct	**Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A
RLZ-R13	**All other activities**	
	Activity status: Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

RLZ-S1	Density	
Residential activities	1. There shall be no more than one *residential unit* per 1 hectare; except 2. within the Hokonui Hills Rural Lifestyle Precinct (PREC11) where there shall be no more than one *residential unit* per 3.5 hectares; OR 3. For *sites* under 1 hectare, there shall be no more than one *residential unit* per *site;* and 4. There shall be a maximum density of one *minor residential unit* per *residential unit.*	**Activity status where compliance not achieved:** Non-Complying

RLZ-S2	***Height***	
All activities	1. The maximum *height* of any *building* or *structure* shall be 8m above ground level; except 2. within the Hokonui Hills Rural Lifestyle Precinct (PREC11) where the maximum *height* of any *building* shall be 5m above ground level. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and sense of openness.

		3. Impacts on views of The Mataura Falls, Hokonui Hills, and/or Tuturau. 4. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.* 5. The reason for the increase in *height.* 6. In PREC11, the protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills Outstanding Natural Landscape.
RLZ-S3	***Setbacks* from *road boundaries***	
All areas excluding PREC11 Hokonui Hills Rural Lifestyle Precinct	Any building or structure is setback from any road boundary the minimum distances as follows: 1. Residential units are setback: (a) 40m from the boundary of an *Interregional Connector road* (state highway); (b) 30m from the *road boundary* of an unsealed *road; and* (c) 10m from the *boundary* of a sealed *road.* 2. Buildings that house animals are setback 30m; 3. Buildings for a *Rural Produce Retail Activity* are setback 3m; 4. All other buildings and structures, except fences, are setback 10m.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality, including views from the *road.* 2. The adverse *effects* on nearby *sites*, including outlook, privacy, shading and sense of openness. 3. The reasons for the reduced *setback.* 4. The ability to impose *conditions* to mitigate adverse *effects* (including *dust* from unsealed *roads*), including through landscaping.

PREC11 Hokonui Hills Rural Lifestyle Precinct	5. All *buildings* are *setback* a minimum of 40 metres from any *road boundary*	5. The safety and efficiency of the *road* network. 6. Compatibility with the surrounding *environment.*
RLZ-S4	***Setbacks* to side and rear *boundaries***	
All activities	Any building is setback from any side or rear boundary the minimum distances as follows: 1. Residential units are setback 10m; 2. Buildings that house animals are setback 30m; 3. Buildings for a *Rural Produce Retail Activity* are setback 15m; 4. All other buildings are setback 10m.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on nearby *sites*, including outlook, privacy, shading and sense of openness. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The reasons for the reduced *setback.* 4. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site.* 5. For non-residential *building* the nuisance *effects* including odour and *noise.*
RLZ-S5	***Building* Size**	
All activities	1. The maximum size of any *building* is 500m^2; except 2. within the Hokonui Hills Rural Lifestyle Precinct (PREC11) where the maximum size of any *building* is 400m^2.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:**

		1. The adverse *effects* on the amenity and character of the locality, including views from the *road.* 2. The adverse *effects* on nearby *sites*, including outlook and sense of openness. 3. The adverse *effects* on Ngāi Tahu cultural values including those listed in MW-2.3. 4. The extent to which *buildings* are set back on the adjoining *sites* and the use of the intervening space. 5. The *height*, bulk and location of the *buildings* and *structures* on the *site.* 6. The reasons for the increased coverage. 7. The ability to impose *conditions* to mitigate adverse *effects*, including through landscaping.
RLZ-S6	***Building coverage***	
All activities	1. The maximum *building coverage* on any *site* is 1000m^2; except 2. within the Hokonui Hills Rural Lifestyle Precinct (PREC11) where the maximum *building coverage* on any *site* is 650m^2.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality, including views from the *road.* 2. The adverse *effects* on nearby *sites*, including outlook and sense of openness. 3. The extent to which *buildings* are set back on the adjoining *sites* and the use of the intervening space. 4. The *height*, bulk and location of the *buildings* and *structures* on the *site.*

		5. The reasons for the increased coverage. 6. The ability to impose *conditions* to mitigate adverse *effects*, including through landscaping.
RLZ-S7	***Setback* from *rivers* and streams**	
All activities	1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures.* 3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3. 6. The effects on public and customary access to the stream or *river.*

		7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
RLZ-S8	**Rural Airstrips and Helicopter Landing Areas**	
Agricultural Aviation Activity	1. Any *rural airstrip or helicopter landing area* is setback at least 500m from the notional boundary of a *noise sensitive activity* that is not located on the site serviced by the *rural airstrip or helicopter landing area*; and 2. The flight path to the *helicopter landing area* is not within a horizontal distance of 250m of any *notional boundary* to a *noise sensitive activity*.	**Activity status where compliance is not achieved:** Discretionary

PREC11 Hokonui Hills Rural Lifestyle Precinct Standards

RLZ-S9	**Building Colours**	
PREC11 Hokonui Hills Rural Lifestyle Precinct	1. The exterior of new *building* and *structure* (except *fences)* must have surface finishes with a light reflectance value (LRV) of 30% or less. Where the materials used do not have specified LRV's, the materials and surface finishes used must have the same effect as achieving a light reflectance value of 30%, as deemed by Gore District Council.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion** 1. Minimising the impact of built form 2. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills *Outstanding Natural Landscape*

RLZ-S10	**Fences**	
PREC11 Hokonui Hills Rural Lifestyle Precinct	1. All fencing shall be: (a) naturally finished locally sourced stone, or standard rural post and wire construction; and (b) no more than 2m in height above ground level.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Maintenance of rural character, including openness. 2. Whether fencing is necessary or whether planting could be used to provide screening or shelter. 3. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills *Outstanding Natural Landscape.*
RLZ-S11	**Planting**	
PREC11 Hokonui Hills Rural Lifestyle Precinct	1. All planting shall be comprised of locally appropriate indigenous species. Except that: (a) Pasture, lawns, commercial crops, fruit trees, vegetable gardens, and planting within curtilage areas 15m from a *residential unit* are permitted.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Maintenance and enhancement of rural character. 2. Landscape coherence, including: (a) The adverse effects on landscape coherence associated with large scale, visually dominant exotic conifer tree belts, and (b) The coherence with the landscape character in this setting with Croydon Bush Scenic Reserve. 3. Maintenance and enhancement of biodiversity and ecological values.

		4. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills Outstanding Natural Landscape.
RLZ-S12	**Driveways**	
PREC11 Hokonui Hills Rural Lifestyle Precinct	1. All driveways shall: (a) have soft edges (no kerbs); and (b) not have monumental gates or driveway lighting.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Maintenance of rural character. 2. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills *Outstanding Natural Landscape.*

SETTLEMENT ZONE - SETZ

Overview and Purpose

The purpose of the Settlement Zone is to provide for the *sustainable management* of townships located within *rural environments* where a range of residential and small-scale non-residential activities are located. Activities that are better placed in Gore or Mataura to service a larger catchment, such as *large format retail*, are discouraged. Reticulated services with the Settlements is limited, and provision for on-site servicing to service activities may be required.

Within the Gore District there are three townships provided for in the Settlement Zone, Mandeville, Waikaka and Pukerau.

Mandeville

Mandeville is located at the western *boundary* of Gore District, where it adjoins Southland District on State Highway 94, approximately 17 kilometres from Gore Town Centre. The primary focus of Mandeville township is centred around the Croydon Aviation Heritage centre, aerodrome and *aircraft* company. Adjoining the centre are commercial activities associated with the *aviation activity*. The community hall on Waimea Valley Road and the Mandeville Country Club in Flourmill Road provide additional focal points for the local community.

There is a small residential community mainly south of State Highway 94. Development is restricted, with no reticulated services being provided, and with much of the township being susceptible to flood hazard and liquefaction.

Aspirations for Mandeville include:

- The opportunity to grow in prominence as a centre of aviation and railway heritage;
- Provision for future expansion of the aviation, railway and other associated facilities to attract a greater number of visitors; and
- Reinforcement of the identity and character of Mandeville.

Mandeville Aviation and Rail Precinct (PREC8)

A Mandeville Aviation and Rail Precinct (PREC8) has been created within the Mandeville Settlement Zone, the purpose of which is to support and promote historic aviation and railway activities as a tourist destination. The precinct provisions will enhance, encourage and support Mandeville as a destination for tourists and as a hub for historic aviation and rail activities and maintain and enhance the character and function of the precinct. The area included within the precinct currently contains historic rail and *aviation activities* along with ancillary and support activities including a museum, café, shop and offices.

This chapter contains objectives, policies, and rules which apply specifically to the Mandeville Aviation and Rail Precinct in addition to the provisions of the underlying Settlement Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Waikaka

Waikaka is located approximately 28 km north of Gore. The township originated as part of the gold rush discovery of gold in 1867. Over time, Waikaka has developed as a service town, supporting the wider rural community, which comprises sheep, beef, grain and dairy farms. Waikaka comprises a small township, including a hall, school, churches, hotel and commercial servicing activities around which residential development has occurred.

Aspirations for Waikaka include:

- Enhancement of its role as a service town with community and small-scale commercial services to meet the needs of the immediate community and surrounding rural hinterland; and
- A community hub for events, entertainment, education and sport for the surrounding area.

Pukerau

Pukerau is located 14 km east of Gore on State Highway 1 and comprises a small township, including a hall, school, historic church, sports fields and some industrial servicing activities around which residential development has occurred.

Aspirations for Pukerau include:

- Community hub for community events, education and sport for surrounding farms and lifestyle blocks closer to the township; and
- Opportunities for new business and the expansion of existing businesses with associated employment, providing a local service role.

Objectives

SETZ-O1 Activities within the Settlement Zone support the purpose and functionality of the township communities and contribute positively to the vibrancy, sense of community, sustainability and resilience of those communities.

SETZ-O2 The character and qualities of the Settlement zone comprise:

1. small, low density rural settlements that have a mixture of activities including residential, small-scale commercial, community and *home business*; and
2. a pleasant residential *environment*; and
3. open space around *buildings*; and
4. limited reticulated servicing.

SETZ-PREC8-O1 Activities within the Mandeville Aviation and Rail Precinct enable and support historic aviation and railway activities.

Policies

SETZ-P1 Enable residential activities and complementary non-residential activities that:

1. will support the economic needs of the settlement community whilst providing for social well-being; and
2. are compatible with the purpose, character and qualities of the Settlement zone; and
3. contribute to the social needs of the people in the surrounding area.

SETZ-P2 Require development to be of a *height* and bulk and have sufficient *setbacks* and open space to:

1. maintain the open character and spaciousness of the zone; and
2. maintain the underlying relationship Ngāi Tahu hold with the natural *environment*; and
3. protect river and stream values from inappropriate development, and
4. maintain sufficient open space to provide for landscaping, and, where needed, on-*site* water, *wastewater* and *stormwater* disposal.

SETZ-P3 Enable *home business* activities where:

1. they are compatible with the character and qualities of the surrounding area; and
2. nuisance *effects* on adjacent *sites* are avoided; and
3. traffic *effects* are managed to ensure the safety and efficiency of the *road* network; and
4. the hours of operation are compatible with residential character and do not compromise residential amenity.

SETZ-P4 Enable *visitor accommodation* and *homestay* activities where they are contained within a *residential unit* and adverse *effects* on residential character and amenity is managed through limiting the scale and frequency of activity.

SETZ-P5 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.

SETZ-P6 Manage *light industrial activities* to ensure:

1. adverse *effects* on the residential *amenity values* of adjoining residential properties and the surrounding area are avoided; and
2. any *light industrial* activities are of a scale and design that maintains the character of the surrounding area; and
3. there is adequate provision for vehicle manoeuvring on-*site*, and *road* safety and efficiency is maintained; and
4. any *light industrial activity* is adequately serviced.

SETZ-P7 Ensure development does not compromise existing roading and water *infrastructure* networks.

SETZ-P8 Where practicable, incorporates low impact approaches to *stormwater* management.

SETZ-P9 Avoid activities that are incompatible with the character, qualities and purpose of the Settlement Zone.

SETZ-P10 Only allow new activities within the Settlement Zone where the *effects* of *natural hazards* can be adequately mitigated so the risk to life and property is low.

SETZ-PREC8-P1 Enable and support historic, vintage aviation and transport activities, and *ancillary activities* which contribute to the overall aviation and rail experience within the Mandeville Aviation and Rail Precinct and maintain and enhance the purpose of the Precinct.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	**Other Legislation**
	• The provisions of the National Environmental Standard for *Plantation Forestry* which apply for forestry activities and permits both *plantation forestry* and harvesting except in certain circumstances such as where District Plan have more restrictive rules on Forestry on Outstanding Natural Landscapes or *Significant Natural Areas*. In those circumstances resource consent will be required from the Gore District Council. • The provisions of the National Environment Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council. • The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in *river beds*. In certain circumstances resource consent or permits will be required from Environment Southland.

- The relevant rules and requirements prepared by the Civil Aviation Authority for the safe operation of the Mandeville Aerodrome.

Rules

SETZ-R1	*Community Facility*	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. Any new or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7 and SETZ-S8.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.

SETZ-R2	*Residential Activity*	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. For residential units and minor residential units, standard SETZ-S1 Density is met; and 2. For minor residential units, the maximum floor area shall be 60m^2; and 3. For residential units and minor residential units, standard SETZ-S2 Servicing is met. 4. Any new or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.	**Activity status where compliance not achieved with:** **SETZ-R1(1) and (2):** Non-complying --- **SETZ-R1(3):** Restricted Discretionary **Matters of discretion:** The matters of discretion of any infringed standard. --- **SETZ-R1(4):** Restricted Discretionary **Matters of discretion:** The matters of discretion of any infringed standard.

SETZ-R3	*Home Business*	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. The activity occupies no more than 50m^2 of the gross floor area of the *buildings* on the *site;* and 2. Goods, materials or equipment associated with the activity must be stored within a *building*; and 3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who does not reside on the *site*; and 4. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and 5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0730 and 1900 Monday to Saturday.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding residential area. 3. Impacts on street parking and neighbours. 4. Hours of operation. 5. Servicing including low impact design.

SETZ-R4	*Visitor Accommodation*	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. The activity is undertaken in a *residential unit* or minor residential unit; and 2. The maximum occupancy is 6 guests per night; and 3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a *site* per 12 month period; and 4. Any new or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.	**Activity status where compliance is not achieved with:** **SETZ-R4(1):** Discretionary **SETZ-R4(2) and SETZ-R4(3):** Restricted Discretionary **Matters of discretion:** 1. Nature and scale of the activity 2. Effect on residential character and amenity of people in the surrounding residential area 3. Servicing including low impact design **SETZ-R4(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.

SETZ-R5	*Homestay*	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted 1. The activity is undertaken in a *residential unit* or *minor unit*; and 2. A person resides at the property full time; and 3. The maximum occupancy does not exceed 5 persons.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of the adjacent *sites.*

		2. Compatibility with the character and amenity of the surrounding residential area. 3. Impacts on street parking and neighbours. 4. Servicing including low impact design.
SETZ-R6	***Education Facility***	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. The *educational facility* is within a *residential unit*; and 2. The activity Is for home-based child care services and the maximum number of children on the *site* does not exceed 8; and 3. The hours of operation are between 7am and 7pm; Monday to Friday; and 4. Any new or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9. *Note: these requirements do not apply to children who normally reside at the site*	**Activity status where compliance is not achieved:** Discretionary

SETZ-R7	***Emergency Services Facility***	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity Status:** Permitted Where: 1. Any new or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the activity may limit or constrain the establishment and use of *land* for activities that are permitted in the zone. 2. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects.* 3. Servicing including low impact design. 4. The matters of discretion for the relevant infringed standard.
SETZ-R8	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted **Where:** 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary
SETZ-R9	***Commercial Activity***	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity Status:** Restricted Discretionary Where: 1. The activity is limited to one or more of the following:	**Activity status where compliance is not achieved:** Discretionary

(a) *retail activity* where the maximum retail area accessible by the public does not exceed 100m^2
(b) *food and beverage activity*
(c) *commercial Service activity;* and

2. Any new or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7 and SETZ-S8.

Matters of discretion:

1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.*

2. Compatibility with the character and amenity of the surrounding residential area.

3. Impacts on street parking and neighbours.

4. Hours of operation.

5. Services.

6. The matters of discretion of any infringed standard.

SETZ-R10	*Light Industrial Activity*	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Restricted Discretionary Where: 1. Any on-site service area, including rubbish collection areas, must be fully screened by a 1.8m fence or landscaping from view of: (a) public *roads* (b) adjoining *sites* (c) other public spaces; and 2. Any on-*site* parking must be fully screened by a 1.8m fence or landscaping, from view of adjoining *sites*; and 3. Any new or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9. **Matters of discretion:** 1. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects.* 2. Nuisance *effects* on adjacent *sites.* 3. *Functional need* for the activity to locate in the Settlement Zone. 4. Any adverse *effects* on the visual amenity and character of the streetscape and adjoining *sites.* 5. Servicing including low impact design.	**Activity status where compliance is not achieved:** Discretionary

	6. The matters of discretion for the relevant infringed standard.	
SETZ-R11	**All other activities**	
All areas	**Activity status:** Non-complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

PREC8 Mandeville Aviation and Rail Precinct Rules

SETZ-PREC8-R1	***Commercial Activity***	
SETZ-PREC8-R2	***Community Facility***	
SETZ-PREC8-R3	***Industrial Activity*** **(including** ***Light Industrial Activity*****)**	
SETZ-PREC8-R4	***Aviation Activity*** **(including** ***agricultural aviation*****)**	
SETZ-PREC8-R5	***Vintage Aviation and Transport Activity***	
PREC8 Mandeville Aviation and Rail Precinct	**SETZ-PREC8-R1 to SETZ-PREC8-R5** **Activity status:** Permitted Where: 1. The activity is ancillary to or associated with a *Vintage Aviation and Transport Activity* or a *temporary event*; and 2. Any new *buildings* or *structures* comply with standards SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S11.	**Activity status where compliance not achieved with:** **SETZ-PREC8-R1 to SETZ-PREC8-R5(1):** Discretionary **SETZ-PREC8-R1 to SETZ-PREC8-R5(2):** Restricted Discretionary **Matters of Discretion:** 1. The matters of any infringed standard
SETZ-PREC8-R6	**Agricultural, Horticultural and Pastoral Activities**	
PREC8 Mandeville	**Activity status:** Permitted	

Aviation and Rail Precinct		
SETZ-PREC8-R7	***Temporary Events***	
PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. The are no more than 12 *temporary events* per year with no more than 3 events per calendar month; and 2. The maximum number of persons attending the event does not exceed 1,000 per day; and 3. The duration of the *temporary event* (excluding set up and take down periods) must not exceed three consecutive days with the exception of Easter when an event may span four consecutive days; and 4. The event takes place between the hours of 7:00am and 10:00pm; and 5. *Structures* and equipment associated with the event are not installed or erected (set up) more than 2 days prior to the start of the event; and 6. All *structures* and equipment associated with the event are removed from the precinct within 3 working days of the completion of the event, except for when there is another event being held within 5 working days when the *structures* and equipment may remain; and 7. All *structures* and *buildings* associated with the event comply with standards SETZ-6, SETZ-S7 and SETZ-S11.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the *amenity values* of the area. 2. The ongoing *effects* on the *amenity values* of surrounding properties and any cumulative *effects.* 3. The safety and efficiency of the roading network. 4. The matters of discretion for the infringed standard(s).

	Note: rail days / events associated with the historic railway included within the precinct are not a temporary activity but a commercial activity and therefore assessed under SETZ-PREC8-R1.	
SETZ-PREC8-R8	***Food and Beverage Activity***	
PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. The maximum floor area accessible to the public within any one *building* is no greater than 200m²; and 2. Any new *buildings* or *structures* comply with standards SETZ-3 to SETZ-S9.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of Discretion:** 1. The *effects* on the function and purpose of the Mandeville Aviation and Rail Precinct. 2. Any cumulative *effects* from multiple *food and beverage activities.* 3. The matters of any infringed standard.
SETZ-PREC8-R9	***Conference Facility***	
PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. Any new *buildings*, *structure* and activity complies with standards SETZ-S3, SETZ-S6, SETZ-S7, and SETZ-S10 to SETZ-S12.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
SETZ-PREC8-R10	***Visitor Accommodation***	
PREC8 Mandeville	**Activity status:** Permitted	**Activity status where compliance is not achieved with:**

Aviation and Rail Precinct	Where: 1. The *visitor accommodation* is ancillary to a *Temporary Event;* and 2. *Visitor accommodation* ancillary to a *temporary event* complies with SETZ-PREC-S12; or 3. The accommodation is being utilised by persons arriving and /or departing by *aircraft* at the airfield within the precinct; and 4. Any new *building* or *structure* not providing *visitor accommodation* ancillary to a *temporary event* complies with the standards SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S12.	**SETZ-PREC8-R10(1) to (3):** Discretionary **SETZ-PREC8-R10(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard
SETZ-PREC8-R11 All other activities		
PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Non-complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

Standards

SETZ-S1	Density	
All activities except those within PREC8 Mandeville Aviation and Rail Precinct	1. There shall be a maximum density of one *residential unit* per 2000m^2. 2. There shall be a maximum density of one *minor residential unit* per *residential unit.*	**Activity status where compliance is not achieved:** Non-Complying

SETZ-S2	Services	
All activities	1. Where available any *residential unit, minor residential unit* and *buildings* for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any *residential unit, minor residential unit* and *buildings* for non-residential activities shall be connected to a Council reticulated *wastewater* network. 3. Where Council reticulated water supply is unavailable, any *residential unit, minor residential unit* and *buildings* for non-residential activities must: (a) be connected to a community *drinking water* supply; or (b) be connected to a private *drinking water* supply; or (c) store 45,000 litres of potable water on-*site* from another source. 4. Where Council reticulated *wastewater* is unavailable, any *residential unit, minor residential unit* and *buildings* for non-residential activities must:	**Activity status where compliance with not achieved:** Restricted Discretionary **Matters of discretion:** 1. The ability to provide suitable on-*site* alternative services

	(a) be provided with an on-*site wastewater* treatment and disposal system.	
SETZ-S3	**Height**	
All activities	1. The maximum *height* of any *building* or *structure* shall be 8m above ground level. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1m and is no more than 1 metre in width or length. *Note: rule TRANS-R3 also applies to height of Buildings, other structures and trees within airfield approach vectors.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.* 4. The reason for the increase in height.
SETZ-S4	***Height in Relation to boundary***	
All activities except those within PREC8 Mandeville Aviation and Rail Precinct	1. No part of any *building* shall project beyond the *height in relation to boundary* plane measured from points 2.6m above *ground level* at *site boundaries*. See Appendix 2 for *boundary* plane angles Except that: (a) this standard does not apply to *road boundaries*; (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*

	area up to 2.5 square metres when viewed in elevation. (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1m above *height* limit in SETZ-S2 and not more than 1m in width or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
SETZ-S5	***Setback* from side and rear *boundaries***	
All activities except those within PREC8 Mandeville Aviation and Rail Precinct	1. Any *building* or *structure* is *setback* a minimum of 4m from any side or rear *boundary*. Except that: (a) fences are permitted within the setback. (b) water tanks provided they are screened from public views from the road and from directly adjacent neighbouring sites. (c) eaves, gutters and associated downpipes on any *building* may intrude into the setback by a maximum of 600 mm. (d) an *accessory building*, either stand alone or attached to the *residential unit*, may intrude into the setback by a maximum of 2m provided that the maximum length of the *building* adjacent to the side or rear *boundary* does not exceed 10 metres and does not contain any windows or openings.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site.*

SETZ-S6	***Setback* from *Roads***	
All activities	1. Any *building* or *structure* shall be *setback* a minimum of 6m from any *road boundary.* Except that: (a) fences are permitted within the setback. (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment.* 4. The reason for the reduced *setback.*
SETZ-S7	***Setback* from *rivers* and streams**	
All activities	1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above); (b) 10m for middle order rivers or streams (order 3 and 4); and (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures.*

		3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW.2.3. 6. The effects on public and customary access to the stream or *river.* 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
SETZ-S8	***Building Coverage***	
All activities except those within PREC8 Mandeville Aviation and Rail Precinct	1. The maximum *building coverage* shall not exceed 35 percent per *site.* Except that eaves, gutters and downpipes are not considered within the calculation.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area and streetscape. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.

SETZ-S9	*Landscaped Permeable Area*	
All activities except those within PREC8 Mandeville Aviation and Rail Precinct	1. At least 30 percent of the *net site area* shall comprise *landscaped permeable area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of Discretion:** 1. External appearance, location and visual dominance of the *building*(s) as viewed from the street(s) and adjacent properties. 2. *Stormwater* management.

PREC8 Mandeville Aviation and Rail Precinct Standards

SETZ-S10	*Height in relation to boundary*	
PREC8 Mandeville Aviation and Rail Precinct only	1. Within Area A no part of any *building* shall project beyond the *height in relation to boundary* plane measured from points 2.6m above *ground level* at *site boundaries* 2. Within the remainder of the precinct no part of any *building* shall project beyond the *height in relation to boundary* plane from points 2.6m above *ground level* at the precinct *boundaries* See Appendix 2 for *boundary* plane angles. Except that: (a) this standard does not apply to *road boundaries*; (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.*

	metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1m above *height* limit in SETZ-S2 and not more than 1m in width or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
SETZ-S11	***Setbacks***	
PREC8 Mandeville Aviation and Rail Precinct only	1. Within the remainder of the precinct any *building* or *structure* shall be *setback* at least 4m from the precinct *boundaries*. Except that: (a) eaves, gutters and associated downpipes on any *building* may project into a *yard* by up to 600 mm.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site.*
SETZ-S12	***Visitor accommodation* ancillary to a *Temporary Event***	
PREC8 Mandeville Aviation and	1. The accommodation must be in a temporary *structure* such as a campervan, caravan or tent; and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:**

Rail Precinct only	2. The accommodation may only be used for the duration of the activity and one night either side of the start and end date; and 3. No accommodation is located within 10m of the precinct *boundary*; and 4. No accommodation is located within 20m of any *water body*; and 5. Toilet facilities are provided at the rate of one toilet per 40 persons accommodated.	1. The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the *amenity values* of the area. 2. The ongoing *effects* on the *amenity values* of surrounding properties and any cumulative *effects.* 3. The ability to provide adequate sanitation facilities.
SETZ-S13	***Helicopter Landing Area***	
PREC8 Mandeville Aviation and Rail Precinct only	1. The *helicopter landing area* is setback the minimum distances as follows: (a) 30m from the precinct *boundary*. (b) 50m from a road *boundary*.	**Activity status where compliance is not achieved:** Discretionary

NEIGHBOURHOOD CENTRES ZONE - NCZ

Overview and Purpose

There are currently three Neighbourhood Centre Zones in the Gore District, these are located:

- Talbot Street, East Gore
- Broughton Street, West Gore
- Albion Street, Mataura

The purpose of the zone is to provide for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood. These neighbourhood centres provide for small groups of shops and provide a limited range of services, employment and living opportunities at a scale that is appropriate to the residential areas they are located within and that does not detract from the vibrancy of the larger commercial centres. The neighbourhood centres can contribute to the amenity and sense of community of these residential areas and encourages walking and cycling.

The zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring the provision of a small-scale commercial centre that is supported by and is compatible with the surrounding residential area.

The zone will enable a range of small-scale commercial and community activities that provide for the day to day needs of the local residential community. The nature of the activities and built form are managed to be *pedestrian* orientated and not detract from the residential character and amenity of the surrounding area. Outdoor storage is restricted, and on-*site* parking and loading is not required, but where provided these spaces should not dominate the streetscape.

Residential or accommodation activities and offices provide for living opportunities and places of employment. These activities contribute to and support the viability and vibrancy of the neighbourhood centre but need to be appropriately located so that they complement rather than compete with *commercial activities* and do not detract from the commercial character of the streetscape.

Commercial activities that are vehicle orientated or involve age restricted items or services are discouraged in the Neighbourhood Centre Zone.

Objectives

NCZ-O1 Activities within Neighbourhood Centres Zones support the immediately surrounding residential neighbourhood and contribute positively to the vibrancy, sense of community and sustainability of residential neighbourhoods.

NCZ-O2 Neighbourhood Centres Zones do not detract from, or undermine, the vibrancy and functionality of main commercial centres.

NCZ-O3 Development in the Neighbourhood Centres Zones is *pedestrian* focused and is of an appropriate scale and proportion to the surrounding residential *environment*.

Policies

NCZ-P1 Enable a range of small-scale commercial and community activities that are compatible with residential amenity and provide for the day to day needs of the local residential community.

NCZ-P2 Provide for medium density *residential activities* above ground floor, or to the rear of *sites* where these do not interrupt the commercial frontage and can provide on-*site* amenity for occupants.

NCZ-P3 Provide for built development in the neighbourhood centre that:

1. contributes to a positive *pedestrian* experience and an attractive streetscape through *building* design, orientation and screening or landscaping;
2. is of an appropriate scale and proportion to be sympathetic to the surrounding residential *environment*;
3. has appropriate *setbacks* to waterways to maintain and enhance their amenity and Ngāi Tahu cultural values and natural character;
4. does not require large areas for outdoor storage of goods or materials;
5. provides for a safe *pedestrian* traffic *environment* through the design and location of any parking areas and *vehicle access*; and
6. responds to the underlying relationship Ngāi Tahu hold with the natural *environment*.

NCZ-P4 Enable the use of *reserve land* where the activity and / or development is consistent with the relevant Reserve Management Plan.

NCZ-P5 Manage activities establishing in the Neighbourhood Centres Zones to ensure that these are of an appropriate nature and scale that is compatible with neighbouring *residential activities*, and that maintain the amenity of the residential area and adjoining *sites*.

NCZ-P6 Avoid activities establishing in the Neighbourhood Centres Zones where these activities are of a nature, scale or intensity better suited to the larger Commercial Centres or Mixed Use Zones.

NCZ-P7 Avoid the establishment of *Industrial Activities*, unless these are *light Industrial activities* that are compatible with residential *amenity values* and that directly service the residential neighbourhood.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

NCZ-R1	***Retail Activity***	
NCZ-R2	***Commercial Service Activity***	
NCZ-R3	***Food and Beverage Activity***	
NCZ-R4	***Healthcare Activity***	
NCZ-R5	***Educational Facility***	
NCZ-R6	***Community Facility***	
All areas	**NCZ-R1 to NCZ-R6** **Activity status:** Permitted Where: 1. The *commercial service activity* or *retail activity* is not: (a) the sale of any age restricted product, substance, or service; or (b) a *service station*. 2. The *food and beverage activity* is not a licensed premises or a drive through facility.	**Activity status where compliance is not achieved with:** **NCZ-R1 to NCZ-R6(1):** Non-complying **NCZ-R1 to NCZ-R6(2):** Discretionary **NCZ-R1 to NCZ-R6(3) and NCZ-R1 to NCZ-R6(4):** Restricted Discretionary

	3. The *retail activity* or *commercial service activity* is not: (a) *yard based retail*; or (b) *trade suppliers*. 4. Any new or extended *building* or *structure* complies with Neighbourhood Centres Zone Standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7, and NCZ-S10.	**Matters of discretion:** 1. The *effects* on the character and amenity of the area, and the compatibility of the nature and scale of the activity with the residential neighbourhood and any adjoining *sites*. 2. The amount of traffic generated by the activity, and the *effects* on health and safety, *pedestrian* and residential character and amenity. 3. The matters of discretion of the infringed standard.
NCZ-R7	***Residential Activities***	
All areas	**Activity status:** Permitted Where: 1. The *residential unit* is either: (a) located above ground floor level; or (b) no part fronts onto a public space, including *roads*. 2. Any new or extended *building* or *structure* complies with Neighbourhood Centres Zone Standards NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S8 and NCZ-S9.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the activity contributes positively to the vibrancy of the neighbourhood centre, and the *effects* on the streetscape and the openness and continuity of the commercial frontage. 2. The *effects* on the character and amenity of the area, and the compatibility of the nature and scale of the activity with the residential neighbourhood and any adjoining *sites*. 3. The nature and location of surrounding development and the compatibility with the context of activities in the surrounding area, including the potential for *reverse sensitivity*. 4. The matters of discretion of any infringed standard.

NCZ-R8	***Visitor Accommodation***	
NCZ-R9	***Office activity***	
All areas	**NCZ-R8 and NCZ-R9** **Activity status:** Permitted Where: 3. The *office activity*, or all habitable areas used for *visitor accommodation* is either: (c) located above ground floor level; or (d) no part fronts onto a public space, including *roads*. 4. Any new or extended *building* or *structure* complies with Neighbourhood Centres Zone Standards NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7, and NCZ-S10.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 5. Whether the activity contributes positively to the vibrancy of the neighbourhood centre, and the *effects* on the streetscape and the openness and continuity of the commercial frontage. 6. The *effects* on the character and amenity of the area, and the compatibility of the nature and scale of the activity with the residential neighbourhood and any adjoining *sites*. 7. The nature and location of surrounding development and the compatibility with the context of activities in the surrounding area, including the potential for *reverse sensitivity*. 8. The matters of discretion of any infringed standard.
NCZ-R10	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted Where: 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary

NCZ-R11	***Entertainment and Hospitality Activities***	
NCZ-R12	***Emergency Services Facility***	
NCZ-R13	***Light Industrial Activities***	
All areas	**NCZ-R11 to NCZ-R13** **Activity status:** Restricted Discretionary Where: 1. The *light industrial activity* is limited to the repair and servicing of personal, household or garden equipment, appliances, or cycles. 2. Any new or extended *building* or *structure* complies with Neighbourhood Centres Zone Standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7, and NCZ-S10. **Matters of discretion:** 1. The amenity *effects* arising from the activity and the degree to which odour, *dust* or *noise*, or elevated risk to people's health and safety is compatible with the surrounding area and adjoining *sites*. 2. The compatibility of the nature and scale of the activity with the residential neighbourhood and the *effect* on the character of the adjoining *sites* and surrounding area. 3. Whether the activity contributes positively to the vibrancy of the neighbourhood centre and the *effects* on the commercial character of the streetscape.	**Activity status where compliance is not achieved:** Discretionary

	4. The amount of traffic generated by the activity, and the *effects* on health and safety, *pedestrian* and residential character and amenity. 5. The matters of discretion of any infringed standard.	
NCZ-R14	**All other activities**	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

NCZ-S1	Frontages	
All activities **excluding Office Activities, Visitor Accommodation and Residential Activities**	Where a *building* is constructed or altered: 1. All principal *buildings* must be built up to and orientated towards the *road boundary* of the site, or other *public place*. 2. The principal public entrance to the *building* must be located from the *road boundary*, or other *public place*. 3. At least 55% of the ground floor frontage of a *building* fronting a street other public place must be display windows or transparent glazing. 4. Except for areas covered by *buildings* or *vehicle access* a landscape strip must be established and maintained along all *road boundaries*, with a minimum depth of 1 metre with plantings that will reach a maximum *height* of 1.5m.	**Activity status where compliance is not achieved:** Restricted discretionary **Matters of discretion:** 1. The *pedestrian* amenity, quality and character of the streetscape. 2. The nature, location and design of existing development. 3. The compatibility with anticipated scale, proportion, and context of *buildings* in the surrounding area. 4. The ability to reuse and adapt the *building* for a variety of activities. 5. Whether the site has multiple *road boundaries*, and orientation of the *building* in relation to the hierarchy of these *roads*. 6. The *effects* on the character of the streetscape and the openness and continuity of the commercial frontage.
NCZ-S2	***Height in relation to boundary***	
All Activities	1. No part of any building or structure projects beyond the height in relation to boundary plane, measured from points 2.6 metres above ground level at site boundaries where that *boundary* adjoins a site: (a) Zoned Residential; (b) That is a public park or reserve; or	**Activity status where compliance is not achieved:** Restricted discretionary **Matters of discretion:** 1. The adverse *effects* on the heritage or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance.

	(c) Containing a scheduled *heritage item*. See Appendix 2 for boundary plane angles. Except that: (i) this standard does not apply to *road* boundaries; (ii) the following intrusions are permitted: • for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; • roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above the zone *height* limit and has a maximum width of 1m or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.
NCZ-S3	***Height***	
All Activities	1. The *building* must not exceed a maximum *height* of 8 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape.

		3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
NCZ-S4	***Setbacks* to side and rear *boundaries***	
All Activities	1. Any building is *setback* from any side or rear *boundary* where that *boundary* adjoins a site: (a) Zoned Residential; or (b) That is a public park or reserve; or (c) Containing a scheduled *heritage item* the minimum distance as follows: (i) Any *residential unit* - 1 metre; and (ii) All other buildings - 3 metres Except that: • eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600 mm. • an *accessory building*, either stand alone or attached to the *residential unit*, may be *setback* a minimum of 2m from the side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed 10 metres and does not contain any windows or openings. • a carport or garage may be located 0.5m from a side or rear *boundary* where wall length doesn't exceed 6m and there is no window or door facing the *boundary.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the heritage and/or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.

NCZ-S5	***Setbacks* to *rivers* and streams**	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*. 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

NCZ-S6	Screening	
All Activities	Screening must be provided for: 1. Any on-site service areas, including rubbish collection areas, or outdoor storage area of goods or materials, that is visible from an adjoining property, public space or *road* must be screened from the property or *road*; and 2. The side or rear *boundary* of a *site* that adjoins a *site* zoned residential, except for where *buildings* share a *common wall* along the *boundary*. The screening must be either: (a) Planting to a minimum depth of 1 metre with species between 1.5m and 2m high; or (b) A solid, close-boarded enclosed fence made with a minimum *height* of 1.6m and a maximum *height* of 2m.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces. 2. The visual *effects* and amenity of the adjoining *sites*. 3. The nature of the activity, the size and location of service, storage and parking areas, and compatibility with the adjoining activities. 4. The extent to which the activity is able to be screened.
NCZ-S7	**Outdoor storage of goods and materials**	
All Activities **excluding Residential Activities**	1. Outdoor storage of goods and materials must not: (a) encroach on required loading areas or landscape areas. (b) exceed a *height* of 2 metres. (c) exceed 20 percent *site coverage*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces. 2. The location, bulk and scale *effect* on the character and amenity of the adjoining *sites*. 3. The visual *effects* and, the extent of screening and landscaping.

		4. The *effect* on the movement of people and vehicles on the *site*. 5. Safety issues.
NCZ-S8	***Outdoor living space***	
Residential Activities	1. Each *residential unit* at ground floor level must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 20m^2 which: (i) has a minimum 3m diameter circle; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) does not face south; and (iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces. 2. Each *residential unit* above ground floor must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) is not south facing.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents; 3. The proximity of alternative opportunities for outdoor amenity and recreation; 4. The reason for the reduced *outdoor living space.*
NCZ-S9	***Density***	
Residential Activities	1. *Residential units* must not exceed a minimum density of one per 150m^2 of *net site area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:**

		1. The *effects* on the commercial character of the zone and potential for *reverse sensitivity effects*. 2. The compatibility of the intensity of the activity with the surrounding residential neighbourhood and amenity of any adjoining *sites*.
NCZ-S10	**Hours of Operation**	
All Activities **excluding Residential Activities**	1. Hours of operation must not be outside of 7am to 9pm on any day. 2. For *visitor accommodation*, these hours apply to reception and servicing activities only. *Note: The hours of operation applies to deliveries as well as the activity.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* on the character and amenity of the adjoining *sites* and the residential neighbourhood. 2. The *effects* from the movement of people and vehicles on and to the *site*.

LOCAL CENTRE ZONE - LCZ

Overview and Purpose

The Local Centre Zone is located around the central commercial area in Mataura. The purpose of the zone is to provide a small commercial and service centre for the local community. The *structure* of the local centre zone is similar to the town centre zone, but on a scale appropriate to the local catchment that will not detract from the Gore town centre.

The zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring the provision of a vibrant high quality commercial area, with a range of *building* scales and activities, and where the heritage, character and *pedestrian* amenity is maintained or enhanced.

The zone will enable a broad range of commercial, community and hospitality activities to establish in the centre to provide goods and services for the local community. The centre zone provides for different types and scale of *commercial activities* and *commercial service activities*, that range from fine grain retail through to larger format. Although some of the larger scale activities may require *vehicle access* and parking, the built form of the town centre is managed to be *pedestrian* orientated. On-*site* parking and loading is not required, but where provided these spaces should not dominate the streetscape. Outdoor storage is also restricted and *commercial activities* that require large areas of outdoor storage or are *yard* based are discouraged in the Local Centre Zone.

Residential or accommodation activities and offices provide for urban living opportunities and places of employment. These activities contribute to and support the viability and vibrancy of the local centre but need to be appropriately located so that they complement rather than compete with *commercial activities*. These activities also have the potential to detract from the commercial character of the streetscape, in particular along the *pedestrian frontages* of the core which are characterised by fine grain retail.

The local centre adjoins the statutorily acknowledged Mataura River and the nearby Mataura Falls/Te Au Nui Pihapiha Kanakana that are significant natural features of the District, and of particular cultural importance to Ngāi Tahu. The proximity and connection to the *river* is an amenity feature for the centre that could be enhanced.

Core Precinct (PREC4)

The Core Precinct of the Local Centre Zone encompasses the central shopping area around Bridge Street. The purpose of the precinct is to provide a focal point for the centre, where most of the fine grain retail and *pedestrian* activity is centred, and where the streetscape has a *historic character* with a number of scheduled heritage *buildings*. Specific design provisions apply providing for the amenity of a *pedestrian* orientated streetscape to be maintained or enhanced. The built form in the core precinct is also managed to maintain or enhance the look and feel of the historic streetscape character.

The objectives, policies, and rules specific to the Local Centre Core Precinct apply in addition to the provisions of the underlying Local Centre Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Objectives

LCZ-O1 Activities within the Local Centre Zone provide for and encourage a range of commercial and community activities to support the needs of the Mataura community.

LCZ-O2 The activities within the Local Centre Zone contribute positively to the heritage, cultural identity, vibrancy, sense of community, sustainability and resilience of Mataura, and the *adaptive re-use* of existing *buildings* is encouraged.

LCZ-O3 The Local Centres Zone does not detract from, or undermine, the vibrancy and functionality of the Town Centre Zone.

LCZ-PREC4-O1 The Local Centre Core Precinct is a vibrant *pedestrian* orientated attractive streetscape that provides a fine grain retail experience, where the amenity, heritage values, *historic character* and appearance of the Local Centre is maintained or enhanced.

Policies

LCZ-P1 Enable a range of commercial and community activities that contribute positively to the vibrancy, amenity and character of the local centre, including commercial operations or community uses that require larger floorplates and/or *vehicle access* in the areas outside the Local Centre Core Precinct.

TCZ-P1 Provide for medium density residential and accommodation activities within the Local Centre, where *residential units* are located above ground floor or the rear of *sites*, *outdoor living space* is provided, and units have *acoustic treatment* so that *reverse sensitivity effects* are managed in relation to surrounding activities.

LCZ-P2 Provide for built development in the Local Centre that:

1. contributes to a positive *pedestrian* experience and an attractive streetscape through *building* design, orientation and screening or landscaping;
2. is of an appropriate scale, design and proportion to be sympathetic to heritage values and to the surrounding residential *environment*;
3. promote the *adaptive re-use* of existing *buildings*;
4. do not require large areas for outdoor storage of goods or materials;
5. provides for a safe *pedestrian* traffic *environment* through the design and location of any parking areas and *vehicle access*; and
6. responds to the underlying relationship Ngāi Tahu hold with the natural *environment*.

LCZ-P3 Provide opportunities for enhanced public *access* to the Mataura River through the provision of *esplanade reserves* at the time of *subdivision*, and have appropriate *setbacks* to waterways to maintain and enhance their amenity, environmental, and Ngāi Tahu cultural values and natural character.

LCZ-P4 Enable the use of reserve *land* where the activity and / or development is consistent with the relevant Reserve Management Plan.

LCZ-P5 Encourage the urban design of a streetscape, with *land transport infrastructure* such as *street furniture* and artwork, that contributes to the unique Ngāi Tahu cultural identity of the district.

LCZ-P6 Manage on-*site car parking activities* so that these do not detract from the *pedestrian* orientated streetscape, and ensure that these spaces are attractive and safe by their design, layout, visual integration and relief.

LCZ-P7 Manage activities which are potentially compatible with the purpose and predominant character of the Local Centre Zone having regard to whether:

1. the activity will improve community access to goods, services or *community facilities* and provide for the community's social and/or economic needs;
2. the activity intensity and scale compromise enabled activities in the zone;
3. the scale, design and layout of the activity is compatible with the character and amenity of the centre;
4. the design and location of any parking areas, *vehicle access* and servicing arrangements maintain streetscape amenity and do not compromise *pedestrian* safety;
5. there is adequate existing and/or planned *infrastructure* to service the activity;
6. the compatibility with surrounding activities, including *reverse sensitivity effects* and the potential conflict with and proximity to the residential zone;
7. the activity compromises the vitality and functionality of the Town Centre Zone.

LCZ-P8 Avoid activities establishing in the local centre that are:

1. incompatible with the anticipated purpose, character and *amenity values* of the Local Centre Zone; or
2. which do not contribute positively to the vibrancy of the local centre such as:
   (a) storage; or
   (b) activities that have a *yard* requirement; or
   (c) manufacturing components; or
   (d) have the potential to cause objectionable or noxious *effects.*

LCZ-PREC4-P1 Enable a range of small scale commercial, hospitality and community activities that contribute positively to the vibrancy of the Local Centre Zone and fine grain retail experience at the *pedestrian* focused core.

LCZ-PREC4-P2 Enable a mix of compatible activities that are not service or retail focused to locate in the upper levels of *buildings* on *pedestrian frontages* within the Local Centre Zone to contribute to the vibrancy of the centre.

LCZ-PREC4-P3 Manage *demolitions*, new *buildings*, and *alterations* and *additions* to the façade above the veranda within the Local Centre Core Precinct to ensure:

1. *buildings* and features that contribute to *historic character* of the streetscape are retained;
2. sympathetic work that is in response to a *natural hazard* and health and safety risk, such as earthquake strengthening are provided for;
3. development is sympathetic to the *historic character* of the local centre and the heritage values of any adjoining scheduled *heritage item*.

LCZ-PREC4-P4 Require *buildings* within the Local Centre Core Precinct to contribute to a vibrant retail area and provide for a high amenity *pedestrian* streetscape through *building* orientation and design by ensuring:

1. active *building* frontages with a high degree of intervisibility and connection to the street are provided;
2. public *pedestrian access* is provided from the front and service areas to the rear;
3. *vehicle accesses* are excluded from *pedestrian frontages*;
4. continuous verandas are provided for shade and weather protection.

LCZ-PREC4-P5 Avoid activities within the Local Centre Core Precinct that require larger floorplates, outdoor storage or are vehicle orientated, including avoiding any *vehicle access* on to *pedestrian frontages* or on-*site car parking activities.*

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

LCZ-R1	***Retail Activity***	
LCZ-R2	***Commercial Service Activity***	
LCZ-R3	***Food and Beverage Activity***	
LCZ-R4	***Healthcare Activity***	
LCZ-R5	***Educational Facility***	
LCZ-R6	***Community Facility***	
All areas	**LCZ-R1 to LCZ-R6** **Activity status:** Permitted Where: 1. The *retail activity* or *commercial service activity* is not: (a) *yard based retail*; or (b) *trade suppliers*. 2. Any new or extended building or structure complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 and LCZ-S8.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the vibrancy, urban quality and character of the local centre. 2. The *effects* on the character and *amenity values* of the streetscape. 3. The nature and location of existing development and the compatibility with the context of activities in the surrounding area. 4. The matters of discretion of the infringed standard.
LCZ-R7	***Office Activity***	
LCZ-R8	***Visitor Accommodation* Activity**	
LCZ-R9	***Community Corrections Activity***	
All areas including the	**LCZ-R7 to LCZ-R9**	**Activity status where compliance is not achieved with:** **LCZ-R7 to LCZ-R9(1) or LCZ-R7 to LCZ-R9(2):** Restricted

precinct	**Activity status:** Permitted 1. Any new or extended *building* or *structure* complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 and LCZ-S8. 2. The *visitor accommodation* activity complies with *Noise* Standard NOISE-S3 *Acoustic treatment*, or *alterations* to existing *buildings*, to be occupied by a *noise sensitive activity*.	Discretionary **Matters of discretion:** 1. The matters of discretion of the infringed standard.
PREC4 Local Centre Core Precinct	3. Where located along an identified *pedestrian frontage* the activity is not located on the ground floor of the *building*, other than areas: (a) open to the general public; (b) used for a personal service element of the activity; or (c) used for *access*.	**Activity status where compliance is not achieved with:** **LCZ-R7 to LCZ-R9(3):** Restricted Discretionary **Matters of discretion:** 2. Whether the activity contributes positively to the vibrancy of the local centre and/or the fine grain retail experience of the *pedestrian* core. 3. Whether the *site* has multiple *road boundaries*, and the orientation of the *building* in relation to the hierarchy of these *roads*. 4. The ability to reuse and adapt the *building* for a variety of activities. 5. The nature and location of existing development and the compatibility with the context of activities in the surrounding area.

LCZ-R10	*Residential Activity*	
All areas	**Activity status:** Permitted Where: 1. The *Residential Activity*, other than an area used solely for *access*, is: (a) not located on the ground floor of the *building;* or (b) no part fronts onto a public space, including *roads*. 2. Any new or extended *building* or *structure* complies with Local Centre Zone Standards LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7, LCZ-S9 and LCZ-S10. 3. The *residential activity* complies with *Noise* Standard NOISE-S3 *Acoustic treatment*, or *alterations* to existing *buildings*, to be occupied by a *noise sensitive activity*.	**Activity status where compliance is not achieved with:** **LCZ-R10(1):** Discretionary **LCZ-R10(2) or LCZ-R10(3):** Restricted Discretionary **Matters of discretion** 1. Whether the activity contributes positively to the vibrancy of the local centre and/or the fine grain retail experience of the *pedestrian* core. 2. The *pedestrian* amenity, urban quality and commercial character of the streetscape. 3. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 4. The nature and location of surrounding development and the compatibility with the context of activities in the surrounding area, including the potential for *reverse sensitivity*. 5. The matters of discretion of any infringed standard.

LCZ-R11	*Entertainment and Hospitality Activity*	
All areas	**Activity status:** Permitted Where: 1. The activity wholly takes place within a *building*; and 2. Any new or extended *building* or *structure* complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 and LCZ-S8.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 2. The compatibility with anticipated scale, proportion, and context of activities in the surrounding area. 3. The use of any outdoor areas, the compatibility with surrounding uses, and amenity *effects* including *noise*. 4. The matters of discretion of any infringed standard.

LCZ-R12	**Use of Reserve Land**	
All areas	**Activity status:** Permitted Where: 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary

LCZ-R13	*Building* activity	
PREC4 Local Centre Core Precinct	**Activity status:** Permitted 1. Any *building* construction, erection, *demolition*, *alteration* or *addition* is permitted where the *building* works do not: (a) remove a *building*; or (b) construct a new *building*; or (c) alter or add to the existing façade above the veranda. **Note:** This rule does not apply to scheduled heritage *buildings*	**Activity status where compliance not achieved with:** **LCZ-R12(1):** Controlled 3. Where the works are for the purpose hazard mitigation or protection including: (b) Earthquake strengthening (c) Flood mitigation (d) Fire protection and are required to satisfy or increase compliance with Building Act 2004 and Building Code requirements. **Matters of control:** 1. The timing and duration of construction works and construction *effects*, including visual *effects*. 2. The sympathy of the design and compatibility of the *alterations*, *additions* or new *building* with the existing historic streetscape having particular regard to: (a) The location and scale; and (b) the form and materials. 3. If the *building* adjoins a scheduled *heritage item*, the integration to and connection with the *heritage item*, and the methodologies to be used to protect the *heritage item* during works. **Activity status where compliance not achieved with:** **Controlled activity rule LCZ-R12(3):** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the heritage, amenity and character of the locality.

		2. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 3. The compatibility with anticipated scale, proportion, and context of activities in the surrounding area. 4. The matters of control under LCZ-R12(3). 5. The contribution of the *building* to the *historic character* of the local centre and whether important features are retained or enhanced. 6. The reasons for the removal of the *building* and, if it contributes to *historic character*, the reasonable alternatives and the extent to which it poses a risk to the safety of persons or property.
All areas	2. Any new or extended *building* or *structure* complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 and LCZ-S8.	**Activity status where compliance not achieved with LCZ-R12(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of the infringed standard.

LCZ-R14	***Car parking activity***	
PREC4 Local Centre Core Precinct	**Activity status:** Restricted Discretionary Where: 1. The activity is not located within PREC Local Centre Core Precinct.	**Activity status where compliance is not achieved with:** **LCZ-R13(1):** Non-complying
All areas	2. Any new or extended building or structure complies with Local Centre Zone Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 and LCZ-S8. **Matters of discretion:** 1. The extent to which the location and design of the car parking area is visually integrated with the surrounding area. Whether the car parking area is designed to incorporate *Crime Prevention through Environmental Design (CPTED)* principles, including encouraging surveillance, effective lighting, management of public areas and *boundary* demarcation. 2. The extent to which the car parking area includes landscaping or other features designed to provide amenity and visual relief.	**Activity status where compliance is not achieved with:** **LCZ-R13(2):** Discretionary
LCZ-R15	***Hospital Activities***	
LCZ-R16	***Emergency Services Facility***	
LCZ-R17	***Service Station***	
All areas	**LCZ-R15 to LCZ-R17** **Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A

LCZ-R18	All other activities	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

Standards

LCZ-S1	Activities within the Core Precinct	
All activities within PREC4 Local Centre Core Precinct	1. The maximum *ground floor area* per tenancy accessible to the public shall not exceed: (a) 100 square metres; and (b) 10 metres in width. *Note: the above dimensions are activity dimensions, not the building dimensions.*	**Activity status where compliance is not achieved:** Restricted discretionary. **Matters of discretion:** 1. Whether the activity contributes positively to the vibrancy of the local centre and/or the fine grain retail experience of the Core Precinct. 2. The ability to reuse and adapt an existing *building* for the activity. 3. Whether the *site* has multiple *road boundaries*, and if the *building* design or modulation can retain the integrity of the character of the local centre core precinct. 4. The nature, location and design of existing development and the compatibility with anticipated scale, proportion, and context of activities in the surrounding area.

LCZ-S2	Frontages	
All activities	Where a *building* is constructed or altered: 1. All principal *buildings* must be built up to and orientated towards the *road boundary* of the *site*. 2. The principal public entrance to the *building* must be located from the *road boundary*. 3. Except for areas covered by *buildings* or *vehicle access* a landscape strip must be established and maintained along all *road boundaries*. The strip must be at least 1 metre wide with plantings that will reach a maximum *height* of 1.5m. *Note: This standard does not apply to scheduled heritage buildings*	**Activity status where compliance is not achieved with:** **LCZ-S2(1), LCZ-S2(2) or LCZ-S2(3):** Restricted discretionary **Matters of discretion:** 1. The *pedestrian* amenity, quality and character of the streetscape. 2. The nature, location and design of existing development. 3. The compatibility with anticipated scale, proportion, and context of *buildings* in the surrounding area. 4. The ability to reuse and adapt the *building* for a variety of activities. 5. Whether the *site* has multiple *road boundaries*, and orientation of the *building* in relation to the hierarchy of these *roads*.
All activities within PREC4 Local Centre Core Precinct excluding Office Activities, Visitor Accommodation and Residential	4. Where a *building* that fronts a *road boundary* identified as a *pedestrian frontage* is constructed or altered the *building* must: (a) Be built up to the frontage and provide a continuous façade; (b) provide a veranda that: (i) extends along the entire length of the *building* frontage facing the *road boundary*; and (ii) is connected without any break to any existing veranda on an adjoining *site*, unless the adjoining *building* is a scheduled *heritage item*;	**Activity status where compliance is not achieved with:** **LCZ-S2(4):** Restricted discretionary **Matters of discretion:** 6. Matters of discretion 1-5. 7. Whether the *building* design contributes positively to the vibrancy of the local centre and/or the fine grain retail experience of the Core Precinct. 8. Whether the *site* has multiple *road boundaries*, and if the

Activities	(c) have visually transparent glazing for the display of goods and services to passing *pedestrians*, which covers a minimum of 75 percent of the ground floor level elevation facing the *road* and that is not painted or obscured; (d) locate all storage areas or service areas within or to the rear of the *building* or in a location where they are not visible from the *road boundary*; and (e) have no *vehicle access* points across the *road boundary*. *Note: This standard does not apply to scheduled heritage items.*	*building* design or modulation can retain the integrity of the character of the local centre core precinct. 9. The *effects* on the quality and character of the streetscape. 10. Traffic *effects* and the safety of *pedestrians*. 11. The extent to which the amenity of *pedestrians* will be adversely affected. 12. If the *building* adjoins a scheduled *heritage item*, the integration to and connection with the *heritage item*, and the methodologies to be used to protect the *heritage item* during works.
LCZ-S3	***Height in relation to boundary***	
All Activities	1. No part of any building or structure projects beyond the height in relation to boundary plane, measured from points 3 metres above ground level at site boundaries where that *boundary* adjoins a site: (a) Zoned Residential; (b) That is a public park or reserve; or (c) Containing a scheduled *heritage item*. See Appendix 2 for boundary plane angles. Except that: (i) this standard does not apply to *road* boundaries; (ii) the following intrusions are permitted: • for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the	**Activity status where compliance is not achieved:** Restricted discretionary. **Matters of discretion:** 1. The adverse *effects* on the heritage or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the structure can be more appropriately located to minimise adverse visual amenity *effects*.

	boundary, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; • roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above the zone *height* limit and has a maximum width of 1m or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
LCZ-S4	***Height***	
All activities	1. The *building* must not exceed a maximum *height* of 9 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape, including impacts on views to and between features of importance to Ngāi Tahu. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
LCZ-S5	***Setbacks* to side and rear *boundaries***	
All Activities	1. Any *building* must be *setback* at least 2 metres from the	**Activity status where compliance is not achieved:**

	boundary where that *boundary* adjoins a *site*: (b) Zoned Residential; or (c) That is a public park or reserve; or (d) Containing a scheduled *heritage item*. Except that: (i) The setback does not apply to shared *common walls.* (ii) eaves, gutters and associated downpipes on any building may intrude into the setback by a maximum of 600 mm. (iii) a carport or garage may be located 0.5m from a side or rear boundary where wall length doesn't exceed 6m and there is no window or door facing the boundary.	Restricted Discretionary. **Matters of discretion:** 1. The adverse *effects* on the heritage and/or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
LCZ-S6	***Setbacks* to *rivers* and streams**	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*. 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and /or habitats.

		4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
LCZ-S7	**Screening**	
All Activities	Screening must be provided for: 1. Any on-site service areas, including rubbish collection areas, or outdoor storage area of goods or materials, that is visible from an adjoining property, public space or *road* must be screened from the property or *road*; and 2. The side or rear *boundary* of a *site* that adjoins a *site* zoned residential, except for where *buildings* share a *common wall* along the *boundary*. The screening must be either: (a) Planting to a minimum depth of 1 metre with species between 1.5m and 2m high; or (b) A solid, close-boarded enclosed fence made with a	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces. 2. The visual *effects* and amenity of the adjoining *sites*. 3. The nature of the activity, the size and location of service, storage and parking areas, and compatibility with the adjoining activities. 4. The extent to which the activity is able to be screened.

	minimum *height* of 1.6m and a maximum *height* of 2m.	
LCZ-S8	**Outdoor storage of goods and materials**	
All Activities excluding Residential Activities	1. Outdoor storage of goods and materials must not: (a) encroach on required loading areas or landscape areas. (b) exceed a *height* of 2 metres. (c) exceed 20 percent *site coverage*.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces. 2. The location, bulk and scale *effect* on the character and amenity of the adjoining *sites*. 3. The visual *effects* and, the extent of screening and landscaping. 4. The *effect* on the movement of people and vehicles on the *site*. 5. Safety issues.
LCZ-S9	***Outdoor living space***	
Residential Activity	1. Each *residential unit* at ground floor level must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 20m^2 which: (i) has a minimum 3m diameter circle; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) does not face south; and (iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces. 2. Each *residential unit* above ground floor must provide:	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents; 3. The proximity of alternative opportunities for outdoor amenity and recreation; 4. The reason for the reduced *outdoor living space*.

	(a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) is not south facing. (iv)	
LCZ-S10	***Density***	
Residential Activity	1. *Residential units* must not exceed a minimum density of one per 150m^2 of *net site area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the activity contributes positively to the vibrancy of the local centre. 2. The urban quality and commercial character of the streetscape. 3. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 4. The nature and location of surrounding development and the compatibility with the context of activities in the surrounding area, including the potential for *reverse sensitivity*.

MIXED USE ZONE - MUZ

Overview and Purpose

The purpose of the Mixed Use Zone is to provide for a range of compatible activities which will support the economic needs of the local community whilst providing for cultural and social well-being and respecting the underlying relationship between Ngāi Tahu and the natural *environment*. Compatible activities include those activities which can co-exist without unreasonable cross *boundary* adverse *effects* and include residential, recreational, community, *light industrial activities* and some *commercial activities.*

Development within the Mixed Use Zone should be of a scale and nature which supports the social, cultural and economic needs of the community without detracting from the vitality, vibrancy and economic hub of the Town Centre and Local Centre. The Zone should be well functioning with activities that complement rather than detract from each other permitted to establish. Cross *boundary effects* and *reverse sensitivity* should be managed to allow for the range of activities to co-exist in an appropriate *environment*.

Activities that generate adverse *effects* of a nature or scale that is potentially objectionable, or offensive will typically not be anticipated in the Mixed Use Zone unless such activities can comprehensively demonstrate they are able to co-exist with more *sensitive activities* in the vicinity.

Residential development is anticipated in the zone at a density which accounts for the range of different activities enabled within the zone and to ensure on-*site amenity values* are managed and cross *boundary effects* mitigated. Allowing for higher density development than the General Residential Zone ensures an efficient use of *land* resources in recognition of the proximity to amenities and services.

Amenity values vary within the zone with pockets of residential development having higher *amenity values* and greater level of landscaping compared to the areas of commercial or light industrial development where *amenity values* are lower, *buildings* are larger and there is a greater emphasis on *vehicle access*, parking and customer interface. Development within the zone should reflect existing *amenity values* and aim to enhance general *amenity values* whilst maintaining the purpose of the zone.

Objectives

MUZ-O1 The Mixed Use Zone provides for a wide range of activities to meet the economic, cultural and social needs of the Gore District.

MUZ-O2 The type of activities and services provided for in the Mixed Use Zone are limited to ensure the vitality, vibrancy and character of the town centre or local centre is not compromised.

MUZ-O3 The Mixed Use Zone provides a safe, accessible and functional working and residential *environment* with a reasonable level of amenity consistent with the range of activities provided for.

MUZ-O4 Adverse environmental *effects* or impacts on Ngāi Tahu cultural values generated by activities within the Mixed Use Zone are managed, particularly at the zone interfaces.

Policies

MUZ-P1 Enable activities which are compatible with the purpose and predominant character of the Mixed Use zone whilst ensuring their design, scale and intensity is appropriate.

MUZ-P2 Manage activities which are potentially compatible with the purpose and predominant character of the Mixed Use zone where:

1. the activity will improve community access to goods, services or facilities and provide for the community's social and / or economic needs; and
2. the scale, design and layout of the activity is compatible with the character and amenity of the surrounding area; and
3. any adverse *effects* on *sites* within Residential, Māori Purpose or Open Space and Recreation Zones can be avoided unless the *effects* can be adequately mitigated; and
4. the activity can be adequately serviced with existing or planned *infrastructure*.

MUZ-P3 Avoid activities that are incompatible with the purpose and predominant character of the Mixed Use zone including:

1. activities which would detract from the vitality, vibrancy and character of the Town Centre and Local Centre.
2. activities which generate noxious, offensive and objectionable *effects*.
3. activities which would result in *reverse sensitivity effects* and/or conflict with anticipated activities.

MUZ-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:

1. ensuring landscaping is provided and maintained, particularly on *road* frontages;
2. screening outdoor storage areas (which are not for sales purposes) and rubbish areas to reduced adverse visual *effects* and cross *boundary effects* such as *noise* and *discharge* of odour or *dust*;
3. ensuring that *buildings* and *structures* are of a scale and *height* which is compatible with the anticipated mixed use character and amenity of the zone.
4. requiring appropriate *setbacks* to waterways to maintain and enhance amenity, Ngāi Tahu cultural values and natural character.

MUZ-P5 Manage adverse *effects* of activities within the zone to maintain the character and amenity of adjoining zones.

MUZ-P6 Enable the use of *reserve land* where the activity and / or development is consistent with the relevant Reserve Management Plan.

MUZ-P7 Enable *residential activity* and provide for *comprehensive residential development* where:

1. *residential units* are designed and built with appropriate levels of insulation and ventilation to mitigate *noise effects*.
2. the *amenity values* of occupants are provided for through outlook, privacy, layout and design and *outdoor living space*.
3. *reverse sensitivity effects* on other permitted activities are minimised.

Notes

Note 2	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 1	**Other legislation**
	The provisions of the National Environment Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council. The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in *river beds*. In certain circumstances resource consent will be required from Environment Southland.

Rules

MUZ-R1	***Office Activity***	
MUZ-R2	***Light Industrial Activity***	
MUZ-R3	***Service Station***	
MUZ-R4	***Community Facility***	
MUZ-R5	***Healthcare Activity***	
MUZ-R6	***Supported Residential Accommodation Activity***	
MUZ-R7	***Visitor Accommodation***	
MUZ-R8	***Emergency Services Facility***	
MUZ-R9	***Community Corrections Activity***	
All areas	**MUZ-R1 to MUZ-R9** **Activity status:** Permitted Where: 1. Any new, extended or converted *Building* containing a *noise sensitive activity* complies with NOISE-S3 (*acoustic treatment*). 2. Any new or extended *building* or *structure* complies with all Mixed-Use Zone Standards except standards MUZ-S8 and MUZ-S9.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters over which discretion is restricted:** 1. The matters of discretion for the relevant infringed standard.
MUZ-R10	***Residential Activity***	
All areas	**Activity status:** Permitted Where:	**Activity status where compliance is not achieved with:**

	1. One *minor residential unit* per *residential unit*; and 2. Maximum floor area of 60 square metres; and 3. The activity complies with MUZ-S9 (density); and 4. Any new or extended *building* or *structure* complies with the standards MUZ-S1, MUZ-S2, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6; and 5. Any new *residential unit* complies with standards MUZ-S8; and 6. Any new *residential unit* or *building* containing *habitable rooms* complies with NOISE-S3 (*acoustic treatment*).	**MUZ-R10(1), MUZ-R10(2) and MUZ-R10(3):** Non-complying **MUZ-R10(4), MUZ-R10(5) and MUZ-R10(6):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
MUZ-R11	***Home Business***	
	Activity status: Permitted Where: 1. The activity occupies no more than 50 square metres of the *gross floor area* of the *buildings* on the *site*; and 2. Goods, materials or equipment associated with the activity must be stored within a *building*; and 3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who may or may not reside on the *site; and* 4. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding residential area. 3. Hours of operation. 4. The *effects* of traffic on the safe and efficient operation of the surrounding *transport network.* 5. Servicing including low impact design.

	5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the 0730 and 1900 Monday to Saturday; and 6. Any new or extended *building* or *structure* complies with standards MUZ-S1, MUZ-S2, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S7 and MUZ-S10.	6. The matters of discretion of any infringed standard.
MUZ-R12	***Retail Activity***	
All areas	**Activity status:** Permitted Where: 1. The *retail activity* is limited to one or more of the following: (a) an *ancillary activity* which is the sale of products generated by an activity permitted under Rules MUZ-R1-MUZ-R8 where the maximum retail area accessible by the public does not exceed the lesser of: (i) 10% of the area of the *building*; or (ii) 100 square metres (b) the hire of goods which require outdoor storage; (c) sale of products that require outdoor storage or are one or more of the following: (i) cars, boats, tractors or other machinery or vehicles; (ii) automotive and marine supplies. (iii) *building* supplies; (iv) farming and agricultural supplies;	**Activity status where compliance is not achieved with:** **MUZ-R12(1):** Non-Complying **MUZ-R12(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.

	(v) garden and landscaping supplies. (vi) office furniture. 2. Any new or extended *building* or *structure* complies with all Mixed-Use Zone Standards except MUZ-S8 and MUZ-S9.	
MUZ-R13	***Food and Beverage Activity***	
	Activity Status: Permitted Where: 1. The activity is a take-away food premises where the maximum area accessible to the public does not exceed 50 square metres; and 2. Any new *building* or *structure* complies with all Mixed Use Zone Standards except MUZ-S8 and MUZ-S9.	**Activity status where compliance is not achieved:** Discretionary
MUZ-R14	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act. Except that: Use of Hyde Park (Lots 3-15 DP 2971 and Section G SO 1085) as *reserve land* is permitted whilst the *land* is owned by Gore District Council.	**Activity status where compliance is not achieved:** Discretionary

MUZ-R15	***Educational Facility***	
MUZ-R16	***Entertainment and Hospitality Activities***	
All areas	**MUZ-R15 to MUZ-R16** **Activity status:** Restricted Discretionary **Matters of Discretion:** 1. The extent to which it is necessary to locate the activity within the Mixed Use Zone. 2. The *effects* on the vitality, vibrancy, role and function of the Town Centre and Local Centre zones. 3. The extent to which the activity may limit or constrain the establishment and use of *land* for activities that are permitted in the zone. 4. The ability to adequately service the activity. 5. Any matters of discretion from an infringed Mixed Use Standard.	**Activity status where compliance is not achieved:** Discretionary
MUZ-R15	***Comprehensive Residential Development***	
All areas	**Activity status:** Restricted Discretionary Where: 1. *Residential Units* comply with *Noise* standard NOISE-S3 (*acoustic treatment*) **Matters of Discretion:**	**Activity status where compliance is not achieved:** Discretionary

	1. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects*. 2. Compatibility with the character and amenity of the surrounding area, including whether the density maintains the existing and anticipated pattern of development in the surrounding area. 3. Whether the development achieves high quality urban design outcomes. 4. The ability to service the dwellings and connect to reticulated services 5. The effects of additional traffic on the safe and efficient operation of the *transport network*. 6. Any matters of discretion from an infringed Mixed Use Standard.	
MUZ-R16	**All other activities**	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

MUZ-S1	*Height*	
All Activities	1. The *building* must not exceed a maximum *height* of 10 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape, including impacts on views to and between features of importance to Ngāi Tahu. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
MUZ-S2	***Height in relation to boundary***	
All Activities	1. No part of any building or structure projects beyond the height in relation to boundary plane, measured from points 3 metres above ground level at site boundaries where that *boundary* adjoins a site: (a) Zoned General Residential, Medium Density Residential, Large Lot Residential or Māori Purpose Zone. (b) Containing a scheduled *heritage item*. See Appendix 2 for boundary plane angles. Except that:	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 2. The adverse *effects* on the heritage or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.

	(i) this standard does not apply to boundaries with other sites in the Mixed Use Zone. (ii) this standard does not apply to *road* boundaries; (iii) the following intrusions are permitted: • for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; • roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above the zone *height* limit and has a maximum width of 1m or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
MUZ-S3	***Setback* to side and rear *boundaries***	
All activities	1. Any *building* is *setback* at least 1.5 metres from any side or rear *boundary.* Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600 mm. (b) no *setback* is required where *buildings* share a common wall. (c) no *setback* is required to *sites* within the General Industrial or Light Industrial zones.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.

MUZ-S4	***Setbacks* to a *road boundary***	
All activities	1. Any *building* is *setback* a minimum of 2 metres from any *road boundary.* Except that eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment*. 4. The reason for the reduced *setback*. 5. For *sensitive activities*, the adverse *effects* from *noise* along the State Highway and potential for *reverse sensitivity effects*.
MUZ-S5	***Setbacks* to streams and *rivers***	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*. 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and /or habitats.

		4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
MUZ-S6	**Landscaping**	
All activities	1. A landscaping strip with an average width of 2m along the frontage of the *site* is provided. 2. For *sites* fronting Hokonui Drive the landscaping strip must contain a minimum of 1 tree every 3 metres. Except these requirements do not apply to any area required for vehicle or *pedestrian access*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* of the non-compliance on the streetscape and surrounding *environment*. 2. The overall landscaping provided on-site.
MUZ-S7	**Landscaped permeable area**	
All activities	1. At least 10 percent of the *net site area* shall comprise *landscaped permeable area*.	**Activity status where compliance is not achieved:** Restricted Discretionary

		Matters of discretion: 1. The ability to manage *stormwater* on*site* and potential impact on *water* quality. 2. The overall landscaping provided on the *site*. 3. *Effects* on the visual amenity of the surrounding *environment*. 4. *Effects* on the practical use and layout of the *site*.
MUZ-S8	***Outdoor living space***	
Residential activities	1. Each *residential unit* at ground floor level must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area within the *net site area* of the *site*, of 20m^2 which: (i) has a minimum 4m diameter circle; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) does not face south; and (iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces. 2. Each *residential unit* above ground floor must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) is not south facing.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents. 3. The proximity of alternative opportunities for outdoor amenity and recreation. 4. The reason for the reduced *outdoor living space*.

MUZ-S9	**Density**	
Residential activities	1. *Residential units* must not exceed a minimum density of one per 200m^2 of *net site area*.	**Activity status where compliance is not achieved:** Non-Complying
MUZ-S10	**Screening**	
All activities except Residential Activities	1. Any on-*site* service area, including rubbish collection areas, must be fully screened by a 1.8m fence or landscaping from view of: (a) public *road* (b) adjoining *site* (c) other public space Except that outdoor storage of goods for sale as part of the activity do not require screening from a public *road*. 2. Any on-*site* parking must be fully screened by a 1.8m fence or landscaping from view of adjoining *sites*. 3. This standard does not apply to a *site* used only for a *residential activity*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the visual amenity and character of the streetscape. 2. The visual amenity of adjoining Residential zoned *sites* including shading; 3. The service, storage and parking needs of the activity and the size and location of service, storage and parking areas; 4. The time period, type and volume of goods for which the outdoor storage area will be used. 5. The ability to mitigate any adverse visual *effects* resulting from reduced or no screening of the outdoor storage area through alternative means.

TOWN CENTRE ZONE - TCZ

Overview and Purpose

The Town Centre Zone is located around the central commercial area in Gore. The purpose of the zone is to provide for the primary commercial and service centre for the community, and it is anticipated that the majority of commercial growth will occur in this area. The vitality of the centre is supported by the surrounding industry and significant resident population of the district and neighbouring areas.

The zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring the provision of a vibrant high quality commercial area, with a range of *building* scales and activities, and where the heritage, character and *pedestrian* amenity is maintained or enhanced.

The zone will enable a broad range of commercial, community and hospitality activities to establish in the centre to provide goods and services for the community. The centre zone provides for different types and scale of commercial activities and services, that range from fine grain retail through to larger format. Although some of the larger scale activities may require *vehicle access* and parking, the built form of the town centre is managed to be *pedestrian* orientated. On-*site* parking and loading is not required, but where provided these spaces should not dominate the streetscape. Outdoor storage is also restricted and commercial activities that require large areas of outdoor storage or are *yard* based are discouraged in the Town Centre Zone.

Residential or accommodation activities and offices provide for urban living opportunities and places of employment. These activities contribute to and support the viability and vibrancy of the town centre but need to be appropriately located so that they complement rather than compete with commercial activities. These activities also have the potential to detract from the commercial character of the streetscape, in particular along the *pedestrian frontages* of the core which are characterised by fine grain retail.

Town Centre Core Precinct (PREC3)

The Core Precinct of the Town Centre Zone encompasses the central shopping area around Main Street. The purpose of the precinct is to provide a focal point for the centre, where most of the fine grain retail and pedestrian activity is centred, and where the streetscape has a *historic character* with a number of scheduled heritage *buildings*. Specific design provisions apply providing for the amenity of a *pedestrian* orientated streetscape to be maintained or enhanced. The built form in the core precinct is also managed to maintain or enhance the look and feel of the historic streetscape character.

The objectives, policies, and rules specific to the Town Centre Core Precinct apply in addition to the provisions of the underlying Town Centre Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Objectives

TCZ-O1 The Town Centre Zone is the primary commercial centre for Gore District and contributes positively to the cultural identity, vibrancy, sense of

community, sustainability and resilience of the District.

TCZ-O2 A compatible range of commercial, community, hospitality and residential activities that service the needs of the town and the surrounding areas are encouraged in the Town Centre Zone.

TCZ-O3 The Town Centre is a high quality *urban area* that is liveable, walkable, safe and attractive for the community to enjoy.

TCZ-PREC3-O1 The central commercial area in the Town Centre Core Precinct has a vibrant *pedestrian* orientated attractive streetscape that provides a fine grain retail experience, where the amenity, heritage values, *historic character* and appearance of the Town Centre are maintained or enhanced.

Policies

TCZ-P1 Enable a range of scales of commercial, hospitality and community activities that contribute positively to the vibrancy, amenity and character of the Town Centre, with activities that require larger floorplates and/or *vehicle access* locating outside the Town Centre Core Precinct.

TCZ-P2 Provide for residential and accommodation activities within the Town Centre, where *residential units* are located above ground floor, *outdoor living space* is provided, and units have *acoustic treatment* so that *reverse sensitivity effects* are managed in relation to surrounding activities.

TCZ-P3 Provide for built development in the town centre that:

1. contributes to a positive *pedestrian* experience and an attractive streetscape through *building* design, orientation of *buildings* and screening or landscaping;
2. is of an appropriate scale, design and proportion to be sympathetic to heritage values and to the surrounding residential *environment*;
3. do not require large areas for outdoor storage of goods or materials;
4. provide for a safe *pedestrian* traffic *environment* through the design and location of any parking areas and *vehicle access*;
5. have appropriate *setbacks* to waterways to maintain and enhance their amenity and Ngāi Tahu cultural values and natural character; and
6. responds to the underlying relationship Ngāi Tahu hold with the natural *environment*.

TCZ-P4 Enable the use of *reserve land* where the activity and / or development is consistent with the relevant Reserve Management Plan.

TCZ-P5 Encourage the urban design of a streetscape, with *land transport infrastructure* such as *street furniture* and artwork, that contributes to the unique Ngāi Tahu cultural identity of the district.

TCZ-P6 Manage on-*site car parking activities* so that these do not detract from the *pedestrian* orientated streetscape, and ensure that car parking spaces

are attractive and safe by their design, layout, visual integration and relief.

TCZ-P7 Manage activities which are potentially compatible with the purpose and predominant character of the Town Centre Zone where:

1. the activity intensity and scale does not compromise enabled activities in the zone;
2. the scale, design and layout of the activity is compatible with the character and amenity of the centre;
3. the design and location of any parking areas, *vehicle access* and servicing arrangements maintain streetscape amenity and do not compromise *pedestrian* safety;
4. there is adequate existing and/or planned *infrastructure* to service the activity; and/or
5. adverse *effects* on the adjoining residential zone can be mitigated to avoid potential conflicts.

TCZ-P8 Avoid activities establishing in the Town Centre that are:

1. incompatible with the anticipated purpose, character and *amenity values* of the Town Centre Zone; or
2. which do not contribute positively to the vibrancy of the town centre such as:
   (a) storage; or
   (b) activities that have a *yard* requirement; or
   (c) manufacturing components; or
   (d) have the potential to cause objectionable or noxious *effects*.

TCZ-PREC3-P1 Enable a range of small scale commercial, hospitality and community activities that contribute positively to the vibrancy of the Town Centre and fine grain retail experience at the *pedestrian* focused core.

TCZ-PREC3-P2 Enable compatible accommodation and administrative activities to locate above ground floor of *buildings* on *pedestrian frontages* within the Town Centre Zone to contribute to the vibrancy of the centre.

TCZ-PREC3-P3 Manage *demolitions*, new *buildings*, and *alterations* and *additions* to the façade above the veranda within the Town Centre Core Precinct to ensure:

1. *buildings* and features that contribute to *historic character* of the streetscape are retained;
2. sympathetic work that is in response to a *natural hazard* and health and safety risk, such as earthquake strengthening are provided for;
3. development is sympathetic to the *historic character* of the town centre and the heritage values of any adjoining scheduled *heritage item*.

TCZ-PREC3-P4 Require *buildings* within the core precinct to contribute to a vibrant retail area and provide for a high amenity *pedestrian* streetscape through *building* orientation and design by ensuring:

1. active *building* frontages with a high degree of intervisibility and connection to the street are provided;
2. public *pedestrian access* is provided from the front and service areas to the rear;
3. *vehicle accesses* are excluded from *pedestrian frontages*;
4. continuous verandas are provided for shade and weather protection.

TCZ-PREC3-P5 Avoid activities within the Town Centre Core Precinct that require larger floorplates, outdoor storage or are vehicle orientated, including avoiding any *vehicle access* on to *pedestrian frontages* or on-*site car parking activities*.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

TCZ-R1	***Retail Activity***	
TCZ-R2	***Commercial Service Activity***	
TCZ-R3	***Food and Beverage Activity***	
TCZ-R4	***Healthcare Activity***	
TCZ-R5	***Educational Facility***	
TCZ-R6	***Community Facility***	
All areas	**TCZ-R1 to TCZ-R6** **Activity status:** Permitted Where: 1. The *retail activity* or *commercial service activity* is not: (a) *yard based retail*; or (b) *trade suppliers.* 2. Any new or extended *building* or *structure* complies with Town Centre Zone Standards TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and TCZ-S8.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the vibrancy, urban quality and character of the town centre. 2. The *effects* on the character and *amenity values* of the streetscape. 3. The nature and location of existing development and the compatibility with the context of activities in the surrounding area. 4. The matters of discretion of any infringed standard.

TCZ-R7 **TCZ-R8** **TCZ-R9**	***Office Activity*** ***Visitor Accommodation* Activity** ***Community Corrections Activity***	
All areas including the precinct	**TCZ-R7 to TCZ-R9** **Activity status:** Permitted 1. Any new or extended *building* or *structure* complies with Town Centre Zone Standards TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and TCZ-S8. 2. The *visitor accommodation* activity complies with *Noise* Standard NOISE-S3 *Acoustic Treatment*, or *alterations* to existing *buildings*, to be occupied by a *noise sensitive activity*.	**Activity status where compliance is not achieved with:** **TCZ-R7 to TCZ-R9(1) or TCZ-R7 to TCZ-R9(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of the infringed standard.
PREC3 Town Centre Core	3. Where located along an identified *pedestrian frontage* the activity is not located on the ground floor of the *building*, other than areas: (a) open to the general public; (b) used for a personal service element of the activity; or (c) used for *access*.	**TCZ-R7 to TCZ-R9(3):** Restricted Discretionary **Matters of discretion:** 2. Whether the activity contributes positively to the vibrancy of the town centre and/or the fine grain retail experience of the *pedestrian* core. 3. Whether the *site* has multiple *road boundaries*, and the orientation of the *building* in relation to the hierarchy of these *roads*. 4. The ability to reuse and adapt the *building* for a variety of activities. 5. The nature and location of existing development and the compatibility with the context of activities in the surrounding area.

TCZ-R10	*Residential Activity*	
All areas	**Activity status:** Permitted Where: 1. The *Residential Activity*, other than an area used solely for *access*, is not located on the ground floor of the *building*. 2. Any new or extended *building* or *structure* complies with Town Centre Zone Standards TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and TCZ-S9. 3. The *residential activity* complies with *Noise* Standard NOISE-S3 *Acoustic treatment*, or *alterations* to existing *buildings*, to be occupied by a *noise sensitive activity*.	**Activity status where compliance not achieved with:** **TCZ-R10(1):** Discretionary **TCZ-R10(2) or TCZ-R10(3):** Restricted Discretionary **Matters of discretion** 1. Whether the activity contributes positively to the vibrancy of the town centre and/or the fine grain retail experience of the *pedestrian* core. 2. The *pedestrian* amenity, urban quality and commercial character of the streetscape. 3. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 4. The nature and location of surrounding development and the compatibility with the context of activities in the surrounding area, including the potential for *reverse sensitivity*. 5. The matters of discretion of any infringed standard.

TCZ-R11	***Entertainment and Hospitality Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity wholly takes place within a *building*; and 2. Any new or extended *building* or *structure* complies with Town Centre Zone Standards TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S5, TCZ-S6, TCZ-S7 and TCZ-S8.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 2. The compatibility with anticipated scale, proportion, and context of activities in the surrounding area. 3. The use of any outdoor areas, the compatibility with surrounding uses, and amenity *effects* including *noise*. 4. The matters of discretion of any infringed standard.
TCZ-R12	**Use of *Reserve Land***	
	Activity status: Permitted Where: 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary

TCZ-R13	*Building* activity	
PREC3 Town Centre Core	**Activity status:** Permitted 1. Any *building* construction, erection, *demolition*, *alteration* or addition is permitted where the *building* works do not: (a) remove a *building*; or (b) construct a new *building*; or (c) alter or add to the existing façade above the veranda. **Note:** This rule does not apply to scheduled heritage *buildings*	**Activity status where compliance is not achieved with:** **TCZ-R13(1):** Controlled 3. Where the works are for the purpose hazard mitigation or protection including: (b) earthquake strengthening; or (c) flood mitigation; or (d) fire protection; and are required to satisfy or increase compliance with Building Act 2004 and Building Code requirements. **Matters of control:** 1. The timing and duration of construction works and construction *effects*, including visual *effects*. 2. The sympathy of the design and compatibility of the *alterations*, *additions* or new *building* with the existing historic streetscape having particular regard to: (a) The location and scale; and (b) the form and materials. 3. If the *building* adjoins a scheduled *heritage item*, the integration to and connection with the *heritage item*, and the methodologies to be used to protect the *heritage item* during works. **Activity status where compliance not achieved with:** **Controlled activity rule TCZ-R13(3):** Restricted Discretionary **Matters of discretion:**

		1. The adverse *effects* on the heritage, amenity and character of the locality. 2. The nature, location and design of the existing development and the ability to reuse and adapt the *building* for a variety of activities. 3. The compatibility with anticipated scale, proportion, and context of activities in the surrounding area. 4. The matters of control under TCZ-R13(3). 5. The contribution of the *building* to the *historic character* of the town centre and whether important features are retained or enhanced. 6. The reasons for the removal of the *building* and, if it contributes to *historic character*, the reasonable alternatives and the extent to which it poses a risk to the safety of persons or property.
All areas	2. Any new or extended *building* or *structure* complies with the Town Centre Zone Standards.	**Activity status where compliance not achieved with TCZ-R13(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of the infringed standard.

TCZ-R14	***Car parking activity***	
PREC3 Town Centre Core	**Activity status:** Restricted Discretionary Where: 1. The activity is not located within PREC3 Town centre core precinct.	**Activity status where compliance is not achieved with:** **TCZ-R14(1):** Non-complying
All areas	2. Any new or extended *building* or *structure* complies with the Town Centre Zone Standards. **Matters of discretion:** 1. The extent to which the location and design of the car parking area is visually integrated with the surrounding area. Whether the car parking area is designed to incorporate *Crime Prevention through Environmental Design (CPTED)* principles, including encouraging surveillance, effective lighting, management of public areas and *boundary* demarcation. 2. The extent to which the car parking area includes landscaping or other features designed to provide amenity and visual relief.	**TCZ-R14(2):** Discretionary
TCZ-R15 **TCZ-R16** **TCZ-R17**	***Hospital Activities*** ***Emergency Services Facility*** ***Service Station***	
	TCZ-R15 to TCZ-R17 **Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A

TCZ-R18	All other activities	
	Activity status: Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

Standards

TCZ-S1	Activities within the Core Precinct	
All activities within PREC3 Town Centre Core	1. The maximum ground floor area per tenancy accessible to the public shall not exceed: (a) 100 square metres; and (b) 10 metres in width. *Note: the above dimensions are retail activity dimensions, not the building dimensions.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether the activity contributes positively to the vibrancy of the town centre and/or the fine grain retail experience of the Core Precinct. 2. The ability to reuse and adapt an existing *building* for the activity. 3. Whether the *site* has multiple *road boundaries*, and if the *building* design or modulation can retain the integrity of the character of the town centre core precinct. 4. The nature, location and design of existing development and the compatibility with anticipated scale, proportion, and context of activities in the surrounding area.

TCZ-S2	Frontages	
All Activities	Where a *building* is constructed or altered: 1. All principal *buildings* must be built up to and orientated towards the *road boundary* of the *site*. 2. The principal public entrance to the *building* must be located from the *road boundary*. 3. Except for areas covered by *buildings* or *vehicle access* a landscape strip must be established and maintained along all *road boundaries*. The strip must be at least 1 metre wide with plantings that will reach a maximum *height* of 1.5m. *Note: This standard does not apply to scheduled heritage items.*	**Activity status where compliance not achieved with:** **TCZ-S2(1), TCZ-S2(2) or TCZ-S2(3):** Restricted Discretionary **Matters of discretion:** 1. The *pedestrian* amenity, quality and character of the streetscape. 2. The nature, location and design of existing development. 3. The compatibility with anticipated scale, proportion, and context of *buildings* in the surrounding area. 4. The ability to reuse and adapt the *building* for a variety of activities. 5. Whether the *site* has multiple *road boundaries*, and orientation of the *building* in relation to the hierarchy of these *roads*.
All activities within PREC3 Town Centre Core **excluding Office Activities, Visitor Accommodation and Residential**	4. Where a *building* that fronts a *road boundary* identified as a *pedestrian frontage* is constructed or altered the *building* must: (a) be built up to the frontage and provide a continuous façade; (b) provide a veranda that: (i) extends along the entire length of the *building* frontage facing the *road boundary*; and (ii) is connected without any break to any existing veranda on an adjoining *site*, unless the adjoining *building* is a scheduled *heritage item*;	**Activity status where compliance not achieved with:** **TCZ-S2(4):** Restricted Discretionary **Matters of discretion:** 6. Matters of discretion 1-5. 7. Whether the *building* design contributes positively to the vibrancy of the town centre and/or the fine grain retail experience of the Core Precinct. 8. Whether the *site* has multiple *road boundaries*, and if the

Activities	(c) have visually transparent glazing for the display of goods and services to passing *pedestrians*, which covers a minimum of 75 percent of the ground floor level elevation facing the *road* and that is not painted or obscured; (d) locate all storage areas or service areas within or to the rear of the *building* or in a location where they are not visible from the *road boundary*; and (e) have no *vehicle access* points across the *road boundary*. *Note: This standard does not apply to scheduled heritage items.*	*building* design or modulation can retain the integrity of the character of the town centre core precinct. 9. The *effects* on the quality and character of the streetscape. 10. Traffic *effects* and the safety of *pedestrians*. 11. The extent to which the amenity of *pedestrians* will be adversely affected. 12. If the *building* adjoins a scheduled *heritage item*, the integration to and connection with the *heritage item*, and the methodologies to be used to protect the *heritage item* during works.
TCZ-S3	***Height in relation to boundary***	
All Activities	1. No part of any building or structure projects beyond the height in relation to boundary plane, measured from points 3 metres above ground level at site boundaries where that *boundary* adjoins a site: (a) Zoned Residential; (b) That is a public park or reserve; or (c) Containing a scheduled *heritage item*. See Appendix 2 for boundary plane angles. Except that: (i) this standard does not apply to *road* boundaries; (ii) the following intrusions are permitted:	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the heritage or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.

	• for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; • roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above the zone *height* limit and has a maximum width of 1m or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
TCZ-S4	***Height***	
All Activities	1. Any *building* must not exceed a maximum *height* of 12 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape, including impacts on views to and between features of importance to Ngāi Tahu. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
TCZ-S5	***Setbacks* to side and rear *boundaries***	
All Activities	1. Any *building* must be *setback* at least 2 metres from the	**Activity status where compliance is not achieved:**

	boundary where that *boundary* adjoins a *site*: (b) Zoned Residential; or (c) That is a public park or reserve; or (d) Containing a scheduled *heritage item*. Except that: (i) The setback does not apply to shared *common walls.* (ii) eaves, gutters and associated downpipes on any building may intrude into the setback by a maximum of 600 mm. (iii) a carport or garage may be located 0.5m from a side or rear boundary where wall length doesn't exceed 6m and there is no window or door facing the boundary.	Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the heritage and/or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
TCZ-S6	**Setbacks to *rivers* and streams**	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures.* 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and /or habitats.

		4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
TCZ-S7	**Screening**	
All Activities	Screening must be provided for: 1. Any on-site service areas, including rubbish collection areas, or outdoor storage area of goods or materials, that is visible from an adjoining property, public space or *road* must be screened from the property or *road*; and 2. The side or rear *boundary* of a *site* that adjoins a *site* zoned residential, except for where *buildings* share a *common wall* along the *boundary*. The screening must be either: (a) Planting to a minimum depth of 1 metre with species between 1.5m and 2m high; or (b) A solid, close-boarded enclosed fence made with a minimum *height* of 1.6m and a maximum *height* of 2m.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces. 2. The visual *effects* and amenity of the adjoining *sites*. 3. The nature of the activity, the size and location of service, storage and parking areas, and compatibility with the adjoining activities. 4. The extent to which the activity is able to be screened.

TCZ-S8	Outdoor storage of goods and materials	
All Activities excluding Residential Activities	1. Outdoor storage of goods and materials must not: (a) encroach on required loading areas or landscape areas. (b) exceed a *height* of 2 metres. (c) exceed 20 percent *site coverage*.	**Activity status where compliance is not achieved:** Restricted Discretionary. **Matters of discretion:** 1. Any adverse *effects* on the streetscape or public spaces. 2. The location, bulk and scale *effect* on the character and amenity of the adjoining *sites*. 3. The visual *effects* and, the extent of screening and landscaping. 4. The *effect* on the movement of people and vehicles on the *site*. 5. Safety issues.
TCZ-S9	***Outdoor living space***	
Residential Activity	1. Each *residential unit* above ground floor must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) is not south facing.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents; 3. The proximity of alternative opportunities for outdoor amenity and recreation; 4. The reason for the reduced *outdoor living space*.

LIGHT INDUSTRIAL ZONE - LIZ

Overview and Purpose

The purpose of the Light Industrial Zone is to provide for predominantly *light industrial activities* which do not generate offensive or objectionable levels of *discharges*, odour or *noise* which would create adverse *effects* on the adjoining residential, rural and commercial zones. The Light Industrial Zone will support the economic needs of the local community and fulfil an important role in providing employment opportunities.

The zone is also appropriate for activities which are compatible with *light industrial activities* and which support the local economy and community. Compatible activities may include *retail activities* such as wholesalers and activities where outdoor storage of goods for sale, carparking, loading and manoeuvring areas are generally required. These activities also typically require more *land* due to the bulky nature of the product being sold and so are generally located on the periphery of established centres. Rather than competing with the Town Centre or other Commercial Zones, these types of activities can complement them.

Sensitive activities which may hinder the efficient use and purpose of the Light Industrial Zone are discouraged from establishing in the zone unless they are ancillary to a permitted activity. Encroachment of non-*industrial activities* or incompatible activities into areas zoned for that purpose may threaten the availability and affordability of industrial land.

The Light Industrial Zone is generally an area which has a predominantly working *environment* with lower levels of *amenity value* compared to Commercial zones. Adverse *effects* are anticipated to be managed within the zone *boundaries*, however, *amenity values* at the interface with other zones should be managed to minimise cross *boundary* affects.

Development Area

In order to support economic growth within the District additional *land* is identified for general industrial zoning to the south of Gore. The development of this area will be managed through Outline Development Plans (ODPs) to ensure growth occurs in a coordinated manner with good levels of urban design, connectivity, integrated servicing *infrastructure* and provision of green corridors. The Development Area Chapter provisions are applicable to this area. It is anticipated this zone will develop in a staged fashion based on the future use of the Racecourse.

Large Format Retail Precinct (PREC1)

Provision of some limited *large format retail activities* is anticipated within the Light Industrial Zone between the railway line and Mersey Street in the *Large Format Retail* precinct (PREC1). Elsewhere in the zone *large format retail* is not encouraged due to the risk of detracting from the Town Centre.

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

Creamoata Precinct (PREC2)

Specific provision is made for the Sargent Dan Stockfood activity which is based in the Creamoata Building (formerly Flemmings). A precinct (PREC2) is provided on this *site* in recognition of the connection and association the activity has with the historic use of the Creamota Building and the regional significance of the activity in terms of economic and employment opportunities.

This chapter contains objectives, policies, and rules which apply specifically to the Creamoata Precinct in addition to the provisions of the underlying Light Industrial Zone. The Precinct provisions shall prevail where there is any conflict between the provisions.

Objectives

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.

LIZ-O4 The Light Industrial Zone provides for a safe, functional working *environment* with an appropriate and reasonable level of amenity consistent with the purpose of the zone.

LIZ-O5 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*.

LIZ-PREC1-O1 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.

LIZ-PREC2-O1 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*.

Policies

LIZ-P1 Enable activities to establish which support the purpose of the Light Industrial zone, including *light industrial activities*, *service stations*, *trade and industry training facilities* and *emergency service facilities*.

LIZ-P2 Provide for compatible activities to establish and operate within the Light Industrial Zone where they are:

1. of a similar scale and nature to other permitted activities; or
2. ancillary to the main activity on *site*; or
3. necessary to support the needs of workers within the zone.

LIZ-P3 Avoid activities that may:

1. undermine the viability, vitality and function of the Town Centre and Local Centre Zones.
2. generate significant *discharges* such as odour, *dust*, *contaminants* or *noise*.
3. result in conflict and/or potential *reverse sensitivity effects* with existing or anticipated activities.

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:

1. ensuring the bulk, location and scale of *structures* are compatible with the role and function of the zone.
2. requiring outdoor storage and service areas to be screened along *road* and side *boundaries* to protect *amenity values* of adjoining *sites* avoid cross *boundary effects* and maintain or enhance streetscape amenity.
3. requiring appropriate *setbacks* to waterways to maintain and enhance amenity and Ngāi Tahu cultural values and natural character.
4. providing landscaping, particularly along *road* frontages, to maintain *amenity values* within the zone and in streetscapes.
5. responding to the underlying relationship between Ngāi Tahu and the natural *environment*.

LIZ-P5 Manage adverse *effects* of activities within the zone to maintain the character and amenity of adjoining zones.

LIZ-P6 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.

LIZ-PREC1-P1 Enable *large format retail activities* to complement the Town Centre Zone whilst ensuring the anticipated *amenity values* of the Light Industrial Zone are maintained.

LIZ-PREC2-P1 Enable the continued use of the Creamoata building for milling, processing, packaging and *ancillary activities* which recognise and utilise the historic function and purpose of the *building*.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	**Other legislation**
	The provisions of the National Environment Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council. The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in *river beds*. In certain circumstances resource consent will be required from Environment Southland.

Rules

LIZ-R1	***Light Industrial Activity***	
LIZ-R2	***Trade and Industrial Training Facility***	
LIZ-R3	***Emergency Services Facility***	
LIZ-R4	***Service Station***	
All areas	**LIZ-R1 to LIZ-R4** **Activity status:** Permitted Where: 1. Any new or extended *buildings* or *structure* complies with all Light Industrial Zone Standards except LIZ-S10.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.
LIZ-R5	***Retail Activity***	
All areas	**Activity status:** Permitted Where: 1. The *retail activity* is limited to one or more of the following: (a) an *ancillary activity* which is the sale of products generated by the activity undertaken on that *site*; (b) the hire of goods which require outdoor storage; (c) take-away food premises; (d) sale of products that require outdoor storage or are one or more of the following:	**Activity status where compliance is not achieved with:** **LIZ-R5(1):** Non-Complying **LIZ-R5(2):** Restricted Discretionary **Matters of discretion:** The matters of discretion for the relevant infringed standard.

	(i) cars, boats, tractors or other machinery or vehicles; (ii) automotive and marine supplies. (iii) building supplies; (iv) farming and agricultural supplies; (v) garden and landscaping supplies; (vi) office furniture. 2. Any new or extended *building* or *structures* comply with all Light Industrial Zone Standards except LIZ-S10.	
PREC1 **Large Format Retail Precinct**	**Activity Status:** Permitted Where: 3. The *retail activity* has a minimum floor area of 450m²; and 4. Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10.	**Activity status where compliance is not achieved with:** **LIZ-R5(3) and LIZ-R5(4):** Restricted Discretionary **Matters of discretion:** 1. The extent to which locating the activity in the Light Industrial Zone may adversely impact on the role and function of the Town Centre zone. 2. The extent to which the activity may limit or constrain the establishment and use of *land* for activities that are permitted in the zone. 3. Any potential *reverse sensitivity effects* and/or conflict with existing activities and Ngāi Tahu cultural values and the ability to mitigate those *effects*. 4. The ability to service the activity and any associated buildings. 5. The matters of discretion for the relevant infringed standard.

LIZ-R6	***Food and Beverage Activity***	
	Activity Status: Permitted Where: 1. The activity is a take-away food premises where the maximum area accessible to the public does not exceed 50 square metres; and 2. Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10.	**Activity status where compliance is not achieved:** Non-Complying
LIZ-R7	***Residential Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity is ancillary to the *light industrial activity* which is undertaken on that *site*; and 2. The *residential unit* or accommodation is occupied by a person(s) in a caretaker and/or security role or used as temporary overnight accommodation for a person(s) associated with the activity undertaken on *site*; and 3. There is a no more than one *residential unit* on the *site*; and 4. There is no more than one bedroom; and 5. The activity complies with NOISE-S3 (*acoustic treatment*). 6. Any new or extended *building* or *structure* comply with all Light Industrial Zone Standards.	**Activity status where compliance is not achieved:** Non-Complying

LIZ-R8	***Office Activity***	
All areas	**Activity status:** Permitted Where: 1. It is ancillary to the activity permitted under LIZ-R1-R4 which is undertaken on that *site* and does not occupy a floor area greater than 100m². 2. Any new or extended *building* or *structure* complies with all Light Industrial Zone Standards except LIZ-S10.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the activity may limit or constrain the establishment and use of *land* for permitted activities. 2. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects*. 3. The extent to which it is necessary to establish the activity in the Light Industrial Zone. 4. The ability to service the activity and any associated buildings. 5. The matters of discretion for the relevant infringed standard.
LIZ-R9	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary

LIZ-R10	*Industrial Activity*	
Creamoata Precinct (PREC2)	**Activity status:** Permitted Where: 1. The activity involves the following activities: (a) Milling. (b) Processing. (c) Packaging. (d) associated *ancillary activities*. 2. Any new or extended *building* or *structure* complies with all Light Industrial Zone Standards except LIZ-S10.	**Activity status where compliance is not achieved with:** **LIZ-R10(1) and LIZ-R10(2):** Restricted Discretionary **Matters of discretion:** 1. The extent to which there is a need for the activity to locate within the Precinct. 2. The relationship of the activity and the *historic character* and functional purpose of the Creamoata Mills building. 3. *Effects* on *amenity values* and the character of the zone from *noise* and *discharge*. 4. *Effects* on the *amenity values* of adjoining zones. 5. *Effects* of traffic generation from the activity. 6. The ability to service the activity and any associated *buildings*. 7. The matters of discretion for the relevant infringed standard.
All areas except the Creamoata Precinct (PREC2)	**Activity status:** Restricted Discretionary Where: 3. The activity complies with NOISE-S1 for the Light Industrial zone. 4. The activity is not a *Significant Hazardous Facility.*	**Activity status where compliance is not achieved with:** **LIZ-R10(3):** Discretionary **LIZ-R10(4):** Non-Complying

	5. Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10. **Matters of discretion:** 1. *Effects* on *amenity values* and the character of the zone from *noise* and any other *discharge*. 2. *Effects* on the *amenity values* of adjoining zones. 3. *Effects* of traffic generation from the activity. 4. The extent to which it is necessary to establish the activity within the zone. 5. The ability to service the activity and any associated *buildings*. 6. The matters of discretion for any relevant infringed standard, including NOISE-S1.	**LIZ-R10(5):** Discretionary
LIZ-R11	***Community Facility***	
LIZ-R12	***Community Corrections Activity***	
LIZ-R13	***Entertainment and Hospitality Activities***	
LIZ-R14	***Healthcare Activity***	
All areas	**LIZ-R11 to LIZ-R14** **Activity status:** Restricted Discretionary Where:	**Activity status where compliance not achieved with:** **LIZ-R11 to LIZ-R14(1):** Discretionary

	1. Any new or extended *buildings* or *structure* complies with all Light Industrial Zone Standards except LIZ-S10. 2. The activity is not located within the South Gore Development Area. **Matters of discretion:** 1. The extent to which the activity may limit or constrain the establishment and use of *land* for permitted activities. 2. Any potential *reverse sensitivity effects* and the ability to mitigate these *effects*. 3. The ability to service the activity and any associated *buildings*. 4. The matters of discretion for the relevant infringed standard.	**LIZ-R11 to LIZ-R14(2):** Discretionary
LIZ-R15	**All other activities**	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

LIZ-S1	***Height***	
All Activities	1. The *building* must not exceed a maximum *height* of 12 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape, including impacts on views to and between features of importance to Ngāi Tahu. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
LIZ-S2	***Height in relation to boundary***	
All Activities	1. No part of any building or structure projects beyond the height in relation to boundary plane, measured from points 2.6 metres above ground level at site boundaries where that *boundary* adjoins a site: (a) Zoned General Residential, Medium Density Residential, Large Lot Residential or Māori Purpose Zone. (b) Containing a scheduled *heritage item*. See Appendix 2 for boundary plane angles. Except that:	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the heritage or *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.

	(i) this standard does not apply to boundaries with other sites in the Light Industrial Zone. (ii) this standard does not apply to *road* boundaries; (iii) the following intrusions are permitted: • for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; • roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above the zone *height* limit and has a maximum width of 1m or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
LIZ-S3	***Setbacks* to a *road boundary***	
All activities	1. All *Buildings* and *structures* must be *setback* a minimum of 2 metres from a *road boundary*. Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (b) no setback is required for a fence. (c) no setback is required in the Creamoata Precinct.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment*.

		4. The reason for the reduced *setback*.
LIZ-S4	***Setbacks* to side and rear *boundaries***	
All activities	1. All *Buildings* and *structures* must be *setback* a minimum of 2 metres from any side or rear *boundary* which adjoins: (a) a *site* within any zone other than General Industrial Zone, Light Industrial Zone or Rural Lifestyle Zone. (b) a scheduled *heritage item*. 2. *Buildings* must be setback a minimum of 10 metres from any boundary which adjoins a Rural Lifestyle Zone. Except that: (i) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (ii) no *setback* is required for *buildings* that share a *common wall* along the *boundary*. (iii) no setback is required for a fence. (iv) no setback is required for any structure less than 1.8m in height and 5m² floor area.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
LIZ-S5	***Setbacks* to *streams* and *rivers***	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2).	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.

	Refer to Appendix 3 for river and stream orders	2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*. 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
LIZ-S6	**Landscaping**	
All activities	1. A landscaping strip with an average width of 2 metres along the frontage of the *site* is provided. Except for any area required for vehicle or *pedestrian access* and for any site within the Creamoata Precinct	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* of the non-compliance on the streetscape and surrounding *environment*. 2. The overall landscaping provided on-site.

LIZ-S7	Screening	
All activities	Screening must be provided for: 1. The *boundary* of a *site* that adjoins a *site*: (a) in the Medium Density Residential, General Residential or Large Lot Residential Zones or the General Rural or Rural Lifestyle Zones; or (b) containing a scheduled *heritage item* The screening must be either: (i) planting and/or landscaping to a minimum depth of 2 metres with species that will grow to at least 2m in *height*; or (ii) a solid, close-boarded enclosed fence made with a minimum *height* of 1.8m and a maximum *height* of 2m. Except that: This standard does not apply to *buildings* that share a *common wall* along the *boundary*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the activity is able to be screened from the adjoining *site*. 2. The *effect* of the non-compliance on the character and amenity of the adjoining *site*.

LIZ-S8	***Landscaped permeable area***	
All activities	1. At least 10 percent of the *net site area* shall comprise *landscaped permeable area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The ability to manage *stormwater* on-*site* and the potential impact on *water* quality. 2. The overall landscaping provided on the *site*.

		3. *Effects* on the visual amenity of the surrounding *environment*. 4. *Effects* on the practical use and layout of the *site*.
LIZ-S9	**Screening of outdoor storage area and parking area**	
All activities	1. Any on-*site* service area, including rubbish collection areas, must be fully screened by a 1.8m fence or landscaping from view of: (a) Public *road* (b) Adjoining *site* (c) Other public space Except that outdoor storage of goods for sale as part of the activity do not require screening from a public *road*. 2. Any on-*site* parking must be fully screened by a 1.8m fence or landscaping from view of adjoining *sites*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the visual amenity and character of the streetscape. 2. The visual amenity of adjoining Residential zoned *sites* including shading; 3. The service, storage and parking needs of the activity and the size and location of service, storage and parking areas. 4. The time period, type and volume of goods for which the outdoor storage area will be used. 5. The ability to mitigate any adverse visual *effects* resulting from reduced or no screening of the outdoor storage area through alternative means.
LIZ-S10	***Outdoor living space***	
Residential activities	1. Each residential unit must provide:	**Activity status where compliance is not achieved:** Restricted Discretionary

(a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) is not south facing.	**Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents. 3. The proximity of alternative opportunities for outdoor amenity and recreation. 4. The reason for the reduced *outdoor living space*.

GENERAL INDUSTRIAL ZONE - GIZ

Overview and Purpose

The purpose of the General Industrial Zone is to provide for a range of industrial and *ancillary activities* which fulfil an important role in meeting the economic needs of the local community and providing for employment opportunities. *Industrial activities* may include manufacturing and processing of natural resources and agricultural production. General Industrial zoned *land* is generally located near key transport routes such as State Highways and Railways.

Industrial activities which are also *significant hazardous facilities* will be managed to ensure adverse *effects* are appropriately mitigated. These activities tend to occupy a larger footprint and may generate increased levels of adverse *effects* requiring mitigation and avoidance of *sensitive activities* locating nearby to manage the potential for *reverse sensitivity effects*.

Sensitive activities which may hinder the efficient use and purpose of the General Industrial Zone are discouraged from establishing in the zone unless they are ancillary to a permitted activity. Encroachment of non-*industrial activities* or incompatible activities into areas zoned for that purpose may threaten the availability and affordability of industrial *land* and are therefore discouraged.

The General Industrial Zone is generally an area which has a predominantly working *environment* with lower levels of amenity value compared to other zones. Activities may generate adverse *noise*, odour, *dust* or other *discharge effects* which are anticipated to be managed within the zone *boundaries*, however, *amenity values* at the interface with other zones should be managed to minimise cross *boundary* affects including those which may affect the relationship Ngāi Tahu hold with the natural *environment*.

Development Area

In order to support economic growth within the District additional *land* is identified for general industrial zoning to the south of Gore. The development of this area will be managed through Outline Development Plans (ODPs) to ensure growth occurs in a coordinated manner with good levels of urban design, connectivity, integrated servicing *infrastructure* and provision of green corridors. The Development Area Chapter provisions are applicable to this area.

The viability of the Gore economy requires retention and expansion of these industrial and service activities, together with provision being made for future industrial developments.

Mataura Mill Precinct (PREC10)

Specific provision is made 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. A precinct (PREC10) is provided on this *site* in recognition of 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.

This chapter contains objectives, policies, and rules which apply specifically to the Mataura Mill Precinct in addition to the provisions of the underlying General Industrial Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Objectives

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.

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.

GIZ-PREC10-O1 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.

Policies

GIZ-P1 Enable a range of light and general *industrial activities,* as well as *service stations*, *trade and industry training facilities* and *emergency service facilities*. 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:

1. of a similar scale and nature to other permitted activities; or
2. ancillary to the main activity on *site*; or
3. necessary to support the needs of workers within the zone.

GIZ-P3 Avoid non-*industrial activities* from establishing unless:

1. there is a functional or *operational need* for their location amongst *industrial activities*; and
2. the activity is of a similar scale and nature to an *industrial activity*; or
3. the activity is providing for the day-to-day needs of people and activities within the industrial zone; or
4. the activity is ancillary to an *industrial activity.*

GIZ-P4 Avoid activities that may:

1. undermine the viability, vitality and function of the Mixed Use Zone, Town Centre and Local Centre Zones; or
2. result in conflict and/or potential *reverse sensitivity effects* with existing or anticipated *industrial activities.*

GIZ-P5 Require a level of on-*site* amenity, particularly at zone interfaces, consistent with the purpose of the zone by:

1. ensuring the bulk, location and scale of *structures* are compatible with the purpose of the zone.
2. requiring outdoor storage and service areas to be screened along *road* and *boundaries* with *sites* in the residential and rural zones to protect *amenity values* of adjoining *sites*, avoid cross *boundary effects* such as *noise*, *dust* and odour and maintain or enhance streetscape amenity.
3. requiring appropriate *setbacks* to waterways to maintain and enhance amenity, respect Ngāi Tahu cultural values and natural character.
4. providing landscaping, particularly along *road* frontages and *boundaries* of *sites* in the residential and rural zone, to maintain *amenity values* within the zone and in streetscapes.

GIZ-P6 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.

GIZ-PREC10-P1 Enable Industrial and *office activities* and *community facilities* in the Mataura Mill Precinct that do not undermine the Local Centre while maintaining and enhancing:

1. identified *historic heritage* features or protected elements;
2. public views of the Mataura Falls from the Mataura Bridge and *esplanade strip;*
3. by agreement, public *access* to the Mataura River and *access* through the *site* for traditional mahinga kai gathering.

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	**Other legislation**
	In addition to the requirements of the District Plan, *industrial activities* are also subject to other acts and bylaws administered by the Gore District Council, including *discharges* into the Council's sewerage system, and Environment Southland where, for example, *discharges* to air occur.

Rules

GIZ-R1	***Light Industrial Activity***	
GIZ-R2	***Industrial Activity***	
GIZ-R3	***Trade and Industrial Training Facility***	
GIZ-R4	***Service Station***	
GIZ-R5	***Emergency Services Facility***	
All areas	**GIZ-R1 to GIZ-R5** **Activity status:** Permitted Where: 1. Any new or extended *building* or *structure* complies with all General Industrial Zone Standards except GIZ-S10. 2. The activity is not a *significant hazardous facility*.	**Activity status where compliance is not achieved with:** **GIZ-R1 to GIZ-R5(1):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard. **GIZ-R1 to GIZ-R5(2):** Discretionary
GIZ-R6	***Retail Activity***	
All areas	**Activity status:** Permitted Where: 1. The *retail activity* is limited to one or more of the following: (a) sale of products ancillary to the *industrial activity* undertaken on that *site*; or (b) sale of goods which are serviced or manufactured on site and require outdoor storage.	**Activity status where compliance is not achieved with:** **GIZ-R6(1):** Restricted Discretionary Where: 4. The activity is for the sale of products requiring outdoor storage including timber, fencing, concrete products, *building* materials, farm machinery and motor vehicles. **Matters of discretion:**

	2. In relation to any other retail activity, the maximum area within any building accessible to the public must be the lesser of: (a) 10% of the area of the building; or (b) 100 square metres 3. Any new or extended building or structure complies with all General Industrial Zone Standards except GIZ-S10.	1. The extent to which the activity may limit or constrain the establishment and use of *land* for activities that are permitted in the zone. 2. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects*. 3. The extent to which it is necessary to establish the activity in the General Industrial Zone. **Activity status where compliance is not achieved with Restricted Discretionary condition GIZ-R6(4):** Non-Complying **Activity status where compliance is not achieved with:** **GIZ-R6(2):** Discretionary **GIZ-R6(3):** Restricted Discretionary **Matters of discretion:** 4. The matters of discretion for the relevant infringed standard.
GIZ-R7	***Food and Beverage Activity***	
All areas	**Activity Status:** Permitted Where: 1. The activity is a take-away food premises where the maximum area accessible to the public does not exceed 50 square metres.	**Activity status where compliance is not achieved:** Non-Complying

	2. Any new buildings or structures comply with all General Industrial Zone Standards.	
GIZ-R8	***Office Activity***	
All areas except PREC10 Mataura Mill Precinct	**Activity status:** Permitted Where: 1. The *office activity* is ancillary to an activity permitted under GIZ-R1, GIZ-R2, GIZ-R3, GIZ-R4 or GIZ-R5 which is undertaken on that *site,* and does not occupy a floor area greater than 100m². 2. Any new or extended *building* or *structure* complies with all General Industrial Zone Standards excepted GIZ-S10.	**Activity status where compliance is not achieved with:** **GIZ-R8(1):** Discretionary **GIZ-R8(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.
PREC10 Mataura Mill Precinct	**Activity status:** Permitted Where: 3. Any new *buildings* or *structures* comply with the General Industrial Zone Standards. 4. The *office activity* is ancillary to an activity permitted under GIZ-R1, GIZ-R2, GIZ-R3, GIZ-R4 or GIZ-R5.	**Activity status where compliance is not achieved with:** **GIZ-R8(3):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard. **GIZ-R8.4:** Discretionary
GIZ-R9	***Residential Activity***	
All areas	**Activity status:** Permitted Where:	**Activity status where compliance is not achieved:** Non-Complying

	1. The activity is ancillary to the *industrial activity* or *light industrial activity* undertaken on that *site*; and 2. The *residential unit* or accommodation is occupied by a person(s) undertaking caretaker and/or security role or used as temporary overnight accommodation for a person(s) associated with the activity undertaken on *site*; and 3. There is a no more than one *residential activity* and/or *residential unit* on the *site*; and 4. There is no more than one bedroom; and 5. The activity complies with NOISE-S3 (acoustic treatment) 6. Any new or extended *building* or *structure* complies with all General Industrial Zone Standards.	
GIZ-R10	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary
GIZ-R11	***Community Facility***	
PREC10 Mataura Mill Precinct	**Activity status:** Permitted Where: 1. Any new or extended *building* or *structure* complies with the General Industrial Zone Standards except GIZ-S10.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.

GIZ-R12	All other activities	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

GIZ-S1	***Height***	
All Activities	1. The *building* must not exceed a maximum *height* of 15 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.

GIZ-S2	***Height in relation to boundary***	
All Activities	1. No part of any building or structure projects beyond the height in relation to boundary plane, measured from points 2.6 metres above ground level at site boundaries where that *boundary* adjoins a site: (a) Zoned General Residential, Medium Density Residential, Large Lot Residential or Māori Purpose Zone. (b) Containing a scheduled *heritage item*. See Appendix 2 for boundary plane angles. Except that:	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 2. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.

	(i) this standard does not apply to boundaries with other sites in the Light Industrial Zone. (ii) this standard does not apply to *road* boundaries; (iii) the following intrusions are permitted: • for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; • roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above the zone *height* limit and has a maximum width of 1m or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
GIZ-S3	***Setbacks* to side and rear *boundaries***	
All Activities	1. *Buildings* and *structures* must be *setback* a minimum of 5 metres from any side or rear *boundary*, where the *boundary* adjoins a *site*: (a) not in the General Industrial Zone, Light Industrial Zone or Rural Lifestyle Zone; or (b) containing a scheduled *heritage item*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping.

	2. *Buildings* and *structures* must be setback a minimum of 10 metres from any boundary which adjoins a Rural Lifestyle Zone. Except that: (i) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (ii) no *setback* is required for *buildings* that share a *common wall* along the *boundary*. (iii) no setback is required for a fence. (iv) no setback is required for any structure less than 1.8m in height and 5m² floor area.	3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
GIZ-S4	***Setbacks* to a *road boundary***	
All Activities	1. *Buildings* and *structures* must be *setback* a minimum of 2 metres from a *road boundary*. Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (b) no setback is required for a fence.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road network*. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment*. 4. The reason for the reduced *setback*.
GIZ-S5	***Setbacks* to streams and *rivers***	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows:	**Activity status where compliance is not achieved:** Restricted Discretionary

	(a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*. 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
GIZ-S6	**Landscaping**	
All Activities	1. A landscaping strip with an average width of 2 metres along the frontage of the *site* is provided. Except for any area required for vehicle or *pedestrian access*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* of the non-compliance on the streetscape and

		surrounding *environment*. 2. The overall landscaping provided on-site.
GIZ-S7	**Screening**	
All Activities	Screening must be provided for: 1. The *boundary* of a *site* that adjoins a *site*: (a) in the Medium Density Residential, General Residential or Large Lot Residential Zones or the General Rural or Rural Lifestyle Zones; or (b) containing a scheduled *heritage item* The screening must be either: (i) planting and/or landscaping to a minimum depth of 2 metres with species that will grow to at least 2m in *height*; or (ii) a solid, close-boarded enclosed fence made with a minimum *height* of 1.8m and a maximum *height* of 2m. Except that: This standard does not apply to *buildings* that share a *common wall* along the *boundary*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the activity is able to be screened from the adjoining *site*. 2. The *effect* of the non-compliance on the character and amenity of the adjoining *site*.
GIZ-S8	**Screening of Outdoor storage of goods and materials**	
All Activities	1. Any on-*site* service area, including rubbish collection areas, must be fully screened by a 1.8m fence or landscaping from view of: (a) public *road* (b) an adjoining *site* in any rural or residential zone. (c) other public space	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the visual amenity and character of the streetscape.

	Except that outdoor storage of goods for sale as part of the activity do not require screening from a public *road*. 2. Any on-*site* parking must be fully screened by a 1.8m fence or landscaping from view of an adjoining *site* in any residential or rural zone.	2. The visual amenity of adjoining Residential zoned *sites* including shading; 3. The service, storage and parking needs of the activity and the size and location of service, storage and parking areas; 4. The time period, type and volume of goods for which the outdoor storage area will be used. 5. The ability to mitigate any adverse visual *effects* resulting from reduced or no screening of the outdoor storage area through alternative means.
GIZ-S9	***Landscaped permeable area***	
All Activities	1. At least 10 percent of the *net site area* shall comprise *landscaped permeable area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The ability for the *site* to manage *stormwater* and the potential impact on *water* quality. 2. The overall landscaping provided on the *site*. 3. *Effects* on the visual amenity of the surrounding *environment*. 4. *Effects* on the practical use and layout of the *site*.
GIZ-S10	***Outdoor living space***	
Residential activities	1. Each residential unit must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided.

(ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) is not south facing.	2. Accessibility and convenience for residents. 3. The proximity of alternative opportunities for outdoor amenity and recreation. 4. The reason for the reduced *outdoor living space*.

NATURAL OPEN SPACE ZONE – NOSZ

Overview and Purpose

The purpose of the Natural Open Space zone is to ensure the natural *environment* is retained, and activities, *buildings* and other *structures* are compatible with the characteristics of the zone. It is applied to *land* that is managed by the Council or the Department of Conservation for a conservation purpose, which is characterised by areas of *indigenous vegetation* and a high degree of naturalness. The Natural Open Space zone will comprise both Dolamore Park and Croydon Bush.

Dolamore Park is a large Scenic Reserve of 95 hectares, administered by the Gore District Council and adjoins the greater Croydon Bush Scenic Reserve of 874 hectares which is administered on behalf of the Crown by the Department of Conservation. A specific Reserve Management Plan (RMP) has been prepared for Dolamore Park, and this will be subject to review over time. The RMP refers to in excess of 10,000 visitors per year for a range of outdoor recreational and leisure activities including walking, climbing, running, mountain biking, nature study, passive recreation, camping, photography, active recreation, bus tours, picnicking, and concerts.

The purpose of the zone is to provide for the existing level of activity and protect the underlying relationship Ngāi Tahu have with the natural *environment*, as well as enabling further development, provided adverse *effects* can be appropriately mitigated.

Objectives

NOSZ-O1 Natural character, biodiversity and *amenity values* and Ngāi Tahu cultural values are retained. Undeveloped open areas and expanses of *land* containing minimal *buildings* are the predominant characteristic of the Natural Open Space Zone.

NOSZ-O2 Natural open space areas are available to the public to use and enjoy for leisure and cultural activities.

NOSZ-O3 The purpose and predominant character and amenity of the Natural Open Space Zone is not compromised by incompatible activities and/or built form.

Policies

NOSZ-P1 Enable recreational, sporting and community activities, limited *commercial activities* and rural activities that are compatible with the character and amenity of the *site* and surroundings.

NOSZ-P2 Manage the establishment of *buildings* and *structures* within natural open space zone to minimise adverse *effects* by:

1. ensuring the scale, design and materials of the *building* and/or *structure* are appropriate in the location;
2. integrating new *buildings* and *structures* with existing built form, including walkways, cycleways and *pedestrian access* points;

3. protecting rivers and streams from inappropriate built form;
4. limiting the prominence or visibility of built form, including by integrating it into the landscape and through the use of naturally occurring *building* platforms;
5. minimising adverse visual amenity and natural space character *effects* through appropriate design, use of sympathetic materials and landscaping; and
6. reinstating land subject to *earthworks*.

NOSZ-P3 Manage education activities that are potentially compatible with the role, function and predominant character of the Natural Open Space Zone, and ensure it is appropriate for such activities to establish in the Natural Open Space Zone, having regard to whether:

1. the purpose of the activity is compatible with activities that are permitted in the Natural Open Space Zone and will enhance natural open space values and social connection;
2. the activity will limit or constrain the establishment and operation of permitted, consented or otherwise lawfully established activities in the Open Space Zone or restrict public *access* to and use of open space;
3. the scale, design and layout of the activity and any associated built form is compatible with the character, Ngāi Tahu cultural values, and amenity of the natural open space area the activity is proposing to locate in;
4. any adverse *effects* on natural, indigenous biodiversity, ecological, landscape, cultural and/or *historic heritage* values, or Ngāi Tahu values can be appropriately avoided, remedied and/or mitigated;
5. any conflict with and/or adverse *reverse sensitivity effects* on adjacent *sensitive activities* can be appropriately avoided, remedied and/or mitigated; and
6. there is adequate existing and/or planned *infrastructure* to service the activity.

NOSZ-P4 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.

NOSZ-P5 Avoid activities that are incompatible with the character, qualities and purpose of the Natural Open Space Zone.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

NOSZ-R1	*Community Facility*	
All areas	**Activity status:** Permitted Where: 1. The hours of operation are between 7am and 10pm.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The compatibility with existing activities in the surrounding area. 2. Nuisance effects including noise, light spill and traffic generation.

NOSZ-R2	*Sport and Recreation Activity*	
All areas	**Activity status:** Permitted Where: 1. The hours of operation of organised sports, tournaments or sports education are between 7am and 10pm.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The compatibility with existing activities in the surrounding area. 2. Nuisance effects including noise, light spill and traffic generation.

NOSZ-R3	***Conservation Activity***	
NOSZ-R4	***Park Management Activity***	
NOSZ-R5	***Agricultural, horticultural and pastoral activities***	
All areas	**NOSZ-R3 to NOSZ-R5** **Activity status:** Permitted	
NOSZ-R6	***Visitor Accommodation* Activity**	
All areas	**Activity status:** Permitted Where: 1. The activity shall be located at least 25m from the zone *boundary*; and 2. The *visitor accommodation* is undertaken in a temporary structure, e.g. tents, motorhomes, caravans.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on natural character and amenity, ecological landscape, Ngāi Tahu cultural values, *historic heritage*, or other cultural values of the surrounding *environment.* 2. The compatibility with existing activities in the surrounding area. 3. Whether the activity creates pressure on existing *infrastructure* or gives rise to any *infrastructure* requirements.

NOSZ-R7	***Rural Commercial Recreation Activity***	
All areas	**Activity Status:** Permitted Where: 1. The activity is undertaken on *land*, outdoors; and 2. The hours of operation must be between 7am and 10pm; and 3. The activity does not involve more than 12 persons in any one group.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on natural character and amenity, ecological landscape, Ngāi Tahu cultural values, *historic heritage*, or other cultural values of the surrounding *environment.* 2. The compatibility with existing activities in the surrounding area. 3. Nuisance effects including noise, light spill and traffic generation.
NOSZ-R8	***Commercial Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity is limited to a restaurant, café or mobile food offering; and 2. The activity is ancillary to a permitted activity; and 3. The hours of operation are between 7am and 10pm; and 4. The total *gross floor area* of any building does not exceed 250m^2. *Note: new buildings require consent under NOSZ-R11*	**Activity status where compliance not achieved with:** **NOSZ-R8(1) and NOSZ-R8(2):** Non-complying **NOSZ-R8(3) and NOSZ-R8(4):** Restricted Discretionary **Matters of discretion:** 1. The extent and *effect* of the activity on the *amenity values* of the *site* and surrounding properties. 2. The *effects* on natural, ecological, landscape, Ngāi Tahu cultural values, *historic heritage*, or other cultural values of the surrounding *environment*.

		3. The compatibility with existing activities in the surrounding area. 4. Whether the activity creates pressure on existing roading and *infrastructure* or gives rise to any additional *infrastructure* requirements. 5. The matters of discretion of any infringed standard.
NOSZ-R9	***Residential Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity is limited to a single *residential unit* within the zone, exclusively used by a caretaker or manager of activities on site or the grounds. *Note: new buildings require consent under NOSZ-R11*	**Activity status where compliance is not achieved:** Non-complying
NOSZ-R10	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act	**Activity status where compliance is not achieved:** Discretionary
NOSZ-R11	***Building* Activity**	
All areas	**Activity status:** Restricted Discretionary Where:	**Activity status where compliance is not achieved:** Discretionary

1. Any new *building* or *structure* or alteration or addition is for the purposes of a permitted activity.
2. Any new *building* or *structure* or alteration or addition complies with NOSZ-S1, NOSZ-S2, NOSZ-S3, NOSZ-S4 and NOSZ-S5

Matters of discretion:

1. External appearance, impervious surfaces and landscaping.
2. The extent to which the location, bulk and scale of *building*s impacts on the natural, ecological, landscape, cultural and/or *historic heritage* values of the zone.
3. The ability to integrate *buildings* with existing walkways, cycleways and *pedestrian access* points within the zone.
4. *Maintenance* of on-site and neighbouring site amenity.
5. The cumulative *effects* of *buildings* within the zone.
6. *Earthworks.*
7. *Access.*
8. Services, including the positive effects low impact design.
9. Integration of the unique Ngāi Tahu cultural identity of the area in design; and

	10. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3.	
NOSZ-R12	***Education Facility***	
All areas	**Activity status:** Restricted Discretionary Where: 1. The hours of operation must be between 7am and 10pm; and 2. Any new *building* or *structure* or alteration or addition complies with NOSZ-S1, NOSZ-S2, NOSZ-S3, NOSZ-S4 and NOSZ-S5. **Matters of discretion:** 1. External appearance, impervious surfaces and landscaping 2. The extent to which the location, bulk, scale of *building*(s) impacts on the natural, ecological, landscape, cultural and/or *historic heritage* values of the zone. 3. The ability to integrate *buildings* with existing walkways, cycleways and *pedestrian access* points within the zone. 4. *Maintenance* of on-site and neighbouring site amenity. 5. The cumulative *effects* of buildings within the zone. 6. *Earthworks.*	**Activity status where compliance is not achieved:** Discretionary

	7. *Access.* 8. Services including the positive effects of low impact design. 9. Integration of the unique Ngāi Tahu cultural identity of the area in design. 10. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3.	
NOSZ-R13	**All other activities**	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

NOSZ-S1	***Height***	
All activities	1. The maximum height of any *building* or *structure* is 6 metres above *ground level*. Excluding roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials, flues, not more than 1m above *height* limit and not more than 1m in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality, including open character of the zone. 2. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3. 3. The adverse *effects* on *sites* adjoining the zone, including outlook, privacy, shading and sense of openness. 4. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.* 5. The reason for the increase in *height.*
NOSZ-S2	***Setbacks* from side and rear *boundaries***	
All activities	1. Any *building* or *structure*, excluding fencing, must be setback a minimum of 25 metres from any side or rear *boundary.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality, including *effect* on the open character of the zone. 2. The adverse *effects* on *sites* adjoining the zone, including outlook, privacy, shading and sense of openness.

		3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.* 4. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site.*
NOSZ-S3	***Setbacks* from *road boundaries***	
All activities	1. Any *building* or *structure*, excluding fencing, must be setback a minimum of 10 metres from any road boundary.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality, including *effect* on the open character of the zone. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.* 3. The safety and efficiency of the *road* network.
NOSZ-S4	***Setbacks* from *rivers* and streams**	
All activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*.

		3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
NOSZ-S5	***Building coverage***	
All activities	1. The total building coverage across the site must not exceed 2.5 percent.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on natural, ecological, landscape, cultural and/or *historic heritage* values of the surrounding *environment*. 2. The adverse *effects* on nearby *sites*, including outlook and sense of openness. 3. The *effects* on *stormwater* management.

SPORT AND ACTIVE RECREATION ZONE - SARZ

Overview and Purpose

The purpose of the Sport and Active Recreation Zone is to provide open space areas for a range of *sport and recreation activities*, including organised sport and recreation for local, district-wide and regional communities. These spaces are areas where people can also enjoy informal exercise and leisure activities.

This zone applies to parks, sports grounds and multi-sport facilities and also such places as the A&P Showgrounds. Such areas will normally have associated *buildings* such as club rooms, storage sheds and toilet facilities.

Sport and active recreation areas are predominantly characterised by large open space areas with associated *buildings* and facilities that vary in scale depending on the *sport and recreation activities* that take place there. It is generally accepted that the level of development in this zone is higher than other Open Space zones and that the *sport and recreation activities* that are anticipated to take place in this zone can generate *noise*, light and traffic *effects* in surrounding neighbourhoods.

Activities on publicly owned *land* are required to obtain permission (such as a lease or a licence) from the Council as the administering authority. This is in addition to any requirements under the District Plan and the RMA. All activities will need to have regard to any relevant reserve management plans and legislation (Reserves Act 1977).

The Plan seeks to provide for the existing level of activity, as well as enabling further development, provided adverse *effects*, such as *building* bulk, *noise*, lighting and traffic, can be appropriately managed, whilst responding to the underlying relationship Ngāi Tahu hold with the natural *environment*.

Multi-Sports Precinct (PREC5)

The Multi Sports Precinct consists of Wayland Park, Newman Park, and *land* to the south of Wayland Park. Both parks are recreation reserves. Wayland Park contains the Gore Multi Sports Complex, including the Mataura Licensing Trust (MLT) Events Centre, and is the focus for recreation facility provision in Gore. Land to the south of Wayland park is gazetted for exchange of *reserve land* and is proposed for sports fields with car parking. The precinct is surrounded by the General Residential zone.

The purpose of the Precinct is to provide for the existing level of activity, as well as enabling further opportunities, providing adverse *effects*, such as *building* bulk at zone *boundaries*, *noise*, floodlighting, and traffic, can be appropriately mitigated.

Showground Precinct (PREC6)

The Showground precinct consists of the Gore A&P Association *land* to the north, Council Recreation Reserve to the south and the Council owned vacant former hospital grounds to the southeast. This area can accommodate significant agricultural showground activities, with animal housing and *yards*, an all-weather equestrian ring and agricultural related displays and competitions. Facilities are also provided for campervans and camping, together with sports fields and facilities used for rugby and softball. When grassed areas are not in use they are grazed by stock. The Gore A&P Association has been running A&P

Shows since 1882 and they are amongst the larger A&P shows in New Zealand. The Association operates under the auspices of the Agricultural and Pastoral Societies Act 1908 and management of *land* within the Precinct is by way of a joint committee of the Gore A&P Association and the Council.

The purpose of the Precinct is to provide for the existing level of activity, as well as enabling further opportunities, providing adverse *effects*, such as *building* bulk at zone *boundaries*, *noise*, lighting, and traffic, can be appropriately mitigated.

The precincts apply over the Sport and Active Recreation Zone and reflect the distinct character of the Gore Multi-sports Complex and the Gore A&P Showground and the need to apply a specific policy direction and rules to some activities. It is not a distinct zone and as such, the policies and rules in the Sport and Active Recreation Zone apply to the Precincts unless specifically excluded.

Objectives

SARZ-O1 Sport and active recreation open space areas are predominantly used by the public for, and characterised by, leisure, sport and recreation, community and cultural activities.

SARZ-O2 The character and qualities of the Sport and Active Recreation zone are maintained, and where possible enhanced, and include:

1. safe and accessible spaces for all users;
2. spaces that contribute to the community's health and wellbeing needs;
3. spaces that are large and open, with limited *buildings;*
4. car parking and lighting that support local, regional, national and international sports and commercial events; and
5. cultural and historic values.

SARZ-O3 The purpose, character and amenity of the Sport and Active Recreation Open Space Zone is not compromised by incompatible activities and/or built form.

SARZ-PREC5-O1 The multi-sports precinct contains a higher level of built form and provides for larger scale sport and recreation activities, and ancillary commercial activities.

SARZ-PREC6-O1 The Showgrounds precinct enables a variety of activities in support of temporary events, agriculture, sport and recreation.

Policies

SARZ-P1 Allow activities that are compatible with the purpose, character of the Sport and Active Recreation Zone while ensuring their design, scale and intensity is appropriate.

SARZ-P2 Enable activities and facilities that:

1. are consistent with the intended purpose, character and qualities of the Open space zone; and;

2. contribute to the overall health and wellbeing of the community, including the cultural wellbeing of Māori communities; and
3. minimise adverse *effects* on the character and *amenity values* of the surrounding area.

SARZ-P3 Enable *commercial activities* that are ancillary to and support the ongoing operation of permitted activities within the zone but do not:

1. undermine the purpose, character and qualities of the zone; and
2. generate significant adverse *effects* on adjoining *sites* and
3. undermine the purpose of the District's commercial zones.

SARZ-P4 Retain an open space character within the *site* by managing the level of development and activities, so that they are generally compatible with the amenity of the surrounding area, having regard to:

1. whether the bulk, *height*, scale and form of any *buildings* and *structures* is compatible with open space areas while providing for the functional requirements of *sport and recreation activities*;
2. the extent to which adverse daylighting, shading, dominance and/or enclosure *effects* on adjacent residential *sites* and on streetscape amenity at the zone interface can be mitigated through adequate separation and/or *setback* distances;
3. appropriate *setbacks* to waterways to maintain and enhance their *water* quality, *amenity values* and natural character.
4. the integration of new *buildings* and *structures* with existing built form, including walkways, cycleways and *pedestrian access* points;
5. Ngāi Tahu cultural values, including those listed in MW2.3; and
6. whether *buildings* maximise opportunities for multifunctional use by *sport and recreation activities*.

SARZ-P5 Require *effects* generated by activities to be of a type, scale and level that are appropriate in the Sport and Active Recreation Zone and to maintain the character and amenity of the zone by:

1. managing the hours of operation to minimise the impact on adjacent living activities;
2. managing traffic and parking *effects* on or in the vicinity of the *site*, particularly through periods of peak demand;
3. providing sufficient *infrastructure* and services to meet the activity's needs;
4. ensuring the size, design and type of signage is compatible with the character and amenity of the open space area that the signage is located in; and
5. minimising hard surfacing and, where possible, retaining or providing visually prominent trees, bush and/or landscaping.

SARZ-P6 Avoid activities that are incompatible with the purpose and character of the Sport and Active Recreation Zone and/or activities that will result in:

1. *reverse sensitivity effects* and/or conflict with permitted activities in the Open Space Zone;
2. adverse *effects*, which cannot be appropriately avoided, remedied or mitigated, on:
   (a) the character and amenity of the open space area the activity is proposing to locate in; or

(b) cultural, spiritual and/or historic values and interests or associations of importance to *tangata whenua*.

SARZ-PREC5-P1 Recognise that activities within the Multi-Sports Precinct may create large volumes of traffic and *noise*.

SARZ-PREC5-P2 Enable large-scale *buildings* along with car parking, lighting and signage in the Multi-Sports Precinct where these are compatible with the character of the zone and avoid significant adverse *effects* on *amenity values* in the surrounding area.

SARZ-PREC5-P3 Only allow residential activity for the purpose of housing a caretaker or manager of activities and the grounds, within the Multi-Sports Precinct.

SARZ-PREC6-P1 Enable a*gricultural, horticultural and pastoral* activities within the Showground Precinct where these are compatible with the character and qualities of the zone and surrounding area.

SARZ-PREC6-P2 Enable *camping grounds* or caravan parks within the Showground Precinct where these are compatible with the character of the zone and avoid significant adverse *effects* on ecological or *amenity values* in the surrounding area.

SARZ-PREC6-P3 Only allow residential activity for the purpose of housing a caretaker or manager of activities and grounds, within the within the Showground Precinct.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

SARZ-R1	***Sport and Recreation Activity***	
SARZ-R2	***Conservation Activity***	
SARZ-R3	***Community Facility***	
SARZ-R4	***Park Management Activity***	
All areas	**SARZ-R1 to SARZ-R4** **Activity status:** Permitted Where: 1. The hours of operation are between 7 am and 10 pm; and 2. Any new or extended *buildings* or *structure* complies with all Sport and Active Recreation Zone Standards.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and *amenity values* of the adjacent *sites.* 2. The nature and location of existing development and the compatibility with activities in the surrounding area. 3. The matters of discretion of any infringed standard.
SARZ-R5	***Commercial Activity***	
All areas including PREC6 Showground	**Activity status:** Permitted Where: 1. The activity is ancillary to a permitted activity 2. The total floor area shall not exceed 150m^2. 3. The hours of operation are between 7 am and 10 pm. 4. Any new or extended *buildings* or *structure* complies with all Sport and Active Recreation Zone Standards.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and *amenity values* of adjacent *sites.* 2. The nature and location of existing development and the compatibility with the activities in the surrounding area. 3. The safety and efficiency of the roading network. 4. The matters of discretion of any infringed standard.

PREC5 Multi-Sport	**Activity status:** Permitted Where: 1. The activity is ancillary to a permitted Activity; and 2. The total floor area shall not exceed 250m^2; and 3. The activity shall be located at least 25m from the precinct *boundary*, and 4. The hours of operation must be between 7 am and 10 pm, and 5. Any new or extended *buildings* or *structure* complies with all Sport and Active Recreation Zone Standards.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent and *effect* of the activity on the *amenity values* of the *site* and surrounding properties 2. The safety and efficiency of the roading network 3. The matters of discretion of any infringed standard.
SARZ-R6	***Agricultural, horticultural and pastoral activities***	
PREC6 Showground	**Activity status:** Permitted Where: 1. The activity is limited to grazing and the growing and harvesting of grass. 2. Any new or extended buildings or structure complies with all Sport and Active Recreation Zone Standards.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent and *effect* of the activity on the *amenity values* of the *site* and surrounding properties 2. Conflict with and/or *reverse sensitivity effects* on adjacent sensitive activities. 3. The potential impact on *water* quality.
SARZ-R7	***Residential Activity***	
PREC5 Multi-Sports and PREC6 Showground	**Activity status:** Permitted Where:	**Activity status where compliance not achieved with:** **SARZ-R7(1):** Non-complying

	1. There is no more than one *residential unit* within the precinct which is exclusively used by a caretaker or manager of permitted activities on site or the grounds. 2. Any new or extended buildings or structure complies with all Sport and Active Recreation Zone Standards.	**SARZ-R7(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard
SARZ-R8	***Visitor Accommodation* including *Camping grounds***	
PREC6 Showground	**Activity status:** Permitted Where: 1. The *visitor accommodation* is undertaken in a temporary structure, such as: tents, motorhomes, caravans.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The compatibility with existing activities in the surrounding area. 2. Whether the activity creates pressure on existing infrastructure or gives rise to any infrastructure requirements. 3. Transport effects. 4. Noise.
SARZ-R9		
	Activity status: Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary

SARZ-R10	All other activities	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

SARZ-S1	***Height***	
All activities including PREC6 Showground	1. The maximum height of any *building* or *structure* is 8 metres above *ground level*. Excluding roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials, flues, not more than 1m above *height* limit and not more than 1m in width or length.	**Activity status where compliance is not achieved with:** **SARZ-S1(1) or SARZ-S1(2):** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3. 4. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.* 5. The reason for the increase in *height.*
PREC5 Multi-Sports	2. The maximum height of any *building* or *structure* is 10 metres above *ground level*. Excluding roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials, flues, not more than 1m above *height* limit and not more than 1m in width or length.	
SARZ-S2	***Height in relation to boundary***	
All Activities	1. No part of any *building* shall project beyond the *height in relation to boundary* plane from points 2.6m above *ground level* at *site boundaries.* See Appendix 2 for *boundary* plane angles. Except that: (a) this standard does not apply to *road boundaries*. (b) the following intrusions are permitted:	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.*

	(i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation. (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1m above *height* limit in SARZ – S1 and not more than 1m in width or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
SARZ-S3	***Setbacks* to side and rear *boundaries***	
All Activities	1. Any *building* or *structures,* shall be *setback* from any side and rear *boundary* the minimum distances as follows: (a) 10m from all *boundaries* that adjoin a Residential Zone. (b) 5m from all *boundaries* that adjoin other zones. Except that: (i) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (ii) no *setback* is required for *buildings* that share a *common wall* along the *boundary*. (iii) The setback provisions do not apply to fences.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site.*

SARZ-S4	***Setbacks* to *road boundaries***	
All Activities	1. Any *building* or *structure* shall be *setback* a minimum of 4.5 metres from any *road boundary*: Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (b) The setback provisions do not apply to fences.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment.* 4. The reason for the reduced *setback.*
SARZ-S5	***Setbacks* to *rivers* and streams**	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*. 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and /or habitats. 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore,

		rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
SARZ-S6	***Building coverage***	
All activities **PREC5 Multi-Sport** **PREC6 Showground**	1. The total building coverage across the site must not exceed 2 percent. 2. The total building coverage across the precinct must not exceed 10 percent. 3. The total building coverage across the precinct must not exceed 7 percent.	**Activity status where compliance is not achieved with:** **SARZ-S6(1), SARZ-S6(2) or SARZ-S6(3):** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area and streetscape. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.
SARZ-S7	**Screening**	
All activities	1. Parking areas adjacent to Zone *boundaries* other than *road boundaries* must be fully screened by a solid fence or dense landscaping such as hedgerow of at least 1.4m high.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:**

1. The *effects* on the character and amenity the surrounding area and streetscape.

2. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.

AIRPORT ZONE - AIRPZ

Overview and Purpose

The purpose of the Airport Zone is to enable and support the *sustainable management* and operation of the Gore Airfield (also known as the Charlton Aerodrome), allowing for existing and potential events and activities within the Zone, while managing their effects to the extent appropriate in this location.

The Zone objectives, policies and rules provide the framework for enabling aviation activities whilst managing the effects of development and ensuring that offsite rural amenity values and maintained and enhanced. The potential adverse effects of buildings are controlled by bulk and location standards.

Aviation, industrial, conference, emergency services and associated residential and visitor accommodation activities that support the social and economic health and wellbeing of the community may occur in the Zone, where these are compatible with the surrounding rural environment.

The airfield is located approximately 8 kilometres south of Gore, on State Highway 1. It occupies approximately 40 hectares and is owned by the Gore District Council. The property comprises three grass runways and a range of *aircraft* hangers and associated *buildings*. The main runway is 1,270m long, with two shorter crossing runway vectors. The airfield includes fuel refilling services.

The Gore Aero Club operates from the *site* and offers flying instruction. Two aerial *fertiliser* spreading companies also operate from the *airport*.

Objectives

AIRPZ-O1 Activities within the Airport Zone support the functionality of the airfield and contribute positively to the economic sustainability and resilience of airfield and wider Gore District.

AIRPZ-O2 The *effects* arising from new or expanded activities within the Airport Zone are managed to minimise adverse *effects* on the amenity of adjacent *land*, and the underlying Ngāi Tahu relationships with the natural *environment*.

AIRPZ-O3 Ensure activities are undertaken within the Zone in a manner that provides for the security and safety of the public, occupiers of *sites* and *aircraft* operations.

Policies

AIRPZ-P1 Recognise the Gore Airfield as a strategic asset in *Emergency Management* events.

AIRPZ-P2 Provide for a diverse range of *aviation activities* within the Airport Zone which support the economic sustainability of the airfield and the economic, cultural and social needs of the community.

AIRPZ-P3 Design, locate and operate new activities and development within the Airport Zone in a manner which:

1. maintains amenity of existing activities within the zone or surrounding *sites*; and
2. avoids *reverse sensitivity effects* on existing activities within the zone or surrounding *sites*; and
3. manages servicing demands; and
4. responds to the underlying Ngāi Tahu relationships with the natural *environment;* and
5. protects river and stream values from inappropriate development.

AIRPZ-P4 Ensure all activities are designed and operated in a way that does not adversely affect the safety and functionality of the airfield or on adjoining and arterial *roads*.

AIRPZ-P5 Avoid activities which may compromise the purpose of the Airport Zone and generate *reverse sensitivity effects* or the ability to use *land* for aviation purposes unless those activities are ancillary to *aviation activities*.

AIRPZ-P6 Close those portions of Jubilee Avenue adjacent to areas occupied or utilised by operators at the Gore Airfield.

AIRPZ-P7 Enable activities and facilities that:

1. are consistent with the intended purpose, character and qualities of the Airport Zone; and
2. Support the agricultural aviation of the district; and
3. contribute to the overall health and wellbeing of the community; and
4. minimise adverse effects on the character and amenity values of the surrounding area.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

AIRPZ-R1	***Aviation Activity***	
AIRPZ-R2	***Industrial Activity***	
AIRPZ-R3	***Emergency Services Facility***	
AIRPZ-R4	***Conference Facility***	
All areas	**AIRPZ-R1 to AIRPZ-R4** **Activity status:** Permitted Where: 1. Any new or extended *buildings*, *structure* and activity complies with the Airport Zone Standards AIRPZ-S1, AIRPZ-S2, AIRPZ-S3 and AIRPZ-S4.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.
AIRPZ-R5	***Office Activity***	
AIRPZ-R6	***Food and Beverage Activity***	
AIRPZ-R7	***Retail Activity***	
All areas	**AIRPZ-R5 to AIRPZ-R7** **Activity status:** Permitted Where: 1. The activity is ancillary to activities permitted by rules AIRPZ-R1-R4; and 2. Any new or extended *buildings*, *structure* and activity complies with the Airport Zone Standards AIRPZ-S1, AIRPZ-S2, AIRPZ-S3 and AIRPZ-S4.	**Activity status where compliance is not achieved with:** **AIRPZ-R5 to AIRPZ-R7(1):** Discretionary **AIRPZ-R5 to AIRPZ-R7(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.

AIRPZ-R8	***Residential Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity is undertaken as part of an activity permitted by Rule AIRPZ-R1 to AIRPZ-R3. 2. Any *habitable rooms* comply with NOISE-S3 (*acoustic treatment*). 3. Any new or extended *buildings*, *structure* and activity complies with the Airport Zone Standards AIRPZ-S1, AIRPZ-S2, AIRPZ-S3 and AIRPZ-S4.	**Activity status where compliance is not achieved with:** **AIRPZ-R8(1):** Non-Complying **AIRPZ-R8(2):** Discretionary **AIRPZ-R8(3):** Restricted Discretionary **Matters over which discretion is restricted:** 1. The matters of discretion for the relevant infringed standard.
AIRPZ-R9	***Visitor Accommodation***	
All areas	**Activity status:** Permitted Where: 1. The accommodation is being utilised by persons arriving and/or departing by *aircraft* at the Gore (Charlton) Airfield. 2. Any *habitable room* complies with NOISE-S3 (*acoustic treatment*). 3. 3. Any new or extended buildings, structure and activity complies with the Airport Zone Standards AIRPZ-S1, AIRPZ-S2, AIRPZ-S3 and AIRPZ-S4.	**Activity status where compliance is not achieved with:** **AIRPZ-R8(1) or AIRPZ-R8(2):** Non-Complying **AIRPZ-R8(3):** Restricted Discretionary **Matters over which discretion is restricted:** 1. The matters of discretion for the relevant infringed standard.
AIRPZ-R10	**All other activities**	
All areas	**Activity status:** Non-Complying	**Activity status where compliance not achieved:** N/A

1. Any activities, including associated buildings, not otherwise provided for in the list of rules.

Standards

AIRPZ-S1	**Outdoor storage of goods and materials**	
All activities	1. Outdoor storage of goods and materials must not: (a) encroach on airfield areas. (b) exceed a *height* of 2 metres. 2. Any outdoor storage area visible from an adjoining property or *road* must be screened from the property or *road* by planting and/or landscaped to a minimum depth of 1 metre with species which grow to at least 1.5m.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* of the non-compliance on the character and amenity of the adjoining *site*. 2. The *effect* on the movement of people and vehicles on the *site*. 3. Impact on health and safety. 4. The ability to impose *conditions* to mitigate adverse *effects*.
AIRPZ-S2	***Height***	
All activities	1. The maximum *height* of any *building* or *structure* is 12 metres above ground level. Except that: 2. Within the mapped approach vectors for the Gore (Charlton) Airport any *structure* / *building* does not exceed the specified *height* on the planning maps.	**Activity status where compliance is not achieved with:** **AIRPZ-S2(1):** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.

		5. The impact on views of the Mataura Falls, Hokonui Hills, and/or Tuturau. **AIRPZ-S2(2):** Non-Complying
AIRPZ-S3	***Setback* to *boundaries***	
All activities	1. Any *building* or *structure* is *setback* at least 6 metres from any zone *boundary* or *road boundary.* Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (b) no *setback* is required for *buildings* that share a *common wall* along the *boundary*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion if compliance is not achieved:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* or the streetscape including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The safety and efficiency of the *road* network where the reduced *setback* is to a *road boundary*. 4. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*. 5. Compatibility with the surrounding *environment.*

AIRPZ-S4	***Setbacks* to streams and *rivers***	
All activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures.* 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and /or habitats. 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

MĀORI PURPOSE ZONE - MPZ

Overview and Purpose

Māori Purpose Zones recognise & further enable whānau Māori within the Gore District to provide for their cultural, social, environmental, and economic wellbeing in ways that reflect their unique rights and interests as *mana whenua* and *tangata whenua*. This zone provides for a range of activities to be undertaken, such as Māori cultural hubs (including *marae* complexes), papakāinga, community-focused activities, and environmental and economic activities which support Māori values & aspirations. These provisions recognise that there are some activities that should be permitted across all Māori Purpose Zones (such as cultural activities), whilst other activities (such as *residential activities* or *commercial activities*) may be appropriate only in specific zones, depending on the constraints of the *site*.

There are four Māori Purpose Zones included in the Gore District Plan. They are:

- Hokonui Rūnanga (Charlton Road, Gore)
- Mataura Marae (Dorset Street, Mataura)
- Te Ika Rama Marae (McKinnon Road, McNab)
- Hokonui Marae (Hyde Street, Gore)

Objectives

MPZ-O1 The Māori Purpose Zone enables a range of social, cultural, environmental, and economic development opportunities that support the occupation, use, development, and ongoing relationship between *mana whenua* and *tangata whenua*, and both their ancestral lands and the natural environment.

MPZ-O2 *Mana whenua* and *tangata whenua* are able to exercise rangatiratanga and kaitiakitanga to the fullest extent practicable within a Māori Purpose Zone.

MPZ-O3 Use and development in the Māori Purpose Zone is enabled where adverse *effects* on the health and safety of people and the environment are avoided or mitigated.

Policies

MPZ-P1 Enable the incorporation of whānaungatanga, mātauranga and tikanga in relation to the use, design, layout, and decision-making relating to development within the Māori Purpose Zone.

MPZ-P2 Enable the use and development of the Māori Purpose Zone for a range of appropriate activities that enable the Māori community to support itself, including:

1. residential uses (including papakāinga);
2. *Marae* and/*or Papatipu Rūnanga complexes,* and other Māori cultural facilities and activities;
3. environmental-focused activities including restoration, mahinga kai practices, and *environment*-related employment opportunities;
4. social, recreational, *educational facilities*, and economic facilities;

while:

5. ensuring any significant adverse *effects* from these activities on adjoining properties beyond the zone and the wider *environment* are mitigated; and
6. requiring that all activities are adequately serviced.

MPZ-P3 Restrict activities that are inconsistent with the objectives, policies, or rules related to Māori Purpose Zones unless it can be demonstrated that they are appropriate, having regard to:

1. its appropriateness in the context of MPZ-O1 and MPZ-O2;
2. the *site* design, layout, and scale of the activity, and its integration or relationship with existing *land* uses;
3. whether there is adequate *infrastructure* and services available to service the activity;
4. any *reverse sensitivity* or adverse *effects* on anticipated activities within the Māori Purpose Zone; and
5. the ecological impacts of the proposed activity.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

MPZ-R1	***Māori Customary Activities***	
MPZ-R2	***Conservation Activity***	
All Māori Purpose Zones	**MPZ-R1 to MPZ-R2** **Activity status:** Permitted Where: 1. The *GFA* of any ancillary *structure* does not exceed 30m^2; and 2. Any ancillary *structures* comply with Māori Purpose Zone standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7.	**Activity status where compliance is not achieved: z** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard; 2. The extent to which all activities are adequately serviced; 3. The extent to which adverse *effects* on adjoining properties beyond the zone and the wider *environment* are mitigated; and 4. Any functional or tikanga related requirements.
MPZ-R3	***Marae or Papatipu Rūnanga Complex***	
All Māori Purpose Zones	**Activity status:** Permitted Where: 1. Any new or extended *buildings* or *structures* comply with Māori Purpose Zone standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard; 2. The extent to which adverse *effects* on adjoining properties beyond the zone and the wider *environment* are mitigated; 3. The extent to which all activities are adequately serviced; and 4. Any functional or tikanga related requirements.

MPZ-R4	***Emergency Services Facility***	
MPZ-R5	***Primary Production***	
All Māori Purpose Zones	**Activity status:** Permitted Where: 1. The activity is not at the Hokonui Mare Site; 2. Any new or extended *buildings* or *structures* comply with Māori Purpose Zone standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7; and 3. *Primary Production* complies with RLZ-R6.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard; 2. The extent to which adverse *effects* on adjoining properties beyond the zone and the wider *environment* are mitigated; 3. The extent to which all activities are adequately serviced; and 4. Any functional or tikanga related requirements.
MPZ-R6	***Cluster Housing***	
MPZ-R7	***Residential Activity***	
MPZ-R8	***Community Facility***	
MPZ-R9	***Commercial Activity***	
MPZ-R10	***Visitor Accommodation***	
All Māori Purpose Zones	**MPZ-R6 to MPZ-R10** **Activity status:** Permitted Where: 1. The activity is not at the Te Ika Rama Marae site; 2. Any new or extended *buildings* or *structures* comply with Māori Purpose Zone standards MPZ-S1, MPZ-S2, MPZ-S3,	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard; 2. The extent to which all activities are adequately serviced; 3. The extent to which adverse *effects* on adjoining properties

	MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7; and 3. *Retail Activities* are limited to 100m^2 *Gross Floor Area.*	beyond the zone and the wider *environment* are mitigated; 4. Any functional or tikanga related requirements; and 5. For non-*residential activities* matters relating to: (a) traffic generation (b) *noise* (c) scale (d) access (e) *reverse sensitivity.*
MPZ-R12	***Urupā***	
Mataura Marae	**Activity status:** Permitted Where: 1. The GFA of any ancillary *structure* does not exceed 30m^2 2. Any new *buildings* or *structures* comply with relevant standards Māori Purpose Zone standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard; 2. The extent to which all activities are adequately serviced; 3. The extent to which adverse *effects* on adjoining properties beyond the zone and the wider *environment* are mitigated; and 4. Any functional or tikanga related requirements.
MPZ-R13	**All other activities**	
All Māori Purpose Zones	**Activity status:** Discretionary 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

Standards

MPZ-S1	*Height*	
All Māori Purpose Zones	1. Any *building* must not exceed a maximum *height* of 8 metres above *ground level*. Excluding any art, carvings, or other cultural symbols fixed to *buildings* or roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1m and is no more than 1 metre in width or length.	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on adjoining *sites* including privacy, shading, outlook and dominance; 2. The reason for the increase in *height*; 3. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping; 4. Any functional or tikanga related requirements; and 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.

MPZ-S2	*Height in relation to boundary*	
All Māori Purpose Zones	1. No part of any *building* shall project beyond the *height in relation to boundary* plane, measured from points 2.6 metres above *ground level* at *site boundaries* adjoining a Residential Zone. See Appendix 2 for *boundary* plane angles. Except that: (a) this standard does not apply to *road boundaries*. (b) the following intrusions are permitted:	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on adjoining *sites* including privacy, shading, outlook and dominance.

	(i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation. (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1m above height limit in MPZ-S1 and not more than 1m in width or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
MPZ-S3	***Setbacks* to *boundaries***	
Te Ika Rama *Marae* and Hokonui Runanga *Sites*	1. Any building must be setback at least 10 metres from the Māori Purpose Zone boundary. Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (b) no *setback* is required for *buildings* that share a *common wall* along the *boundary*. (c) a carport or garage, either standalone or attached to the dwelling may be located up to 500mm from a side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed 6 metres and contains no doors or windows.	**Activity status where compliance is not achieved with:** **MPZ-S3(1) or MPZ-S3(2):** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on adjoining *sites* including privacy, shading, outlook and dominance; 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping; and 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.

Mataura and Hokonui *Marae Sites*	2. Any building must be setback at least 1 metre from the Māori Purpose Zone boundary. Except that: (d) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (e) no *setback* is required for *buildings* that share a *common wall* along the *boundary*. (f) a carport or garage, either standalone or attached to the dwelling may be located up to 500mm from a side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed 6 metres and contains no doors or windows.	
MPZ-S4	***Setbacks* from *Roads***	
Te Ika Rama Marae and Hokonui Runanga Sites	1. Any *building* or *structure* must be *setback* a minimum of 10 metres from any *road boundary.* Except that: (a) fences are permitted within the setback (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	**Activity status where compliance is not achieved with:** **MPZ-S4(1) or MPZ-S4(2):** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network; 2. The adverse *effects* on adjoining *sites* including privacy, and shading;

Mataura and Hokonui Marae Sites	2. Any *building* or *structure* must be *setback* a minimum of 3 metres from any *road boundary.* Except that: (c) fences are permitted within the setback (d) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	3. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping; and 4. The reason for the reduced *setback* including any functional or tikanga related requirements.
MPZ-S5	***Setbacks* to *rivers* and streams**	
All Māori Purpose Zones	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a functional or tikanga related need for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility; *2.* The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures;* 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and /or habitats; 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas; 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3;

		6. The *effects* on public and customary *access* to the stream or *river*; and 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
MPZ-S6	***Building Coverage***	
Te Ika Rama *Marae* **Mataura and Hokonui Marae sites and Hokonui Rūnanga Site**	1. The maximum *building coverage* shall not exceed 1000m^2 per *site.* 2. The maximum *building coverage* shall not exceed 50 percent per *site.*	**Activity status where compliance is not achieved with:** **MPZ-S6(1) or MPZ-S6(2):** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on adjoining *sites* including privacy, shading, and dominance; 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping; 3. The *effects* on *water* management; and 4. Ecological and biodiversity impacts.
MPZ-S7	**Servicing**	
All Māori Purpose Zones	1. Any *residential unit* or place of employment shall be connected to a Council reticulated *water* supply, or have *access* to on-*site water* of a potable standard. 2. Any *residential unit* or place of employment shall be connected to a Council reticulated *wastewater* network, or have on-*site wastewater* management systems with sufficient capacity.	**Activity status where compliance is not achieved:** Non-complying

3. If reticulated Council *water* or *wastewater* is unavailable, on-site systems must have sufficient capacity.

CAMP COLUMBA ZONE - CCZ

Overview and Purpose

The purpose of the Camp Columba Zone is to enable the existing activity to continue to operate and expand to meet the needs of the District and wider region. Camp Columba offers camps and programmes which include overnight accommodation catering for groups including youth groups, Scouting New Zealand, the Health Foundation, church groups and sports teams. In the future, the camp seeks to engage with other family groups, secondary schools and adult groups.

Camp Columba is located at Kaiwera Road, Pukerau and comprises an area of 10.67 hectares. It was established in 1957 by the Mataura District Bible Class Committee to hold Easter and Labour Weekend Camps for young people from around Southland and this activity continues today. Camp Columba has expanded to also offer camping facilities for school and other community groups. The camp services approximately 40% of schools in the wider Southland/Otago region and offers a wide range of outdoor adventure activities.

The Camp Columba structure plan is included at the bottom of the chapter, activities and development are required to be undertaken in accordance with this plan.

Objectives

CCZ-O1 The significant contribution made by Camp Columba to the social, cultural and health wellbeing of people and communities within and beyond the Gore District is recognised.

CCZ-O2 The existing and potential future compatible activities at Camp Columba are recognised and provided for.

CCZ-O3 Adverse *effects* generated by activities within the Camp Columba zone are effectively managed at the zone *boundaries*.

Policies

CCZ-P1 Provide for a range of Outdoor adventure, education, accommodation, community engagement activities and *ancillary activities* which serve a *functional need* within the Camp Columba zone where these provide for the needs of the wider southern community.

CCZ-P2 Provide for the expansion of *buildings* and activities within the Camp Columba zone in accordance with the *Structure* Plan.

CCZ-P3 Promote and protect Camp Columba as a dark-skies viewing area.

CCZ-P4 Manage adverse *effects* of activities within the zone to maintain the character and amenity of adjoining zones.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

CCZ-R1	***Education Facility***	
CCZ-R2	***Visitor Accommodation* Activity**	
CCZ-R3	***Community Facility***	
CCZ-R4	***Sport and Recreation Activity***	
CCZ-R5	***Healthcare Activity***	
All areas	**CCZ-R1 to CCZ-R5** **Activity status:** Permitted Where: 1. The activity and any ancillary activity are undertaken in accordance with the Camp Columba structure plan. 2. Any *building* or *structure* is located and used in accordance with the Camp Columba Structure Plan. 3. Any new or extended *building or structure* complies with standards CCZ-S1 and CCZ-S2.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* of the non-compliance on the character and amenity of the adjoining *sites*. 2. The potential for *reverse sensitivity effects*. 3. The ability to impose *conditions* to mitigate adverse *effects*. 4. The matters of discretion for the infringed standard(s).
CCZ-R6	***Residential Activity***	
All areas	**Activity status:** Permitted Where: 1. There are no more than three *residential units* within the zone. 2. The *residential units* are occupied exclusively by a Camp Columba caretaker, manager or staff member.	**Activity status where compliance is not achieved with** **CCZ-R6(1), CCZ-R6(2) or CCZ-R6(3):** Non-Complying. **CCZ-R6(4):** Restricted Discretionary

	3. One *residential unit* is only occupied on a short term basis (no more than 3 months at a time) by a person employed at Camp Columba. 4. Any new or extended *building or structure* complies with standards CCZ-S1 and CCZ-S2.	**Matters of discretion:** 1. The matters of discretion for the infringed standard(s).
CCZ-R7	***Emergency Service Facilities***	
All areas	**Activity status:** Permitted Where: 1. The activity is ancillary to an activity permitted by CCZ-R1 to CCZ-R5.	**Activity status where compliance is not achieved:** Discretionary
CCZ-R8	**All other activities**	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

CCZ-S1	***Height***	
All activities	1. The maximum height of any *building* or *structure* is 10 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located or screened with landscaping to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height.*

CCZ-S2	***Setbacks* to *rivers* and streams**	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures.*

3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and /or habitats.
4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.
5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
6. The *effects* on public and customary *access* to the stream or *river*.
7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

Camp Columba Structure Plan



FIELD DAYS ZONE - FDZ

Overview and Purpose

The Fields Day Zone incorporates *land* at Waimumu used for the biennial field days since 1982. These three-day events are the second largest of their type in the country, and are nationally significant, attracting over 40,000 visitors, predominantly from throughout the South Island. The *infrastructure* and resources developed at the *site* enables a wide range of sporting, community, social, cultural and corporate events and exhibitions to take place between field day events, including concerts and conferences. Parts of the *site* when not being used for events are subject to agricultural activities, predominantly grazing by stock.

The relative isolation of the *site* facilitates management of any adverse environmental *effects* of activities taking place there, for example, *noise* and *glare*. Large scale events generate significant volumes of traffic in the vicinity of the *site*. While considerable areas are available for on-*site* parking, Waimumu Road is of limited capacity, and *traffic management plans* are required for these large events.

The purpose of the Field Days zones is to recognise and provide for the range of existing and potential events and activities within the Zone, while managing their *effects* to the extent appropriate in this location.

Objectives

FDZ-O1 Major events, exhibitions and the use as a recreation area is encouraged to contribute to a vibrant District and enhance the social, economic and cultural well-being of communities.

FDZ-O2 Activities are planned, located and managed to minimise adverse *effects* on *amenity values*, communities and the natural *environment*.

FDZ-O3 The *site*, when not in use for events or community activities, maintains rural amenity and character.

Policies

FDZ-P1 Enable *primary production* activities where these are compatible with the character and amenity of the Field Day Zone.

FDZ-P2 Recognise and encourage the contribution that *temporary events* make to the social, economic and cultural wellbeing of the District's people and communities.

FDZ-P3 Allow *commercial activities* such as administration offices and *visitor accommodation* only where they are ancillary to the events focus of the zone.

FDZ-P4 Allow limited *residential activity* to facilitate the operation of the permitted activities within the zone.

FDZ-P5 Enable development that retains the open, rural character as viewed from *public places* and adjacent properties, and Ngāi Tahu cultural values.

FDZ-P6 Require *buildings* to be set back a minimum distance from zone *boundaries*, stream *boundaries* and *road boundaries* in order to mitigate potential adverse *effects* on open space, ecological values, Ngāi Tahu cultural values, visual amenity, and outlook from neighbouring properties.

FDZ-P7 Require adequate *infrastructure*, waste minimisation (including stock effluent management), traffic management, *emergency management*, security, and sanitation facilities to be available to cater for anticipated attendants at large-scale *temporary events*, through the use of Event and *Traffic Management Plans*.

FDZ-P8 Ensure traffic from events does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or *access* to *public places.*

FDZ-P9 Recognise that *noise* is an anticipated component of *temporary events*, while protecting the amenity of neighbouring properties from undue *noise* during night-time hours.

FDZ-P10 Only allow other activities where they are compatible with the purpose, character and qualities of the Field Day zone; where adverse *effects* on the use and *amenity values* of adjoining *sites* are avoided, remedied or mitigated, ; and the activity contributes to the overall health and wellbeing of the community.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. Whilst temporary events are provided for in this Chapter, the remaining Temporary Activities rule apply.

Rules

FDZ-R1	*Primary Production*	
All areas	**Activity status:** Permitted Where: 1. The activity does not involve *mining*, *quarrying activities* and/or *plantation forestry activities.*	**Activity status where compliance is not achieved:** Non-complying

FDZ-R2	*Temporary Events*	
All areas	**Activity status:** Permitted Where: 1. Any *new or extended building or structure* complies with standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5; and 2. Compliance with FDZ-S6 is achieved. 3. The event must not take place within 12 metres of the base of any High Voltage Network Transmission Tower.	**Activity status where compliance not achieved with:** **FDZ-R2(1) and FDZ-R2(2):** Restricted Discretionary **Matters of discretion:** 1. The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the *amenity values* of the area. 2. The ongoing *effects* on the *amenity values* of surrounding properties and any cumulative *effects*. 3. The safety and efficiency of the roading network. 4. The matters of discretion for the infringed standard(s). **FDZ-R2(3):** Restricted Discretionary **Matters of discretion:** 5. The adverse effects on the safety and efficiency of the High Voltage Network Transmission Tower

FDZ-R3	***Community Facility***	
FDZ-R4	***Conservation Activity***	
All areas	**FDZ-R3 to FDZ-R4** **Activity status:** Permitted Where: 1. Any new or extended *building or structure* complies with standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5. 2. The activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower.	**Activity status where compliance not achieved with:** **FDZ-R4(1)** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the infringed standard(s). **FDZ-R4(2):** Restricted Discretionary 2. The adverse effects on the safety and efficiency of the High Voltage Network Transmission Tower
FDZ-R5	***Commercial Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity is ancillary to an event; and/or 2. *Office activities* for the purposes of facilitating events; and 3. Any *new or extended building or structure* complies with standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5.	**Activity status where compliance not achieved with:** **FDZ-R5(1) and FDZ-R5(2):** Non-complying **FDZ-R5(3):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the infringed standard(s).

FDZ-R6	***Rural Commercial Recreation Activity***	
All areas	**Activity Status:** Permitted Where: 1. The activity is undertaken on *land*, outdoors; and 2. Does not involve more than 12 persons in any one group; and 3. The activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower, and 4. Any new or extended *building or structure* complies with zone standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5.	**Activity status where compliance is not achieved:** Discretionary
FDZ-R7	***Residential Activity***	
All areas	**Activity status:** Permitted Where: 1. There is a single *residential unit* exclusively used by a caretaker or manager. 2. Any new or extended *building or structure* complies with standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5.	**Activity status where compliance not achieved with:** **FDZ-R7(1):** Non-complying **FDZ-R7(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the infringed standard(s).

FDZ-R8	***Visitor Accommodation***	
All areas	**Activity status:** Permitted Where: 1. The *visitor accommodation* is ancillary to a *Temporary Event.* 2. The activity complies with the following: (a) the activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower (b) the accommodation must be in temporary *structures*, for example, campervans, caravans or tents. (c) the accommodation may only be used for the duration of the event and one night either side of the start and end date. (d) no accommodation is located within 50 metres of the zone *boundary*. (e) no accommodation is located within 20 metres of any *water body*. (f) toilet facilities are provided at the rate of one toilet per 40 persons accommodated, or approval obtained from Council's Environmental Health Department (or relevant department).	**Activity status where compliance is not achieved with:** **FDZ-R8(1):** Non-complying **FDZ-R8(2):** Restricted Discretionary **Matters of Discretion:** 1. The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the *amenity values* of the area. 2. The ongoing *effects* on the *amenity values* of surrounding properties and any cumulative *effects*. 3. The ability to provide adequate sanitation facilities.
FDZ-R9	***Emergency Services Facility***	
All areas	**Activity Status:** Discretionary	**Activity status where compliance not achieved:** N/A
FDZ-R10	**All other activities**	
All areas	**Activity status:** Non-Complying	**Activity status where compliance not achieved:** N/A

1. Any activities, including associated buildings, not otherwise provided for in the list of rules.

Standards

FDZ-S1	*Height*	
All activities	1. The maximum height of any *building* or *structure* is 12 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality and adjoining *sites* including outlook and dominance. 2. Impact on views of the Mataura Falls, Hokonui Hills, and/or Tuturau 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
FDZ-S2	***Building Coverage***	
All activities	1. The maximum *building coverage* shall not exceed 5 percent of the total zone area.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.

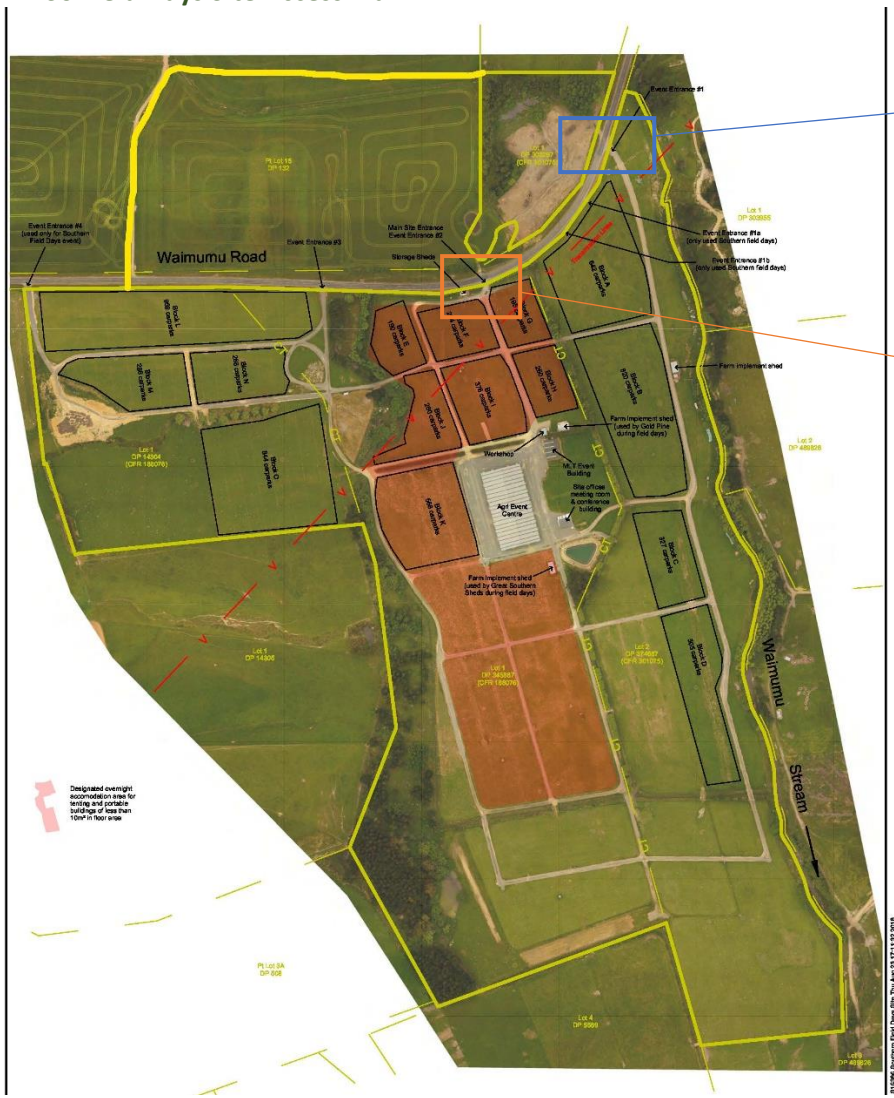
FDZ-S3	***Setback* to *road boundary***	
All activities	1. Any *building* or *structure*, excluding fencing, is *setback* a minimum of 40 metres from any *road boundary.*	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality and adjoining *sites* including outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 3. The reason for the reduced *setback*.

FDZ-S4	***Setback* from zone *boundary***	
All activities	1. Any *building* or *structure* is *setback* from any zone *boundary* the minimum distance as follows: (a) Residential *buildings* are setback at least 30m (b) Dairy sheds and *buildings* that house animals are setback at least 50m (c) Permanent *buildings* greater than 500m^2 are setback at least 200m (d) Permanent *Buildings* associated with Event Activities are setback at least 25m (e) All other *buildings* and *structures* are setback at least 15m Except that: (i) this standard does not apply to road boundaries;	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the *site* and locality, including views from the *road*. 2. The adverse *effects* on nearby *sites*, including outlook, privacy, shading and sense of openness. 3. The *height*, bulk and location of the *building* or *structure*. 4. The reasons for the standard not being met.

	(ii) fences are permitted within the setback	5. The ability to impose *conditions* to mitigate adverse *effects* including through landscaping.
FDZ-S5	***Setbacks* to *rivers* and streams**	
All activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures.* 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and /or habitats. 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

FDZ-S6	Events	
All activities	For events accommodating more than 2500 people, the following must be approved by the Gore District Council: 1. *Events Management Plan*; and 2. *Traffic Management Plan* And the following works are complete: 3. The Main Site Access and Site Access 1 entranceways detailed in the Field Days Site Access Plan shall be sealed in an asphaltic surface from the edge of the *carriageway* to ten (10) metres inside of the property *boundary*; and 4. A right turning bay and flush median lane on Waimumu Road to serve the Main Site Access, detailed in the Field Days Site Access Plan, from the south; and 5. Left turning slip lanes on Waimumu Road to serve the Main Site Access and Site Access 1, detailed in the Field Days Site Access Plan, from the north.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the *amenity values* of the area. 2. The ongoing *effects* on the *amenity values* of surrounding properties and any cumulative *effects*. 3. The safety and efficiency of the roading network. 4. Potential impacts on Ngāi Tahu cultural values, including those listed in MW-2.3 5. The matters of discretion for the infringed standard(s).

FDZ-S6 Field Days Site Access Plan



Site Access #1

Main Site Entrance

DEVELOPMENT AREAS - DEV

Overview and Purpose

Development Areas utilise Outline Development Plans (ODP) to provide guidance on the pattern of development over a large greenfield site. 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.

Given development of these areas is likely to occur over time, sporadic development could result in poor urban design outcomes such as multiple road *access* points, ad hoc service connections which do not adequately provide for future development and a lack of integrated open space or green corridors. The inclusion of ODPs is therefore a key method for guiding development and achieving high quality environmental outcomes. A singular ODP for each Development Area is provided to maintain focused strategic outcomes for each area.

ODPs provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with development have been considered and identified at the time of initial urban zoning. Development is intended to align with *infrastructure* requirements and positive urban design outcomes, including landscaping and open space, and transport (road, cycle and pedestrian network) connectivity.

When assessing resource consents for development within a Development Area a key consideration will be consistency with the ODP. It is anticipated that resource consents will only be granted where they demonstrate consistency with the key principles and outcomes sought in the ODP unless the proposal achieves higher or better outcomes than those sought by the ODP. Where development is proposed for a portion of the ODP area the applicant will need to demonstrate that their proposal will not compromise the overall outcomes sought for the entire ODP area. New development should provide high quality urban design outcomes.

The following Development Areas are provided:

1. Gore South Industrial Development Area (DEV1)

2. Gore West Residential Development Area (DEV2)

Note 1	Provisions in Other Chapters
	The rules in this chapter apply in addition to the underlying zone provisions and district wide chapters (including *subdivision*). For certain activities, consent may be required by rules in other chapters of the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules.

Gore South Industrial Development Area – DEV1

Context

This area is located to the south of the Gore township on the western side of State Highway 1.

Land to the north (between Charlton Road and Falconer Road) has historically been zoned Industrial and is developed with a range of industrial activities. Resource consent approvals for other industrial activities between Falconer Road and Saleyard Road have resulted in industrial activities spreading south along the State Highway. The presence of these existing industrial activities is likely to attract similar activities and indicates a potential transition to an urban environment. The District Plan recognises this changing character and provides for the predicted demand for industrial zoned land through the General and Light Industrial Zones.

Additional land is zoned Industrial to the north and south of the Development Area, however, these areas already contain existing industrial activities and are smaller areas with greater options for road *access* without new direct *access* onto the State Highway. It is therefore not necessary to manage development within these areas through an Outline Development Plan. In contrast the majority of land within the Development Area is currently undeveloped and therefore future development should be managed to ensure high quality urban design outcomes which mitigate adverse effects on adjoining landowners outside of the Industrial Zone areas. Matters such as roading connectivity, servicing and landscape buffers are provided for in the Outline Development Plan to manage future development in an integrated manner and reduce multiple accesses onto the State Highway.

The Gore Racecourse is located within the Development Area and is likely to remain operational for the immediate future with development occurring along the State Highway frontage in areas which are not critical for racecourse activities. While the Outline Development Plan does not require staging of development to allow for flexibility, it is anticipated development will occur in a staged manner.

Land Use

It is anticipated that a range of general and light industrial activities will establish in the area on varying site sizes which may be dictated by activity and servicing demands. Ensuring development is undertaken in a well-designed and integrated manner will be key to providing high quality urban design outcomes and maintaining compact urban form.

The Light Industrial and General Industrial Zone Chapters explain the purpose of each Zone and it is anticipated that activities compatible with the purpose and predominant character of each zone will establish within the Development Area. The mix of zoning recognises the potential for cumulative effects from General Industrial activities which may have greater potential for noxious discharges.

Until such time as the land is developed for industrial activities agricultural, residential and racecourse activities may continue under existing use rights.

Access and Transport

The Outline Development Plan includes an indicative road layout to serve the Development Area. The indicative road layout seeks to allow for staged development and minimise additional access points onto the State Highway unless they are justified by traffic demand. It is anticipated that the Development Area will be developed in a staged manner which aligns with the future use of the racecourse and other landowner's aspirations. The indicative road layout seeks to allow for staged development and minimise additional *access* points onto the State Highway unless they are justified by traffic demand.

Future *subdivision* and development must be consistent with the indicative road network or provide for the same outcomes. Although the Outline Development Plan does not show pedestrian, cycle and bridleway connectivity these may be part of a future *subdivision* or development and should align with the indicative road network.

Open Space and Landscaping

The Development Area adjoins a Rural Lifestyle Zone and General Rural Zone. To assist with mitigating potential effects on the amenity values of adjoining sites from future activities within the Development Area, a landscaping buffer is required along the western boundaries of the Development Area.

Landscaping buffering is also required between development, the Light Industrial and General Industrial zones to recognise likely future staging of development and the differing characteristics between the two zones.

All planting within the landscape buffer should be flood tolerant and include indigenous, native species to provide medium to high native revegetation.

Servicing

Where possible new activities should connect to Council's reticulated water and *wastewater*. However, upgrades to the wider network could be required due to insufficient capacity within the existing network to meet demand. If connection to reticulated services is not possible due to a lack of capacity, developers should work with Council to upgrade and install adequate reticulated services. Alternatively onsite management of three waters would be required and resource consent may be required for Environment Southland.

All *stormwater* should be managed onsite to ensure that post-development flows do not exceed pre-development levels. Any *stormwater* discharge system must be designed to comply with the Southland Regional Plan rules or consent will be required from Environment Southland. Where hazardous substances are stored onsite additional requirements apply.

Objectives

DEV1-O1 Development occurs in the Gore South Industrial Development Area in a co-ordinated and integrated manner that ensures:

1. connectivity of traffic, pedestrian and cycle routes provides for future development and minimises additional *accesses* onto the State Highway; and
2. *infrastructure* is provided in accordance with the Outline Development Plan with connection to reticulated services where possible; and
3. *green infrastructure* is adopted for the management of water supply, *stormwater* management and *wastewater* treatment and disposal; and
4. future development respects and responds to the underlying relationship between Ngāi Tahu and the natural environment; and
5. the anticipated character and purpose of the underlying zone is met; and
6. new development is screened from adjoining rural lifestyle sites by appropriate buffers and landscaping; and
7. adverse effects from natural hazards are avoided or mitigated.

Policies

DEV1-P1 Enable *subdivision* 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.

DEV1-P2 Ensure *subdivision*, development and activities are designed and located in accordance with the Outline Development Plan having regard to:

1. the management of natural hazards on people, property and the environment;
2. the potential impacts on Ngāi Tahu cultural values and relationship with the natural environment;
3. A development layout and sequencing which aligns with the indicative road layout and avoids multiple connections onto the State Highway;
4. the provision of pedestrian, cycle and bridleway routes which serve the community;
5. measures which mitigate adverse effects on the amenity values of sites within the *rural environment*; and
6. Retention of existing landscape features and provision of new landscaping which utilises flood resistant species and native vegetation within the site.

DEV1-P3 Require development to be serviced via Council's reticulated network where available. Otherwise, development should adopt *green infrastructure* for the management of water supply, *stormwater* management and *wastewater* treatment and disposal.

Rules

DEV1-R1	New buildings and structures	
DEV1 – Gore South Industrial Development Area	**Activity status:** Permitted Where: 1. *Buildings* and *structures* are located in accordance with the Gore South Industrial Outline Development Plan or an approved resource consent that supersedes the Outline Development Plan; and 2. All *buildings* which require servicing are serviced either via Council's reticulated network or with onsite servicing; and 3. No *buildings* or *structures* are constructed over the indicative roads shown on the Gore South Industrial Outline Development Plan; and 4. All *buildings* and structures comply with DEV1 standards.	**Activity status where compliance is not achieved with:** **DEV1-R1(1) to DEV-R1(3):** Discretionary **DEV-R1(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of the infringed standard.

Standards

DEV1-S1	Landscaping	
DEV1 – Gore South Industrial Development Area	1. A landscape buffer is provided in the location indicated on the Outline Development Plan. 2. The landscape buffer is at least 5m wide and planted with at least 30% of species that will grow to at least 2m in height. 3. A landscape plan is provided with any building consent or resource consent (whichever is lodged first) which shows the following: (a) Species and quantity; and (b) Retention of any existing vegetation; and (c) Coverage area; and (d) Density of planting; and (e) Percentage of mix; and (f) Anticipated maximum growth rate and height; and (g) An ongoing weed control and maintenance programme.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Adverse *effects* on the amenity values of adjoining *sites*. 2. Adverse *effects* on public amenity values and the streetscape. 3. The ability to mitigate adverse *effects* by other methods. 4. Whether topography and natural features mitigate any reduction in landscaping. 5. The extent landscape features utilises flood resistant species and native vegetation within the site.
DEV1-S2	**Roading**	
DEV1 – Gore South Industrial Development Area	1. Prior to any new buildings being occupied, all necessary roads to provide *access* must be constructed in accordance with the layout shown on the Outline Development Plan; and 2. There is only one road *access* to / from State Highway 1 and prior to any new road *access* to / from State Highway 1 being used the existing State Highway 1 accesses are permanently closed; and	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The effects of traffic generation and the new road layout, including *accesses* onto Racecourse Road, Saleyard Road and State Highway 1, on the safe and efficient operation of the *transport network*.

3. Roads are designed and constructed in accordance with the requirements of the Transport Chapter; and
4. *Buildings*, *structures* or activities are located in a manner which does not hinder or restrict the ability for adjoining land to connect into the new road as provided for in the Outline Development Plan.

2. The provision of pedestrian footpaths and cycleways to serve the future activities and surrounding community.
3. The ability to provide connections to other *sites* within the Development Area.

DEV1-ODP Gore South Outline Development Plan



Gore West Residential Development Area – DEV2

Context

The Gore West Residential Development Area is considered an ideal area for greenfield residential development. The land is identified in the Gore Ready for Tomorrow Spatial Plan for future urban growth. It is also an area that enables the Council to meet its housing supply requirements. The area is located to the west of the Gore township urban edge. The area is bounded by Reaby Road to the north and Terry Road to the west.

The Development Area contains a mix of residential zones to provide comprehensive development with varied housing choice. Ensuring development is undertaken in a well-designed, integrated manner will be key to providing high quality urban design outcomes, fit for purpose infrastructure, and maintaining compact urban form.

Land Use

It is anticipated the area will be predominantly residential, however the density will vary depending on the underlying zone. A large portion of the Development Area is zoned for rural lifestyle use where a historic mining activity has occurred. Low impact *agricultural activities* are anticipated in this area as a form of land management. A neighbourhood centre has been included to enable small-scale commercial development to support the Development Area and surrounds.

Access and Transport

The Outline Development Plan includes an indicative road layout to serve the Development Area. The road layout has been designed to ensure connectivity with the existing urban environment and provide *access* to the wider Development Area. The indicative road layout seeks to allow for staged development.

Consequential roading upgrades to Wilden Street and Thomas Street will likely be required as part of the development.

Open Space and Landscaping

The Outline Development Plan identifies an integrated open space area throughout the Development Area. This area will be for the dual purpose of recreation and *stormwater* management. This area will have a significant role to play in providing for the overall stormwater conveyance and treatment system for the area. A small reserve or pocket park is expected within the medium density zone. Open space areas and opportunities for landscaping are to be provided. These will provide amenity to residents as well as connectivity for the development.

Servicing

Reticulated services shall be designed and constructed by any developer at the time of land use, *subdivision* or development. To ensure any development can be appropriately serviced, details on servicing will need to be provided at time of resource consent. Servicing expectations for the area include:

- Any necessary upgrades to Council's network required to achieve the desired development are expected to be undertaken at the cost of the developer.
- Ongoing operation and maintenance costs will need to be considered as part of the design process, with an expectation to utilise options with lower operation and maintenance costs.
- *Stormwater* will need to be managed within the development site. Stormwater design is expected to ensure downstream flooding from the Council's Primary *Stormwater* and *Wastewater* network in a 20% AEP rainfall event is not increased, and downstream flooding of private property in a 1% AEP rainfall event is not increased.
- The developer will need to demonstrate Council's existing network for potable water can support the proposed development capacity.
- A *wastewater* system will need to be designed to address any impact on Council's reticulated *wastewater* network, such that the overflows during all 20% AEP rainfall events are not increased.

Hazard Area

Intensive mining has occurred in the Development Area. Future surface deformation from ongoing collapse is a potential possibility and will affect areas directly above the historic mine and nearby surrounds. Hazard Areas 1 and 2 are detailed on the Outline Development Plan to identify the areas at risk and specific rules are provided below to manage the risk. Hazard Area 1 has known mines, whereas Hazard Area 2 has a possible mined area. Development within these areas will not be appropriate without further intrusive investigations being completed and appropriate geotechnical data provided to support such development.

Objectives

DEV2-O1 Development occurs in the Gore West Residential Development Area in a comprehensive manner that ensures:

1. Efficient provision of suburban residential development, that results in a range of housing typologies and allotment sizes;
2. A centrally located, well connected neighbourhood centre;
3. Development is integrated and coordinated with *infrastructure*;
4. Road and pedestrian networks are efficient, connected and safe;
5. The development is integrated with the area's topography and natural drainage channels;
6. Adverse effects of natural hazards are avoided or mitigated; and
7. *Stormwater* is managed to improve downstream effects.

Policies

DEV2-P1 Enable *subdivision* and development which is in general accordance with the Outline Development Plan, unless an alternative design solution achieves the same or better outcomes whilst providing for high quality urban design, and efficient and sustainable service provision.

DEV2-P2 Require *subdivision*, development and activities to be designed and located in general accordance with the Outline Development Plan that delivers:

1. A suburban residential development that provides a range of housing typologies and allotment sizes;
2. A centrally located, well connected neighbourhood centre;
3. Development that is integrated and coordinated with *infrastructure,* ensuring Council's existing network can support the proposed development capacity;
4. Roading and pedestrian networks that are efficient, connected and safe;
5. Integration with topography and natural drainage channels;
6. The avoidance and mitigation of natural hazards; and
7. *Stormwater* management that improves downstream effects.

DEV2-P3 In Hazard Area 1, recognise the benefits of clustering residential development in areas identified as appropriate by geotechnical testing, and require, where necessary building platforms to distinguish the extent of these areas, in order to avoid the historic mining hazard.

DEV2-P4 Require efficient and sustainable stormwater control and disposal systems to be designed and installed at the time of subdivision and development that:

1. incorporates low impact design principles, utilising the natural contours of the land where possible, that are sufficient for the amount and rate of anticipated runoff, in accordance with Council's standards; and
2. mitigates the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land.

DEV2-P5 Ensure *subdivision*, development and activities, including earthworks, proposed within Hazard Area 1 and Hazard Area 2 incorporates:

1. an assessment by a suitably qualified and experienced geotechnical professional and appropriate geotechnical data; and
2. techniques proposed for remediation and/or mitigation of the effects of the hazard identified are reasonably achievable; and
3. a siting and layout plan that adequately avoids or mitigates adverse effects of the hazard identified.

Rules

DEV2-R1	Primary Production	
General Residential Zone, Medium Density Residential Zone, Large Lot Residential Zone and Neighbourhood Centre Zone	**Activity Status:** Permitted Where: 1. the Development Area land is undeveloped Except: The activity does not involve: (a) *intensive indoor primary production*, or (b) milking sheds, or (c) *buildings* used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) *quarry* or *quarrying activities,* or (h) mining.	**Activity status where compliance is not achieved:** Non-complying
Rural Lifestyle Zone	**Activity Status:** Permitted Except: The activity does not involve: (a) *intensive indoor primary production*, or (b) milking sheds, or (c) *buildings* used to house or feed milk stock, or (d) stock effluent holding tanks, or (e) treatment or storage ponds, or (f) winter grazing, or (g) *quarry* or *quarrying activities,* or (h) mining.	

DEV2-R2	New *buildings, structures, earthworks,* and *land disturbance*	
General Residential Zone, Medium Density Residential Zone, Large Lot Residential Zone and Neighbourhood Centre Zone **Except land within Hazard Area 1 and Hazard Area 2**	**Activity status:** Permitted Where: 1. The *building* or *structure* is in accordance with an implemented subdivision or land use consent, and 2. The *building* or *structure* is in accordance with the relevant zone chapter standards. *Note: a subdivision consent is implemented when ss224c of the RMA has been issued; a land use consent is considered to be implemented when it is given effect to.*	**Activity status where compliance not achieved with:** **DEV2-R2(1)**: Restricted Discretionary Where: 7. New buildings and structures are located in general accordance with the Gore West Residential Outline Development Plan, or subsequent amendment via approved resource consent; and 8. All DEV2 standards are complied with. **Matters of discretion:** 1. The suitability of building design and orientation, including ensuring future comprehensive development of the Development Area can be achieved; 2. Access and roading design, including roading connections for future subdivision or development on adjoining land; 3. The effects of traffic generation on the safe and efficient operation of the *transport network*; 4. Provision for servicing, including water supply, fire-fighting water supply, sewage treatment and disposal, stormwater design and disposal, electricity and telecommunications; 5. Earthworks, including the alteration of contours and retention of existing natural features; 6. The provision of esplanade reserves and strips; 7. The adequacy of measures to address the risk of natural hazards; 8. Ngāi Tahu cultural values, including those listed in MW2.3

		Activity status where compliance is not achieved with: **DEV2-R2(7) and DEV2-R2(8):** Discretionary **Activity status where compliance not achieved with:** **DEV2-R2(2)**: Relevant zone chapter provisions apply.
Rural Lifestyle zone within Hazard Area 1	**Activity status: Permitted** Where: 3. The *building, structure*, *earthworks* or *land disturbance* is in accordance with an implemented subdivision or land use consent, and 4. The *building* or *structure* is in accordance with the relevant zone chapter standards. *Note: a subdivision consent is implemented when ss224c of the RMA has been issued; a land use consent is considered to be implemented when it is given effect to.*	**Activity status where compliance is not achieved with:** **DEV2-R2(3)**: Discretionary Where: 9. New buildings and structures are located in general accordance with the Gore West Residential Outline Development Plan, or subsequent amendment via approved resource consent; and 10. All residential units are serviced either via Council's reticulated network or with onsite servicing; and 11. DEV2-S1 is complied with, and 12. Residential units are established with a maximum density of one unit per 2000m^2 provided the average lot size over the whole Rural Lifestyle Gore West Development Area is not less than 1 hectare. **Activity status where compliance is not achieved with:** **DEV2-R2(9) to (12):** Non-complying **Activity status where compliance is not achieved with:** **DEV2-R2(4)**: Relevant zone chapter provisions apply.

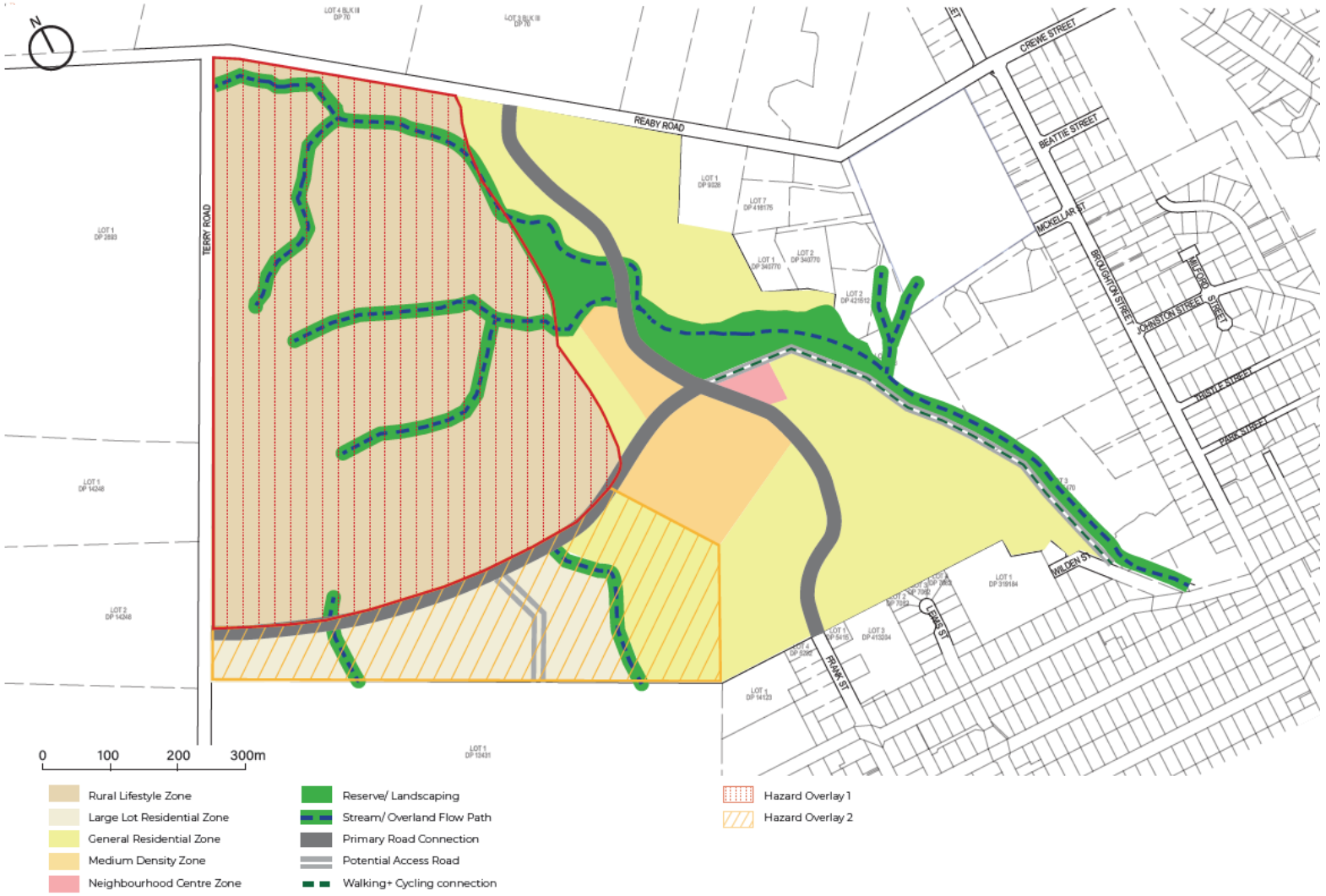
General Residential Zone and Large Lot Residential Zone GRZ within Hazard Area 2	**Activity status: Permitted** Where: 5. The *building, structure*, *earthworks* or *land disturbance* is in accordance with an implemented subdivision or land use consent, and 6. The building or structure is in accordance with the relevant zone chapter standards.	**Activity status where compliance is not achieved with:** **DEV2-R2(5)**: Discretionary Where: 13. New buildings and structures are located in general accordance with the Gore West Residential Outline Development Plan, or subsequent amendment via approved resource consent; and 14. All residential units are serviced either via Council's reticulated network or with onsite servicing; and 15. All DEV2 standards are complied with. **Activity status where compliance is not achieved with:** **DEV2-R2(13) to (14):** Non-complying **Activity status where compliance not achieved with:** **DEV2-R2(6)**: Relevant zone chapter provisions apply.

Standards

DEV2-S1	Roading	
All areas	1. At the time of land use, *subdivision* or development and prior to any new buildings being occupied, all necessary roads shall be constructed in general accordance with the layout shown on the Outline Development Plan; and 2. Roads are designed and constructed in accordance with the requirements of the Transport Chapter; and 3. Buildings, structures or activities do not hinder or restrict the ability for adjoining land to connect into the new road as provided for in the Outline Development Plan.	**Activity status where compliance is not achieved:** Discretionary
DEV2-S2	***Stormwater***	
All areas **except the Rural Lifestyle Zone**	1. At the time of land use, *subdivision* or development and prior to any new buildings being occupied *stormwater* provision shall be designed and constructed by the developer such that: (a) downstream flooding from the Council's Primary Stormwater and Wastewater Network in a 20% AEP rainfall event is not increased; and (b) downstream flooding on any private property in a 1% AEP rainfall event is not increased.	**Activity status where compliance is not achieved:** Discretionary
DEV2-S3	**Water supply**	
All areas **except the Rural Lifestyle Zone**	1. At the time of land use, *subdivision* or development and prior to any new buildings being occupied, reticulated water supply provision shall be provided to each development site.	**Activity status where compliance is not achieved:** Discretionary

DEV2-S4	*Wastewater*	
All areas **except the Rural Lifestyle Zone**	1. At the time of land use, *subdivision* or development and prior to any new buildings being occupied, reticulated wastewater provision shall be designed and constructed by the developer such that: (a) the overflows of Council's reticulated wastewater network during all 20% AEP rainfall events are not increased.	**Activity status where compliance is not achieved:** Discretionary

DEV2-ODP Gore West Outline Development Plan



DESIGNATIONS

Overview and Purpose

A designation is a planning technique used by Ministers of the Crown, local authorities and *network utility operators* approved as requiring authorities under s167 of the RMA. Only requiring authorities can seek designations for land.

Historically, designations enabled central and local government to get planning authorisation for public works and protected land for future public works. Requiring authorities can only make a designation where they are financially responsible for the project, work, or operation on the designated land.

A designation is a form of 'spot zoning' over a site, area or route in a district plan. The designation authorises the requiring authority's work and activity on the site, area or route without the need to comply with the land use rules of the district plan. A designation has a similar effect to a plan change establishing a permitted activity as it:

- Identifies the land affected in the District Plan,
- Enables a requiring authority to undertake works in accordance with the purpose of the designation within the designated area without the need for a land use consent, and
- Sets the parameters under which the activity can occur.

A designation restricts anyone other than the requiring authority from carrying out work on the designated land that will prevent or hinder the project or work to which the designation relates, without first obtaining the permission of the requiring authority.

The 'underlying zone' of the District Plan remains over the site and applies to any other activities that are for a purpose different to the designation purpose (or activities undertaken by a party other than the requiring authority). Therefore, any activity or works outside the scope of a designation will require resource consent unless the activity or works are a permitted activity within the underlying zone.

The District Plan includes designations from these requiring authorities:

CNZ Chorus NZ Ltd
GDC Gore District Council
KRH KiwiRail Holdings Ltd
MSNZ Meteorological Service of New Zealand

MCOR Minister of Corrections
MCOU Minister for Courts
MEDU Minister of Education
MPOL Minister of Police / NZ Police
NZTA New Zealand Transport Agency
PWN PowerNet (The Power Company Limited)
TPR Transpower New Zealand Ltd

The designations for each requiring authority are set out in their respective chapter.

DESIGNATIONS

CNZ - Chorus NZ Ltd

Gore Exchange and Administration Site	
Designation unique identifier	CNZ-1
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	120 Main Street, Gore Sec 1 SO 6012 & Sec 1 SO 5973
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. That any radiofrequency emissions from the *site* shall comply with New Zealand Standard purposes NZS 2772.1:1999 (Radio Frequency Fields Maximum Exposure Levels 3 kHz to 300GHz). 2. *Noise* from activities associated with the designated purpose measured at or beyond the *site boundary* shall not exceed: (i) 65 dBA Leq (ii) 85 dBA Lmax 10.00pm – 7.00 am *Noise* shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics - Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1999 Acoustics-Assessment of Environmental Noise.
Additional Information	Former Designation D28 Telecom New Zealand Limited

	Rollover designation with minor corrections to schedule (update requiring authority).

High Peak Microwave Station	
Designation unique identifier	CNZ-2
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	Waimea Highway, Mandeville Sec 1 SO 11969
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. That any radiofrequency emissions from the *site* shall comply with New Zealand Standard purposes NZS 2772.1:1999 (Radio Frequency Fields Maximum Exposure Levels 3 kHz to 300GHz). 2. *Noise* from activities associated with the designated purpose measured at or beyond the *site boundary* shall not exceed: (i) 45 dBA Leq 10.00pm – 7.00am measured at or within the notional boundary of any residence. (ii) 75 dBA Lmax measured more than 100 metres from the installation or within the *notional boundary* of any residence. Noise shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics - Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1999 Acoustics-Assessment of Environmental Noise.
Additional Information	Former Designation D29 Telecom New Zealand Limited Rollover designation with minor corrections to schedule (update requiring authority).

Pukerau Exchange	
Designation unique identifier	CNZ-3
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	5 Kaiwera Road, Pukerau Pt Sec 15 Blk III Town of Pukerau
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. That any radiofrequency emissions from the *site* shall comply with New Zealand Standard purposes NZS 2772.1:1999 (Radio Frequency Fields Maximum Exposure Levels 3 kHz to 300GHz). 2. *Noise* from activities associated with the designated purpose measured at or beyond the *site boundary* shall not exceed: (i) 45 dBA Leq 10.00pm – 7.00am measured at or within the *notional boundary* of any residence. (ii) 75 dBA Lmax measured more than 100 metres from the installation or within the *notional boundary* of any residence. Noise shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics - Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1999 Acoustics-Assessment of Environmental Noise.
Additional Information	Former Designation D30 Telecom New Zealand Limited Rollover designation with minor corrections to schedule (update requiring authority).

Mataura Exchange	
Designation unique identifier	CNZ-4
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	4 Carlyle Street, Mataura Lot 4 DP 2140
Lapse date	Given effect to (no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. That any radiofrequency emissions from the *site* shall comply with New Zealand Standard purposes NZS 2772.1:1999 (Radio Frequency Fields Maximum Exposure Levels 3 kHz to 300GHz). 2. *Noise* from activities associated with the designated purpose measured at or beyond the *site boundary* shall not exceed: (i) 45 dBA Leq 10.00pm – 7.00am measured at or within the notional boundary of any residence. (ii) 75 dBA Lmax measured more than 100 metres from the installation or within the notional boundary of any residence. Noise shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics - Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1999 Acoustics-Assessment of Environmental Noise.
Additional Information	Former Designation D31 Telecom New Zealand Limited Rollover designation with minor corrections to schedule (update requiring authority).

DESIGNATIONS

GDC - Gore District Council

Coopers Wells Water Supply - Access	
Designation unique identifier	GDC-1
Designation purpose	*Access* to directly reach designation D36
Site identifier	Lot 1 DP 10199 and being part Section 14 Block I Waikaka Survey District (SL 10D/614)
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	To the Designated Purpose – No
Additional Information	Restrictions apply to the use of land other than the Designated Purpose (below) Former Designation D35 - Rollover designation without modification

Restrictions Applying to the Use of the *Land* for Other than the Designated Purpose:

1. The movement of stock or farm machinery, either along or across the route, shall be undertaken in such a manner which, as far as practical, avoids damage to the *access* route which may restrict use by the designating authority.

2. No *structures* or other impediments shall be placed on or across the route which prevents reasonable use by the designating authority.

Coopers Wells Water Supply – Water Supply Protection Area	
Designation unique identifier	GDC-2
Designation purpose	Water Supply Protection Area
Site identifier	Lot 1 DP 10199 and being part Section 14 Block I Waikaka Survey District (SL 10D/614).

	Part Section 14 Block 1 Waikaka Survey District (SL 10D/616). Lot 2 DP 10199 and being part Section 14 Block 1 Waikaka Survey District (SL 10D/615). Part Section 306 Block LXX Hokonui Survey District SO Plan 944. (SL 17/258) Lot 1 DP 2803 and being Pt Section 306 Block LXX Hokonui Survey District (SL 137/204) Old Bed Mataura River Legal Road
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	***Site* Investigations** 1. Investigations may be undertaken for the purpose of collecting data on and assessing the hydrological conditions of the *groundwater*: (a) Where the duration of such investigations is less than 8 hours a minimum of five working days' notice shall be given to the land occupier, or such shorter period as may be agreed by the land occupier. (b) Where the duration of such investigations is greater than 8 hours, or where machinery is required to be left at the site for a period exceeding one day, or where stock requires exclusion from the work area, a minimum of ten working days' notice shall be given to the land occupier, or such shorter period as may be agreed by the land occupier. **Works and *Structures*** 2. An Outline Plan pursuant to section 176A of the RMA shall be submitted to the General Manager Community and Strategy of the Gore District Council where it is proposed to construct any *bore,* or erect any *structure*. 3. In preparing the Outline Plan the requiring authority shall consult with the occupier of the land, and include the response of such consultation in submitting the Outline Plan to the Council. 4. The Outline Plan shall: (a) Provide a timetable for carrying out of the work. (b) In the case of a *bore*, identify the location of the 50 metre radius buffer exclusion area which is to be fenced. (or 55m in the case of a dairy lane). (c) Assess the impact on *land* management, and any *infrastructure* utilised by the land occupier and set out appropriate means of mitigation.

	(d) Include for the 50 metre radius buffer exclusion area a Land Management Plan, as required by Condition 1 of the designation for the Water Supply Operational Area GDC-3. **Archaeological Discovery** 5. If koiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during any works on the site, the Council shall, without delay: (a) Cease all work within a 50 metre radius of the discovery and secure the area. (b) Notify their nominated archaeologist, Te Ao Marama, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains) the New Zealand Police. (c) Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an *Archaeological Authority* is required under the Historic Places Act 1993. (d) Any koiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation. (e) Ensure that the further action identified in accordance in part (c) of this *condition* is undertaken. (f) Upon completions of tasks (a) to (e) above, and provided all statutory permissions have been obtained, the Council may recommence works following consultation with Te Ao Marama, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains) the New Zealand Police.
Additional Information	Restrictions apply to the use of *land* other than the Designated Purpose (below) Former Designation D36 - Rollover designation without modification

Restrictions Applying to the Use of the Land for Other than the Designated Purpose

1. Excluded Uses and Activities

The following uses and activities may not be undertaken without the approval of the Gore District Council pursuant to the procedures and rights of appeal set out in section 176(1) of the RMA:

(i) *Earthworks* other than those associated with the tilling of the *land* for the purpose of re-grassing.
(ii) Gravel extraction
(iii) Construction and use of offal pits or refuse disposal pits
(iv) Storage of silage or any substance that may contain *contaminants*.
(v) Construction and operation of a calving pad
(vi) *Discharge* of dairy farm effluent from any effluent management system.
(vii) Construction of *buildings*
(viii) Planting of crops other than grass
(ix) Irrigation
(x) Use of herbicides and pesticides
(xi) Any other activity not being part of normal farming activities.

2. Grazing of Stock

(i) No grazing shall occur between 20 May and 01 August or at any time when:
    (a) surface *water* is present in the area being grazed or
    (b) pugging of the ground will occur.

(ii) No supplementary feed shall be made available to stock.

(iii) No grazing or movement of stock shall take place within any area fenced to exclude stock or within 50 metres of any bore operated by the Gore District Council.

(iv) Grass cover shall not be grazed below 1400 kilograms of dry matter per hectare.

(v) Within ten working days of 30 October, 31 January and 30 April each year the land occupier shall report to the General Manager Community and Strategy of the Gore District Council the days on which grazing occurred.

3. Use of *Fertiliser*

(i) *Fertiliser* application shall be undertaken in accordance with a *Fertiliser* Management Plan that has been approved as set out in Condition 3 (ii).

(ii) The *Fertiliser* Management Plan shall be prepared by an appropriately qualified and experienced practitioner utilising OVERSEER 6 or any subsequent version and submitted within six months of the designation being approved to the General Manager Community and Strategy of the Gore District Council for approval. The plan shall indicate the proposed times of *fertiliser* application.

(iii) The *Fertiliser* Management Plan shall contain contact details of the *land* occupier, and where those details change advice shall be given forthwith to the General Manager Community and Strategy of the Gore District Council.

(iv) The OVERSEER 6 model or any subsequent version shall be run on an annual basis to show that N losses in drainage water will not exceed 5.6 ppm.

(v) *Fertiliser* shall not be applied or otherwise be deposited onto land designated Water Supply Operational Area D36A or onto *land fenced* to exclude stock surrounding any Council *bore*.

(vi) Where *fertiliser* is applied or otherwise deposited within the areas described in (v) above, the *land* occupier shall as soon as practical advise the General Manager Community and Strategy of the Gore District Council and undertake such actions to rectify the situation as directed by the General Manager Community and Strategy.

(vii) Within ten working days of the application of the *fertiliser*, notice shall be given to the General Manager Community and Strategy of the Gore District Council that such application was undertaken in conformity with the *Fertiliser* Management Plan.

(viii) The *Fertiliser* Management Plan shall be reviewed annually and submitted to the General Manager Community and Strategy of the Gore District Council for approval.

5. Dairy Lanes

(i) Any dairy lanes located within 55 metres of any Council *bore* existing as at 1 June 2014 shall be relocated within 12 months of the designation being approved.

(ii) No new dairy lanes shall be located within 55 metres of any Council *bore*.

6. Other Restrictions

(i) No removal or addition of fuel to or from vehicles or removal or addition of oil to or from vehicles shall take place within the designated area.

Coopers Wells Water Supply – Water Supply Operational Area	
Designation unique identifier	GDC-3
Designation purpose	Water Supply Operational Area
Site identifier	Lot 2 DP 10199 and being part Section 14 Block 1 Waikaka Survey District (SL 10D/615). Part Section 306 Block LXX Hokonui Survey District SO Plan 944. (SL 17/258) Old Bed Mataura River Legal Road
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	**Land Management Plan** 1. Planting of areas shall be undertaken in conformity with a Land Management Plan. This plan shall: (i) Generally identify areas and the range of species to be planted. (ii) Identify any restrictions necessary to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances and provide access by Transpower NZ Limited to the power lines and associated *structures* that pass through the *site* as set out in the agreement between the Council and Transpower as appended to this decision. (iii) Set out a regime for the management of pest plants and pest animals. (iv) Be prepared and submitted for approval to the General Manager Community and Strategy of the Gore District Council within six months of the designation being approved. (v) Be reviewed at intervals not exceeding five years. (vi) Once approved, provided to the occupier of *adjoining land*.

	Archaeological Discovery 2. If koiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during any works on the site, the Council shall, without delay: (i) Cease all work within a 50 metre radius of the discovery and secure the area. (ii) Notify their nominated archaeologist, Te Ao Marama, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains) the New Zealand Police. (iii) Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an *Archaeological Authority* is required under the Historic Places Act 1993. (iv) Any koiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation. (v) Ensure that the further action identified in accordance in part (iii) of this *condition* is undertaken. (vi) Upon completions of tasks (i) to (v) above, and provided all statutory permissions have been obtained, the Council may recommence works following consultation with Te Ao Marama, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains) the New Zealand Police. **Outline Plan** 3. An Outline Plan pursuant to section 176A of the RMA shall be submitted to the General Manager Community and Strategy of the Gore District Council where it is proposed to erect any *structure* exceeding 20 square metres in area or 6 metres in *height*. 4. In preparing the Outline Plan the designating authority shall consult with the occupier of any *adjoining land,* and include the response of such consultation in submitting the Outline Plan to the Council. 5. Except as required in (3) above, no Outline Plan is required for any work undertaken on the site.
Additional Information	Restrictions apply to the use of *land* other than the Designated Purpose (below) Former Designation D37 - Rollover designation without modification

Restrictions Applying to the Use of the *Land* for Other than the Designated Purpose

1. All uses not related to the designated purpose are excluded.

Coopers Wells Water Supply – Emergency Take Utilities Route	
Designation unique identifier	GDC-4
Designation purpose	Emergency Take Utilities Route
Site identifier	Old Bed Mataura River Legal Road Part Section 306 Block LXX Hokonui Survey District SO Plan 944 (SL 17/258). Lot 1 DP 2803 and being Pt Section 306 Block LXX Hokonui Survey District (SL 137/204) Pt Lot 7 Block V DP 70 and being Part Section 306 Hokonui Survey District and Part Defined on Deposited Plan Red194 (SL 8A/512)
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	**Outline Plan** 1. An Outline Plan pursuant to section 176A of the RMA shall be submitted to the General Manager Community and Strategy of the Gore District Council where it is proposed to erect any *structure* exceeding 2 square metres in area or 2 metres in *height* or any utility box incorporating a power supply. 2. In preparing the Outline Plan the designating authority shall consult with the occupier of the *land*, and include the response of such consultation in submitting the Outline Plan to the Council. 3. Except as required in (1) above, no Outline Plan is required for any work undertaken on the route. **Other Works** 4. Where *infrastructure* is to be installed underground along the route a minimum of 20 working days notification shall be provided to the *land* occupier, or such shorter period as may be agreed by the *land* occupier. 5. Where temporary above ground *infrastructure* is required along the route, as much notice as practical shall be provided to the *land* occupier.
Additional Information	Restrictions apply to the use of *land* other than the Designated Purpose (below)

	Former Designation D38 - Rollover designation without modification

Restrictions Applying to the Use of the *Land* for Other than the Designated Purpose

1. Excluded Uses and Activities

The following uses and activities may not be undertaken without the approval of the Gore District Council pursuant to the procedures and rights of appeal set out in section 176(1) of the RMA:

(i) *Earthworks* other than those associated with the tilling of the *land* for the purpose of re-grassing.
(ii) Any ground disturbance beyond a depth of 300 mm, including the erection of *fence* posts.

Jacobstown Wells Water Supply	
Designation unique identifier	GDC-5
Designation purpose	Public Utility - to provide for water supply and treatment
Site identifier	124B Hokonui Drive Lot 2 DP 3940
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	New Designation

Mataura Water Supply Treatment Site	
Designation unique identifier	GDC-6
Designation purpose	Public Utility - to provide for water supply and treatment

Site identifier	Doctors Road Lot 5 DP 13394
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	New Designation

Mataura Wastewater Treatment Site	
Designation unique identifier	GDC-7
Designation purpose	Public Utility – *wastewater* treatment plant
Site identifier	Lot 1 DP 393192 Lot 1 DP 11205
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	New Designation

Gore Wastewater Treatment Site	
Designation unique identifier	GDC-8
Designation purpose	Public Utility – *wastewater* treatment plant
Site identifier	23 Grasslands Road Lot 8 Block II DP 171 Part Lot 9 Block DP 171

	Part Lot 10 Block II DP 171 Part Lot 11 Block II DP 171 Part Section 136 Hokonui SD
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	New Designation

Waikaka Wastewater Treatment Site	
Designation unique identifier	GDC-9
Designation purpose	Public Utility – *wastewater* treatment plant
Site identifier	Waikaka Road Section 1 SO 10924
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	New Designation

East Gore Water Treatment and Pump Station

Designation unique identifier	GDC-10
Designation purpose	Public Utility - Water Treatment Plant and Pump Station
Site identifier	Section 10 BLOCK XXIV TN OF East Gore Section 11 BLOCK XXIV TN OF East Gore
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	New Designation

Hilbre Ave Water Supply Treatment	
Designation unique identifier	GDC-11
Designation purpose	Public Utility - Water Supply and Treatment Plant
Site identifier	15 Hilbre Ave, Gore Lot 4 DP 324026
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	*None*
Additional Information	New Designation

Gore Transfer Station	
Designation unique identifier	GDC-12
Designation purpose	Public Utility – Waste Transfer Station
Site identifier	Toronto Street

	Lot 1 DP 346018
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	New Designation

DESIGNATIONS

KRH - KiwiRail Holdings Ltd

Main South Line	
Designation unique identifier	KRH-1
Designation purpose	Railway purposes
Site identifier	Main South Line (includes rail bridges and level crossings)
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D1 - Rollover designation with minor modification (update requiring authority, site identifier, corrections to maps).

DESIGNATIONS

MSNZ - Meteorological Service of New Zealand

Gore Automatic Weather Station	
Designation unique identifier	MSNZ-1
Designation purpose	Meteorological activities purposes
Site identifier	78 Waimumu Road Lot 3 Deposited Plan 15170 (Title SL12A/801)
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D3 - Rollover designation with minor corrections to schedule (identifier)

DESIGNATIONS

MCOR - Minister of Corrections

Gore Community Work Centre	
Designation unique identifier	MCOR-1
Designation purpose	Gore Community Work Centre
Site identifier	21 Ordsal Street, Gore Lot 2 DP 7617
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D33 - Rollover designation with minor corrections to schedule (identifier)

DESIGNATIONS

MCOU - Minister for Courts

Gore Court House	
Designation unique identifier	MCOU-1
Designation purpose	Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and *ancillary activities*. Works include development and operation of *land* and *buildings* for aforementioned purposes.
Site identifier	6 Hokonui Drive, Gore Sec 4, 6 & 7, Pt Sec 5 Blk IX Town of Gore
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D32 - Rollover designation with minor corrections to schedule (identifier)

DESIGNATIONS

MEDU - Minister of Education

Note: "Education Purposes" in the designated purpose means to:

(a) Enable the use of the facilities on the *site* by and for the educational benefit of any preschool and school age students (i.e. years 0 to 13) regardless of whether they are enrolled at the institution located on the *site*.
(b) Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
(c) Enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities.
(d) Include but not be limited to the provision of academic, sporting, social and cultural education including through:
    (i) Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;
    (ii) Formal and informal cultural activities and competitions whether carried out during or outside school hours;
    (iii) The provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs.
(e) Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
(f) Enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick bays).
(g) Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretaker) and their families.

Gore High School	
Designation unique identifier	MEDU-1
Designation purpose	Education Purposes
Site identifier	28 Coutts Road, Gore Lot 21-23 DP 87, Pt Lot 3 DP 408, Pt Lots 4-7 DP 417, Pt Lots 1-2 DP 745, Lots 55-58 DP 750, Pt Lot 67 DP 1001, Lot 1 DP 3560, Lots 1-4 DP 6103, Pt Lot 5 DP 6103.
Lapse date	Given effect to (no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D4 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

Longford Intermediate	
Designation unique identifier	MEDU-2
Designation purpose	Education Purposes
Site identifier	5 Wayland Street, Gore Pt Lots 26 & 27 Blk II DP 87; Lot 1 DP 1790; Sec 1 SO 11594
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D5 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

Longford Intermediate Longford Kindergarten	
Designation unique identifier	MEDU-3
Designation purpose	Education Purposes
Site identifier	5 Wayland Street / 11 Vera Street , Gore Pt Lot 27 Blk 11 DP 87
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Secondary

Conditions	None
Additional Information	Former Designation D5A - Rollover designation with minor modification to schedule (identifier, purpose, school names)

East Gore Primary	
Designation unique identifier	MEDU-4
Designation purpose	Education Purposes
Site identifier	3 Wentworth Street, Gore Pt Sec 28 Blk XXV Town of East Gore, Closed Road Blk XXV Town of East Gore.
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D6 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

Gore Main Primary	
Designation unique identifier	MEDU-5
Designation purpose	Education Purposes
Site identifier	39 Ardwick Street, Gore Sec 48 Blk XVI Town of Gore
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D7 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

West Gore Primary	
Designation unique identifier	MEDU-6
Designation purpose	Education Purposes
Site identifier	120 Kitchener Street, Gore Lots 28-35 DP 750
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D8 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

Elsie Street Kindergarten	
Designation unique identifier	MEDU-7
Designation purpose	Education Purposes
Site identifier	6 Elsie Street, Gore Lot 22 DP 252, Lot 1 DP 13790
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D9 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

Oxford St Kindergarten	
Designation unique identifier	MEDU-8

Designation purpose	Education Purposes
Site identifier	16 Oxford Street, Gore Lot 1 DP 8505
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D10 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

Mataura School	
Designation unique identifier	MEDU-9
Designation purpose	Education Purposes
Site identifier	33 Oakland Street, Mataura Lots 1 & 2 DP 2165; Lot 1 DP 2872
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D11 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

Waikaka Primary School	
Designation unique identifier	MEDU-10
Designation purpose	Education Purposes
Site identifier	22 Matheson Road, Waikaka Secs 67, 70 & 117 Blk XIV Chatton SD
Lapse date	Given effect to (no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D12 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

Pukerau School	
Designation unique identifier	MEDU-11
Designation purpose	Education Purposes
Site identifier	24 Pukerau Street, Pukerau Secs 14, 15 & 22 Blk V Town of Pukerau
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D13 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

Knapdale School	
Designation unique identifier	MEDU-12
Designation purpose	Education Purposes
Site identifier	872 Knapdale Road, Knapdale Sec 22 Blk XI Chatton SD
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None

Additional Information	Former Designation D14 - Rollover designation with minor modification to schedule (identifier, purpose, school names)

St Peter's College	
Designation unique identifier	MEDU-13
Designation purpose	Education Purposes
Site identifier	121 Kakapo Street, Gore Lot 5 DP in Title 68/84, Lot 6 DP 408 in Title 5C/1479, Part Lot 7 DP 408 in Title 10C/162, Lots 10 and 11 DP 408 in Title 100/98, Pt Lot 28 DP 9224 in Title 10C/162, part of Pt Lot 11 DP 408 in Title 163/269, Pt Lot 22 DP 750 in Title 6B/112, part of Pt DP 1502 in Title 2A/301 and part Pt DP 1502 in Title 163/269.
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	New Designation

St Mary's School	
Designation unique identifier	MEDU-14
Designation purpose	Education Purposes
Site identifier	14 Ardwick Street, Gore Section 55, Block 16 in Title 5D/455
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	None
Additional Information	New Designation

Otama School	
Designation unique identifier	MEDU-15
Designation purpose	Education Purposes
Site identifier	702 Otama Road, Otama Pt Sec 14 Blk II Otama S
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D17 - Rollover designation with minor modification to schedule (identifier and purpose)

DESIGNATIONS

MPOL - Minister of Police / NZ Police

Gore Police Station	
Designation unique identifier	MPOL-1
Designation purpose	Police Facilities Purposes
Site identifier	2 Hokonui Drive, Gore Pt Sec 2 & Sec 8 Blk IX Hokonui SD
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D18 - Rollover designation with minor modification to schedule (identifier)

Mataura Police Station	
Designation unique identifier	MPOL-2
Designation purpose	Police Facilities Purposes
Site identifier	117-119 Main Street, Mataura

	Sec 20 Blk IX Town of Mataura
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D19 - Rollover designation with minor modification to schedule (identifier)

DESIGNATIONS

NZTA - New Zealand Transport Agency

State Highway 1	
Designation unique identifier	NZTA-1
Designation purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
Site identifier	State Highway 1 from the Clutha District Council boundary in the east to the Southland District Council boundary in the south
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	None
Additional Information	Former Designation D20 - Rollover designation with minor modification to schedule (identifier, purpose, corrections to maps) The following sections of State Highway 1 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989: • From the junction with SH 90 to the eastern boundary of Gore Borough, Gaz 1983 p 2032 • From Gore Borough boundary to Wentworth Street, Gaz 1984 p 500 • From Gore Borough boundary to Mataura Borough boundary, Gaz 1975 p 2842 • From the southern boundary of the Mataura Borough to Hilda Road, Gaz 1984 p 2434.

State Highway 90	
Designation unique identifier	NZTA-2
Designation purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
Site identifier	State Highway 90 from the Clutha District Council

	boundary in the east to the intersection with State Highway 1 in the south
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D21 - Rollover designation with minor modification to schedule (identifier, purpose, corrections to maps)

State Highway 93	
Designation unique identifier	NZTA-3
Designation purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
Site identifier	State Highway 93 from the Clutha District Council boundary in the east to the intersection with State Highway 1 in the west
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	None
Additional Information	Former Designation D24 - Rollover designation with minor modification to schedule (identifier, purpose, corrections to maps) The following sections of State Highway 93 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989: • Merrie Creek to Mataura, Gaz 2001 p 1044

State Highway 94	
Designation unique identifier	NZTA-4

Designation purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
Site identifier	State Highway 94 from the Southland District Council boundary in the north to the intersection with State Highway 1 in the south
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D22 - Rollover designation with minor modification to schedule (identifier, purpose, corrections to maps) The following sections of State Highway 94 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989: • Northern boundary of Gore Borough to Kingdon Road, Gaz 1977 p 3269

State Highway 96	
Designation unique identifier	NZTA-5
Designation purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
Site identifier	State Highway 96 from the Clutha District Council boundary in the east to the intersection with State Highway 1 in the west.
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D23 - Rollover designation with minor modification to schedule (identifier, purpose, corrections to maps) The following sections of State Highway 96 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989:

	• Junction SH1 to Makarewa Flood Channel Bridge, Gaz 2006 p 5107

DESIGNATIONS

PWN – PowerNet (The Power Company Limited)

North Gore Substation	
Designation unique identifier	PWN-1
Designation purpose	*Network Utility* – electricity substation purposes
Site identifier	57 Reaby Road, Gore, Sec 1 SO 7870
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D25 - Rollover designation with minor modification to schedule (identifier)

South Gore Substation	
Designation unique identifier	PWN-2
Designation purpose	*Network Utility* – electricity substation purposes
Site identifier	7A Oreti Street, Gore
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D26 - Rollover designation with minor modification to schedule (identifier)

Mataura Substation

Designation unique identifier	PWN-3
Designation purpose	*Network Utility* – electricity substation purposes
Site identifier	52 Old Coach Road, Mataura
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional Information	Former Designation D27 - Rollover designation with minor modification to schedule (identifier)

Waikaka Substation	
Designation unique identifier	PWN-4
Designation purpose	*Network Utility* – electricity substation purposes
Site identifier	Section 109 Block 14 Chatton Survey District
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. The *height* of any new *structures* (excluding overhead line support *structures*/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must not exceed 12 metres. 2. The strength of electric and magnetic fields generated by infrastructure located at the site must comply with NZS 2772.1:1999 Radiofrequency Fields Part 1: Maximum exposure levels 3 kHZ –300 GHz ("the New Zealand Standard"). 3. Any new *noise* generating equipment installed after 18 April 2019 must not exceed the following noise limits, measured at or within the *notional boundary* of any residential *building* not on the same site and that is lawfully established on 18 April 2019: Between the hours of 7:00 am and 10:00 pm - 55 dBA *Leq*

	Between the hours of 10:00 pm and 7:00 am the following day - 40 dBA *Leq* Between 10:00pm on any night and 7:00am the following day - 75 BA *Lmax* All measurements must be undertaken in accordance with NZS 6801:1991"Measurement of Sound" (or subsequent amendments). Note: *Notional boundary'* in respect of a *residential activit*y means a line 20 meters from the façade of the building or the legal *boundary* of the *site* on which the *building* is located where the *boundary* is closer to the building than 20 metres. 4. Where existing *site noise* already exceeds the levels in condition 3 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) must cumulatively in combination with any other *noise* generating equipment on the site not result in any increase in existing *noise* levels received measured at or within the *notional boundary* of any residential *building* not on the same site and that is lawfully established on 18 April 2019. Note: *Notional boundary'* in respect of a *residential activity* means a line 20 meters from the façade of the building or the legal *boundary* of the *site* on which the *building* is located where the *boundary* is closer to the building than 20 metres. 5. Construction *noise* must comply with the New Zealand Standard for Acoustics –Construction Noise (NZS 6803: 1999). 6. The existing three-metre-wide landscaping strip along the southern *boundary* of the site must be retained and maintained.
Additional Information	Rollover designation with modification and changes to schedule (identifier, variation to conditions, corrections to maps)

McNab Substation	
Designation unique identifier	PWN-5
Designation purpose	*Electricity Zone Substation including all buildings, structures, lines and ancillary purposes*
Site identifier	Lot 16 Deposited Plan 190; Lot 3 Deposited Plan 410144; Part Section 15, Block XXVI, Town of East Gore; Lot 10 Deposited Plan 190, and Lot 11 Deposited Plan 190

Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power shall not exceed 12 metres. 2. Structures, excluding overhead lines and their support structures, shall not cover more than 50% of the site. Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply for the purposes of this condition: *The area of a "Structure" shall be measured as the total ground area covered by a building or structure, but shall not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.* 3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within publicly accessible areas, exceed the guidelines for continuous public exposure confirmed by the International Commission of Non-lonising Radiation Protection (2010), or any subsequent amendments thereof or substitutes for. 4. Any noise generating equipment located on the site shall not exceed the following noise limits: On any day: 7:00am to 10:00pm 55dBA Leq 10.00pm to 7:00am 40dBA Leq 10:00pm to 7:00am 75dBA Lmox *Measured: At any point within the notional boundary of any noise sensitive activity existing as of December 2022. All measurements shall be undertaken in accordance with NZS 68011991:200S "Acoustics- Measurement of environment sound" (or subsequent amendments).* 5. Construction noise must comply with the New Zealand Standard for Acoustics -Construction Noise (NZS 6803: 1999).

	6. If any urupa, traditional sites, taonga (significant artifacts), or Koiwi (human remains) are exposed during site works, then the following procedures shall apply: (a) Works in the immediate vicinity of the site that has been exposed shall cease; (b) The site supervisor shall immediately secure the area in a way that any remains or artefacts are untouched; (c) The site supervisor shall notify representatives of relevant tangata whenua, the Heritage New Zealand Pouhere Taonga, and, in the case of human remains, the New Zealand Police; and (d) The notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.
Additional Information	Rollover designation

DESIGNATIONS

TPR - Transpower New Zealand Ltd

Gore Substation	
Designation unique identifier	TPR-1
Designation purpose	Electricity substation and associated ancillary infrastructure
Site identifier	162 and 174 Charlton Road, Gore. Legally described as Lot 1 DP 2327 (138386), Lots 1 and 6 DP 11885 (SL8D/123 and SL8D/128 respectively) Block IX, Waimumu Hundred
Lapse date	Given effect to (no lapse date)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. All new substation equipment be located at least 10 metres from the property *boundary*. 2. All other new *structures* and *buildings* (excluding *transmission line* support structures, conductors and all *fencing*) have a setback from the property *boundary* at least equal to the *height* of the *building*.
Additional Information	Former Designation D2 - Rollover designation with minor modification to schedule (identifier, purpose, *site* identifier)

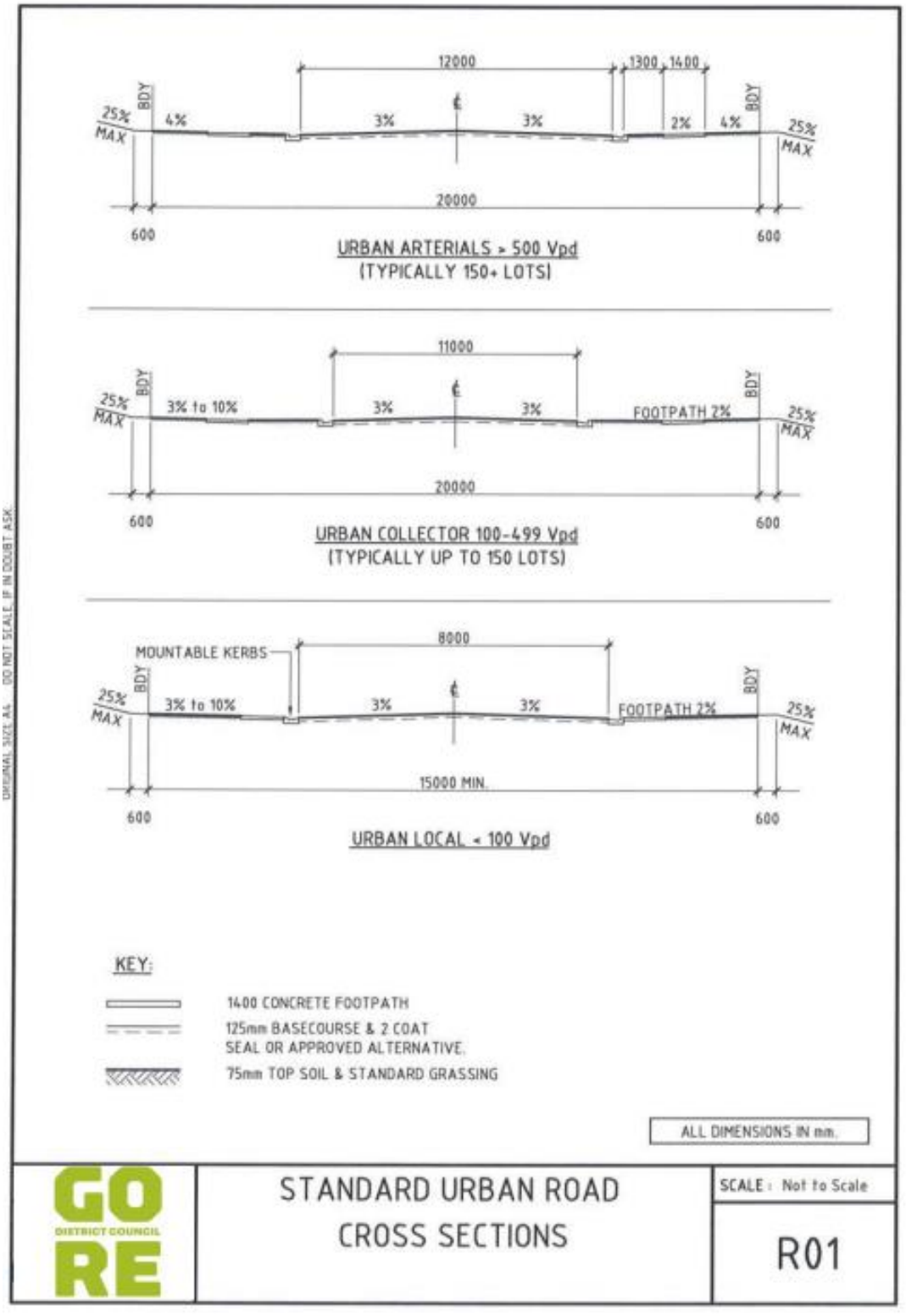
Gore Tee	
Designation unique identifier	TPR-2
Designation purpose	*Transmission line*
Site identifier	Various Addresses Lots 2 and 3 DP 11793 (SL8B/36) Lot 2 DP 308123 and Lot 1 DP 15356 (31568) Lot 42 DP 8 (SL6B/1229); and Road, Parcel ID 3296268
Lapse date	Given effect to (no lapse date)

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. General The works to give effect to the designation shall be generally in accordance with the plans and information submitted by Transpower New Zealand Limited contained in the Notice of Requirement for a Designation Gore Hard Tee 220kV Transmission Line Project dated February 2013 and its appendices. 2. Pole *Heights* and Locations Any alteration to the *heights* or locations of the poles shall be identified in the Outline Plan which will be submitted to the Council. A visual impact assessment will accompany the Outline Plan to confirm that the *effects* of the changes are the "same", "similar" or "less" than what is proposed in the Notice of Requirement for a Designation dated February 2013 and its appendices. Where this cannot be demonstrated in the visual assessment, the amended locations or *heights* will be subject to an alteration to the designation under Section 181 of the Resource Management Act 1991. 3. Surface Finish of Poles All poles shall be surfaced in a dull or non-reflective finish prior to placement on site. 4. Electric and Magnetic Fields (EMF) The *transmission line* shall comply with the limits to EMF exposure set out in the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998 74(4): 494– 552) (ICNIRP Guidelines) public reference levels of 5kV/m for electric fields and 100 µT for magnetic flux density at one metre above ground under maximum normal operating conditions (i.e. when there are no faults in the transmission system). 5. Radio Frequency Interference The *transmission line* shall comply with NZS 6869:2004 Limits & Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.
Additional Information	Former Designation D34 - Rollover designation with modification and changes to schedule (identifier, *site* identifier, and deletion of construction related *conditions*)

Appendix 1 - Transport Standard Construction Drawings - TRANS-APP

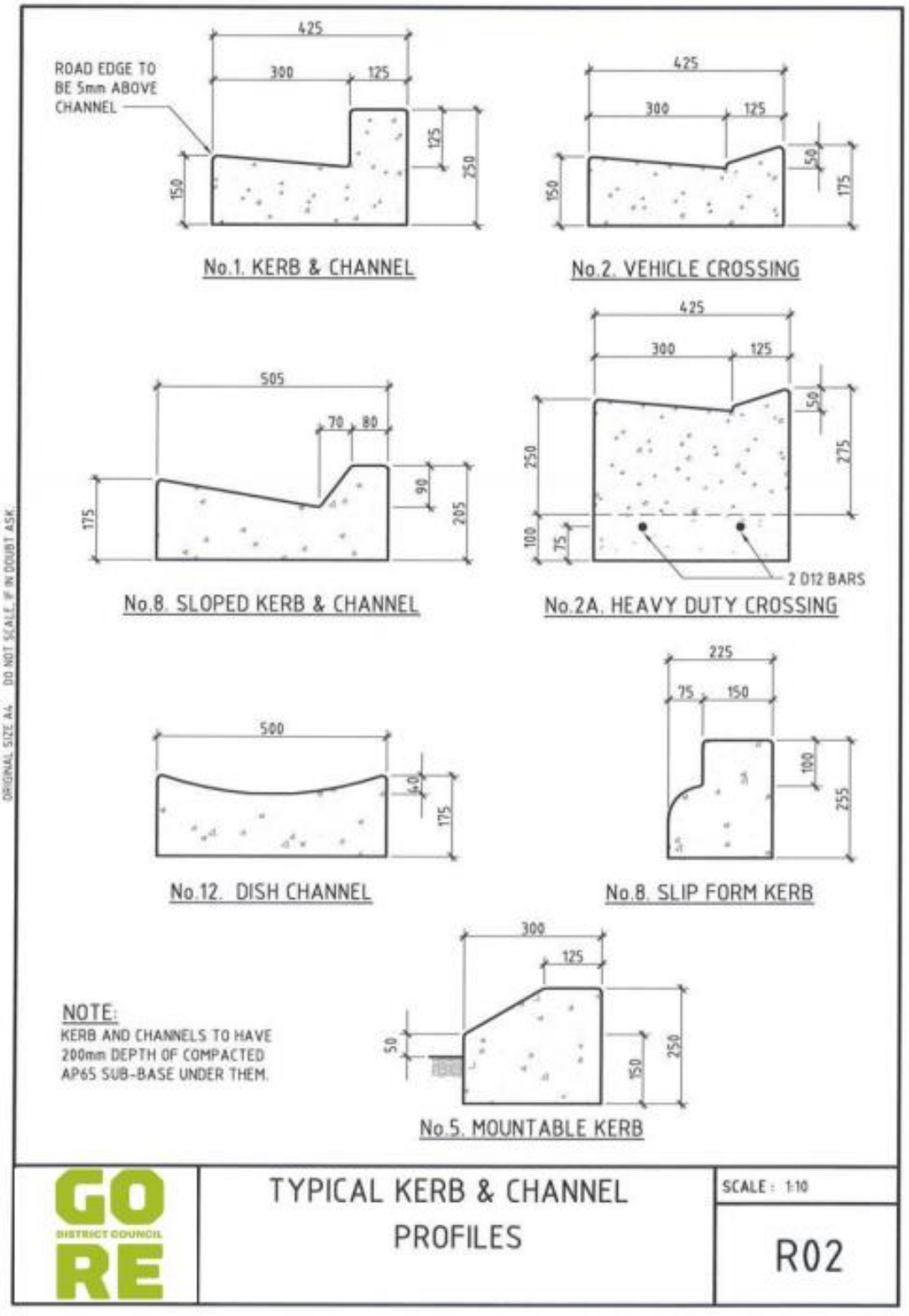
Standard Construction Drawings

R01 Standard Urban Road Cross Sections



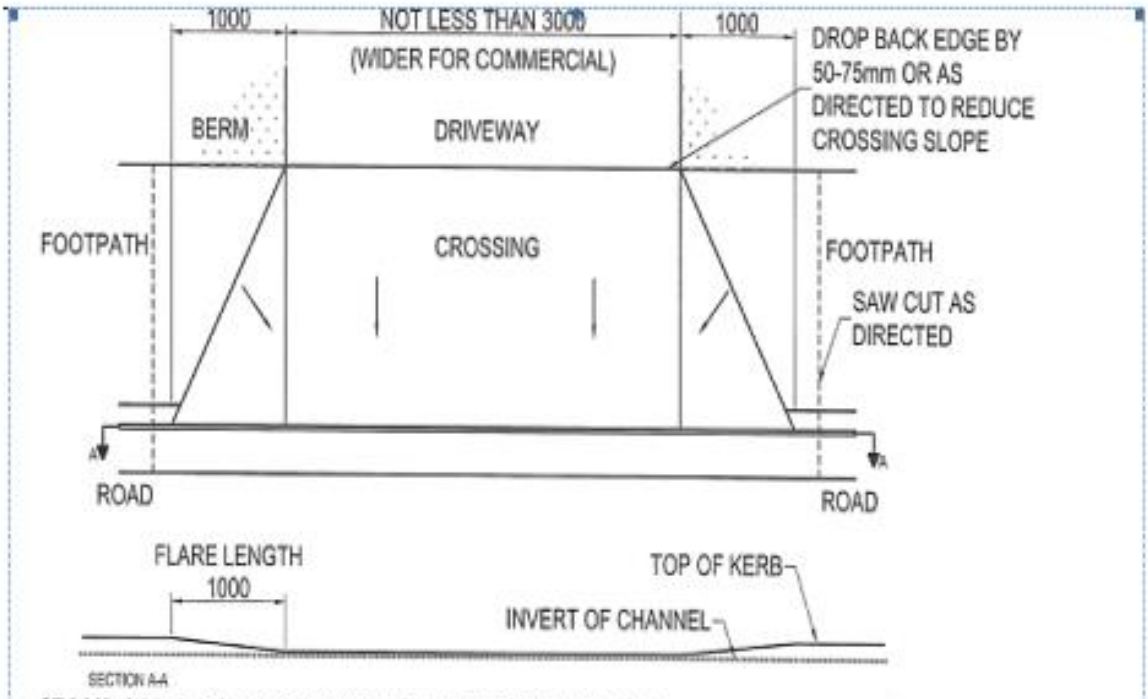
Standard Construction Drawings

R02 Typical Kerb and Channel Profiles



Standard Construction Drawings

R03 Vehicle Crossings Residential

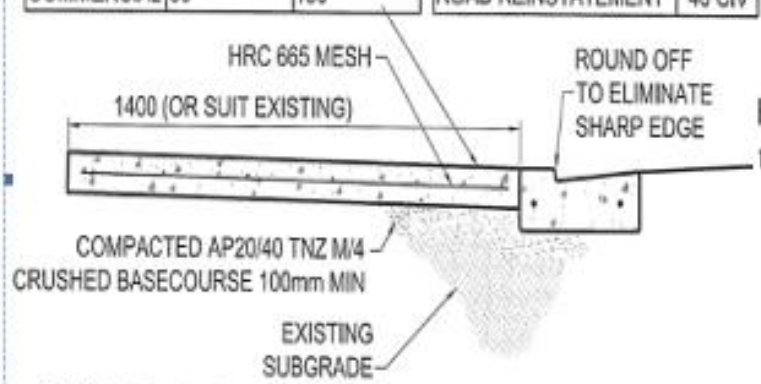


STANDARD DROP CROSSING PLAN AND ELEVATION

1:50

CROSSING LOCATION	ASPHALT THICKNESS	CONCRETE THICKNESS
DOMESTIC	50	100
COMMERCIAL	60	150

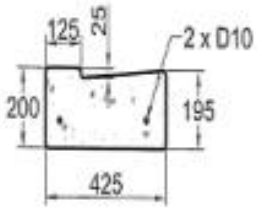
MINIMUM BASECOURSE COMPACTION REQUIRED	
UNDER CONCRETE	20 CIV
ROAD REINSTATEMENT	40 CIV



STANDARD DROP CROSSING SECTION

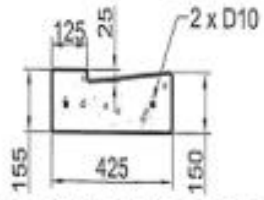
1:20

REQUIREMENTS:.



HEAVY DUTY DROP CROSSING

1:20



STANDARD DROP CROSSING

1:20

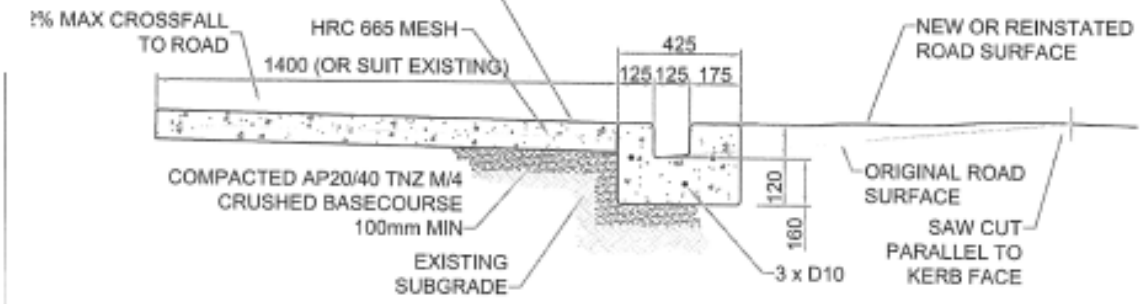
GORE DISTRICT COUNCIL	STANDARD DROP CROSSING DETAILS	SCALE: Not to Scale R03-1

Standard Construction Drawings

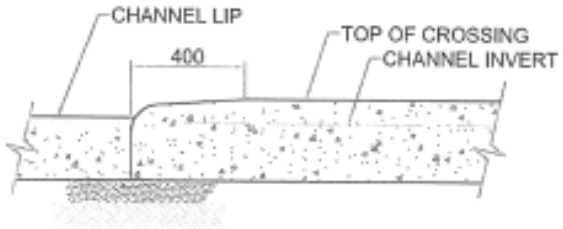
R03-2 Standard Slot Crossing Detail

CROSSING LOCATION	ASPHALT THICKNESS	CONCRETE THICKNESS
DOMESTIC	50	100
COMMERCIAL	60	150

MINIMUM BASECOURSE COMPACTION REQUIRED	
UNDER CONCRETE	20 CIV
ROAD REINSTATEMENT	40 CIV



STANDARD SLOT CROSSING SECTION
1:20



LONG SECTION ALONG CHANNEL LIP
1:20

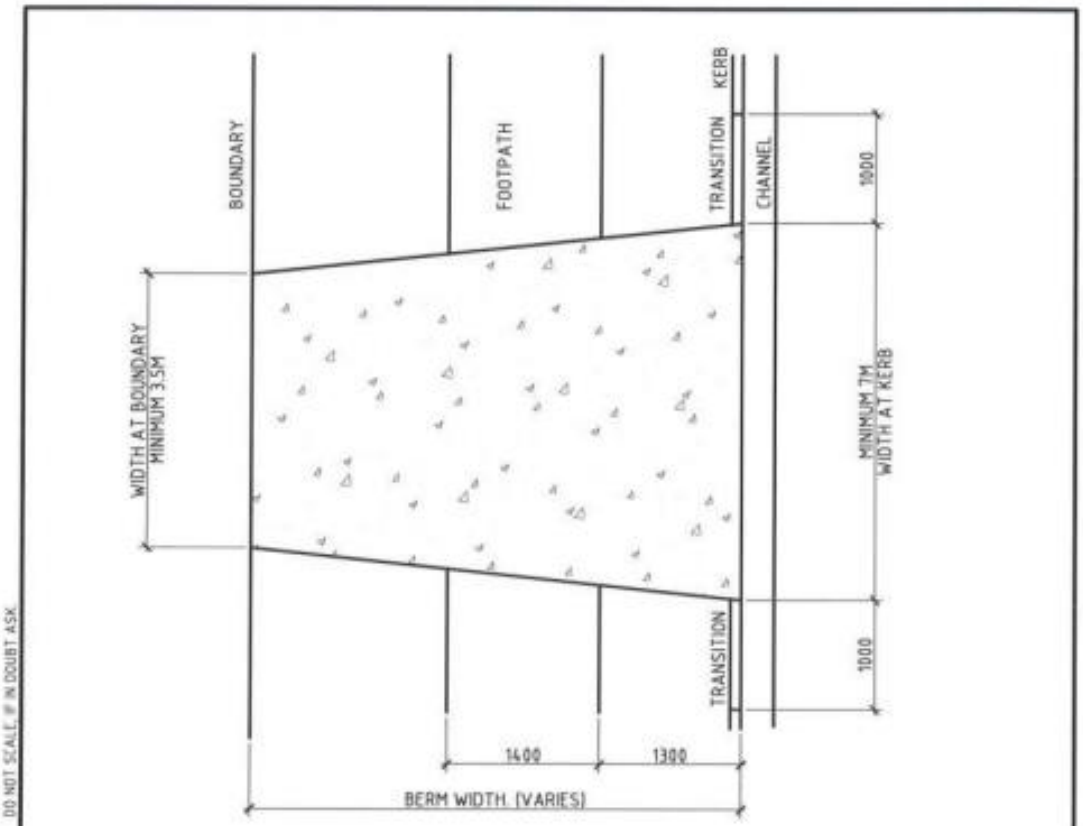


HEAVY DUTY SLOT CROSSING REINFORCING DETAIL
1:20

GORE DISTRICT COUNCIL	**Standard Slot Crossing Detail**	**Not To Scale** R03-2

Standard Construction Drawings

R04 Vehicle Crossing Commercial/Industrial



ORIGINAL SIZE A4 DO NOT SCALE, IF IN DOUBT ASK

NOTES

1. THE CONCRETE SHALL BE 150mm THICK AND REINFORCED WITH 665 MESH, CENTRALLY PLACED.
2. THE CONCRETE SHALL HAVE A MINIMUM CRUSHING STRENGTH OF 20 MPa AT 28 DAYS AND SHALL COMPLY WITH NZS 3124:1987.
3. CHANNEL CROSSING TO BE HEAVY DUTY, REINFORCED WITH 2 D12 BARS.
4. SUB-BASE TO BE A MINIMUM COMPACTED DEPTH OF CRUSHED GRAVEL AS FOLLOWS :

CBR	DEPTH (MM) OF AP40/AP20
3	90
5	65
7	40
10	40

GORE DISTRICT COUNCIL

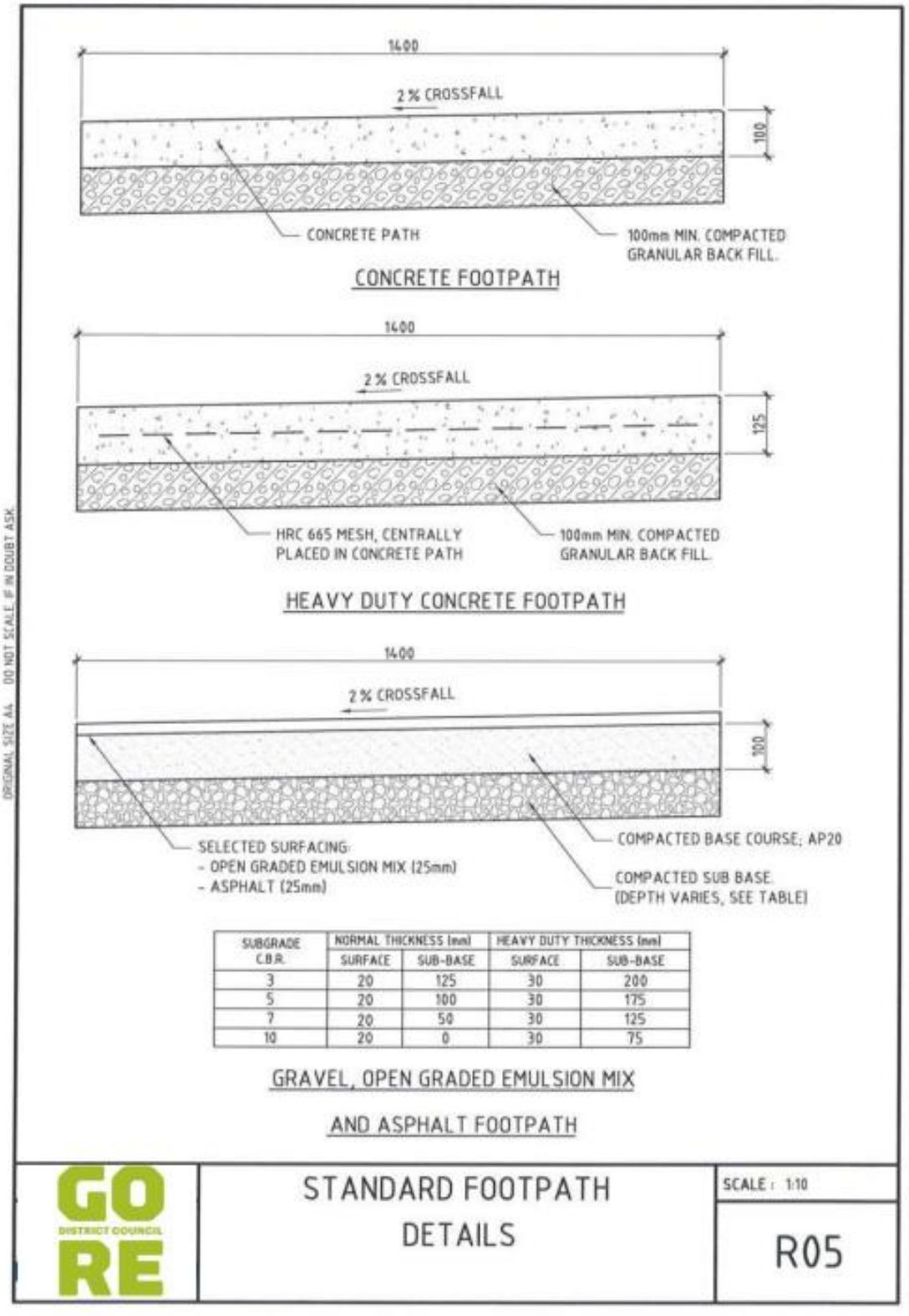
VEHICLE CROSSING
COMMERCIAL/INDUSTRIAL

SCALE : Not to Scale

R04

Standard Construction Drawings

R05 Standard Footpath Details



SUBGRADE C.B.R.	NORMAL THICKNESS (mm)		HEAVY DUTY THICKNESS (mm)	
	SURFACE	SUB-BASE	SURFACE	SUB-BASE
3	20	125	30	200
5	20	100	30	175
7	20	50	30	125
10	20	0	30	75

GRAVEL, OPEN GRADED EMULSION MIX

AND ASPHALT FOOTPATH

GORE DISTRICT COUNCIL

STANDARD FOOTPATH DETAILS

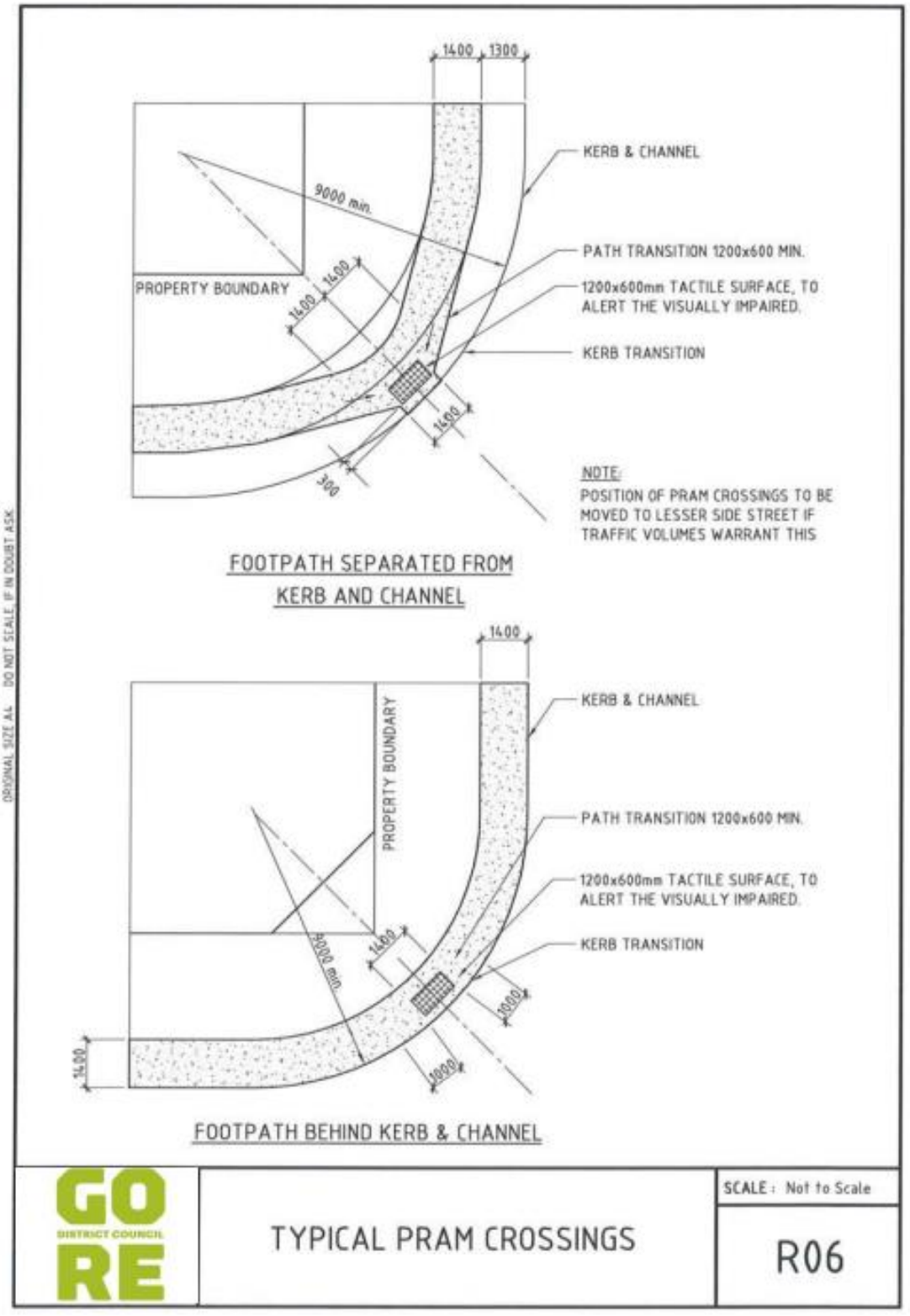
SCALE : 1:10

R05

ORIGINAL SIZE A4. DO NOT SCALE IF IN DOUBT ASK.

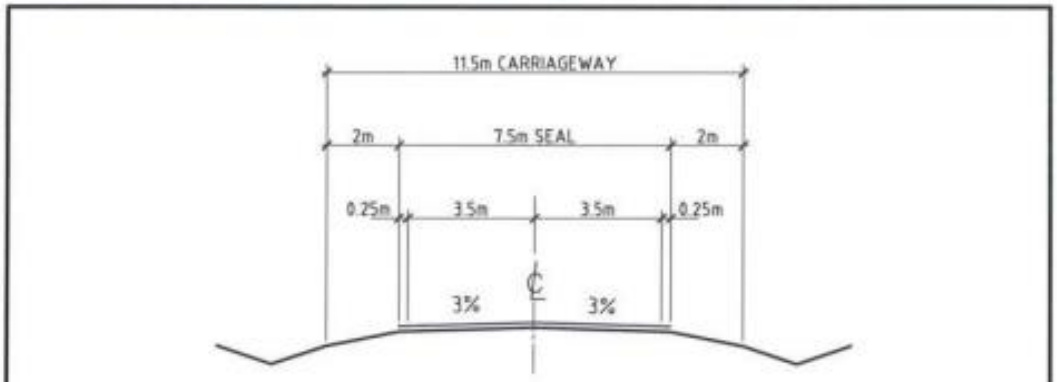
Standard Construction Drawings

R06 Typical Pram Crossings

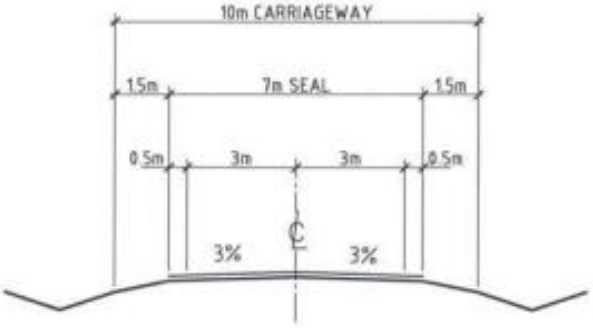


Standard Construction Drawings

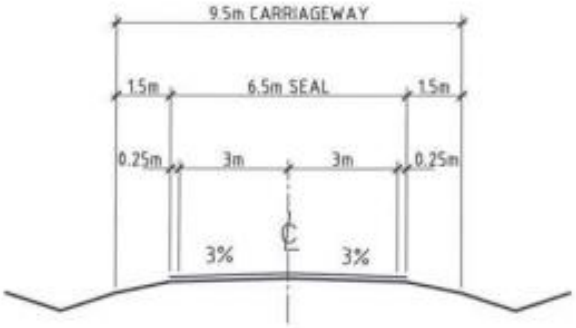
R07 Standard Rural Road Sealed Cross Sections



A. HIGH TRAFFIC VOLUME (>500 VPD OR HIGH % H.C.V) - ARTERIAL



B. MEDIUM TRAFFIC VOLUME (100 to 500 vpd) - COLLECTOR



C. LOW TRAFFIC VOLUME (<100 vpd) - LOCAL
MINIMUM STANDARD FOR SEALED ROADS

ORIGINAL SIZE A4 DO NOT SCALE, IF IN DOUBT ASK

GORE DISTRICT COUNCIL

STANDARD RURAL ROAD
SEALED CROSS SECTIONS

SCALE : Not to Scale

R07

Standard Construction Drawings

R08 Standard Rural Road Unsealed Cross Sections



COLLECTOR UNSEALED RURAL ROADS (>100 vpd)
THROUGH ROUTES



LOCAL UNSEALED RURAL ROADS (<100 vpd)

ORIGINAL SIZE A4 DO NOT SCALE, IF IN DOUBT ASK

GORE DISTRICT COUNCIL

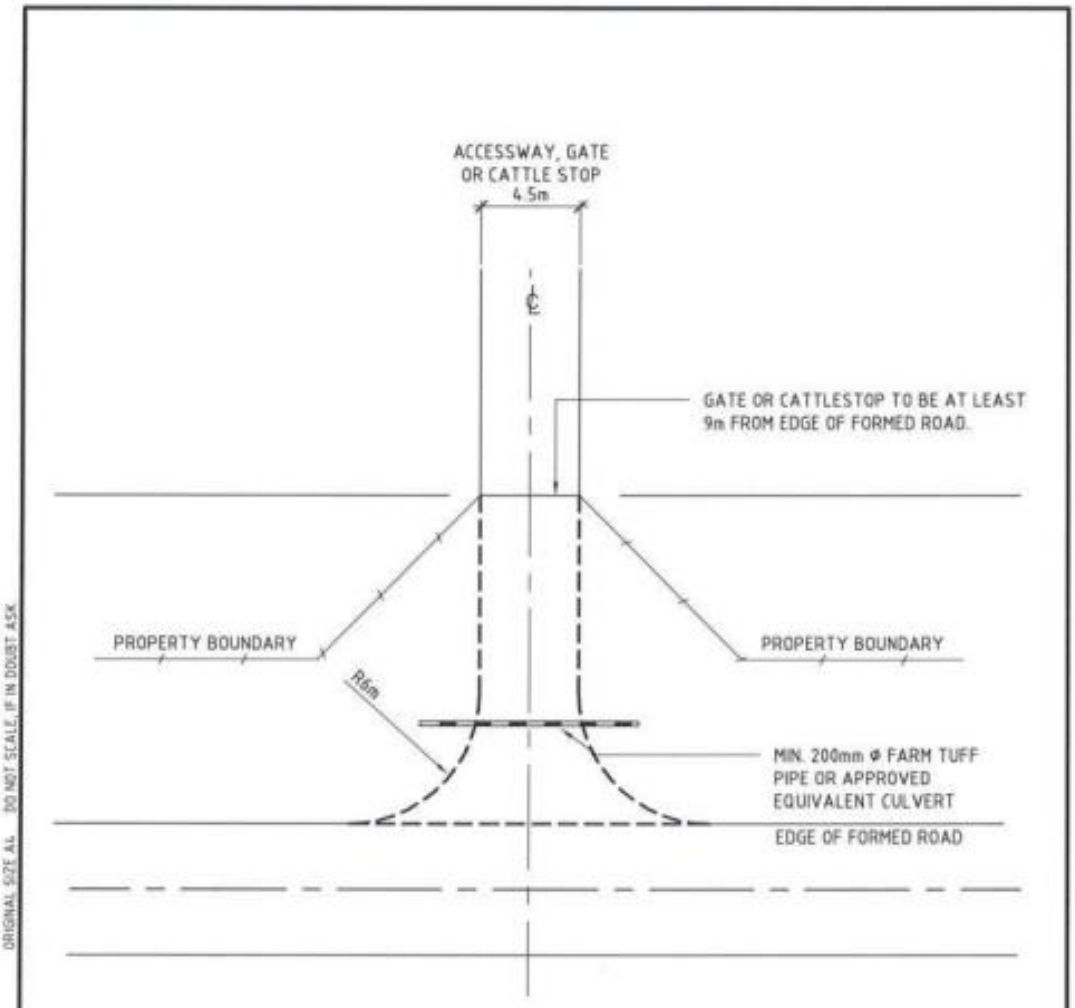
STANDARD RURAL ROAD
UNSEALED CROSS SECTIONS

SCALE : Not to Scale

R08

Standard Construction Drawings

R09-1 Private Rural Access



ORIGINAL SIZE A4. DO NOT SCALE, IF IN DOUBT ASK

NOTES:

1. CROSSING TO BE MIN. 4.5m WIDE AT ENTRANCEWAY & INCORPORATE MIN. 6m EDGE RADIUS.
2. CONSTRUCTION TO BE OF CRUSHED GRAVEL, AT LEAST 250mm DEEP.
3. ACCESSWAY TO BE SEALED FROM EDGE OF SEAL TO PROPERTY BOUNDARY IF ON A SEALED ROAD.
4. WHERE THE CROSSING INTERCEPTS EXISTING SIDE DRAINAGE, A MIN. 200mm ø CULVERT IS TO BE INSTALLED.

GORE DISTRICT COUNCIL

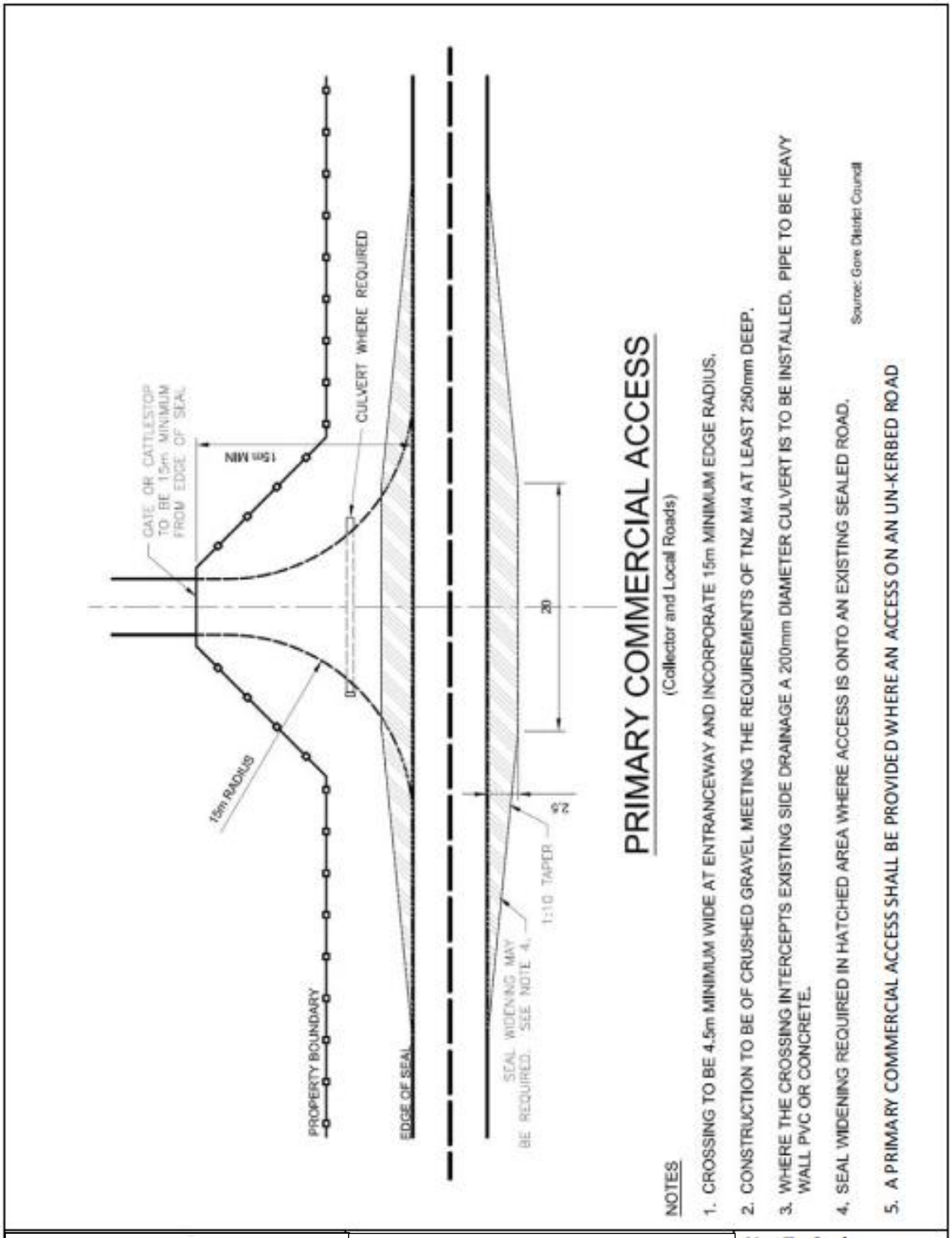
PRIVATE RURAL ACCESS

SCALE : 1:250

R09-1

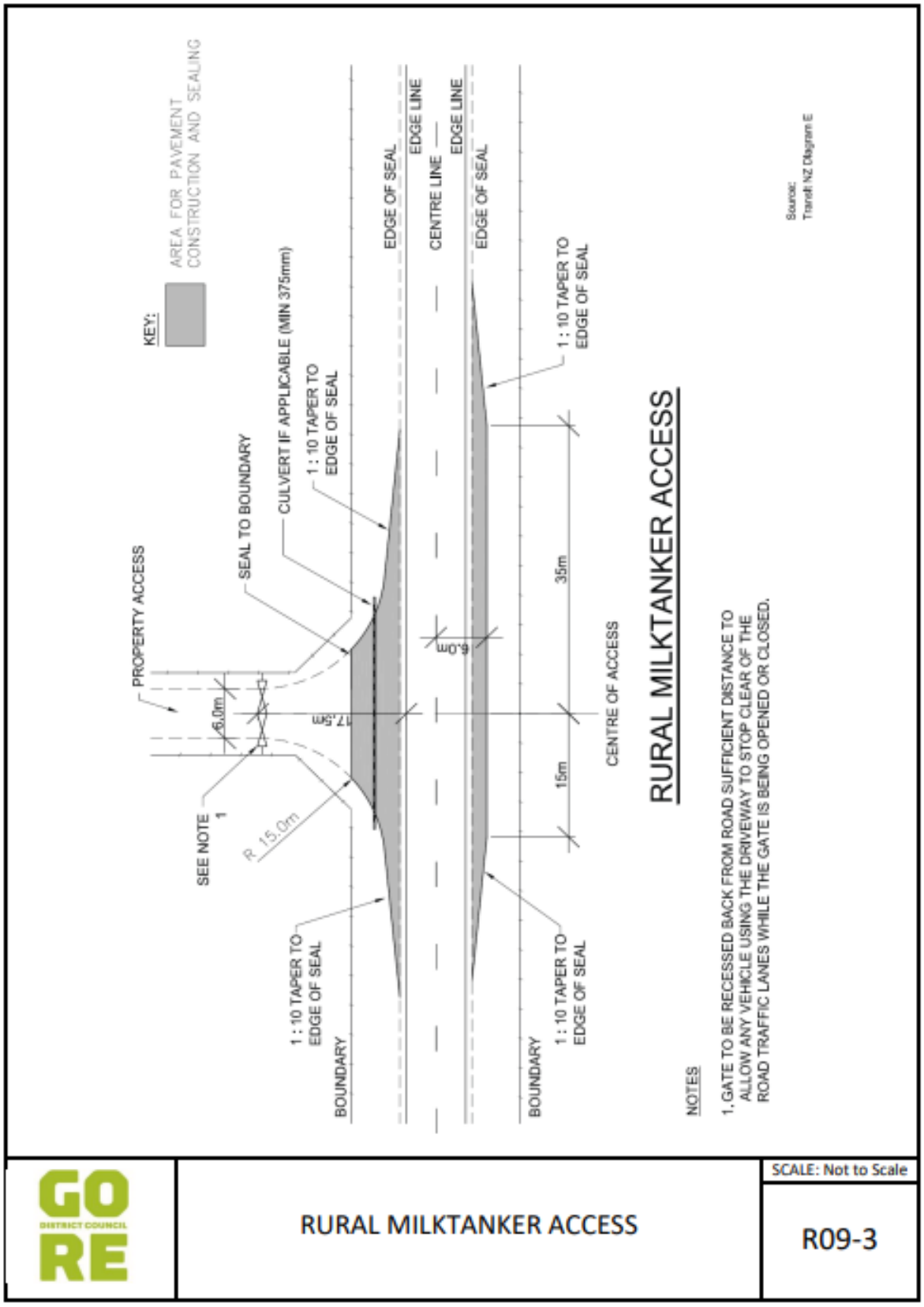
Standard Construction Drawings

R09-2 High Use or Primary Commercial Access



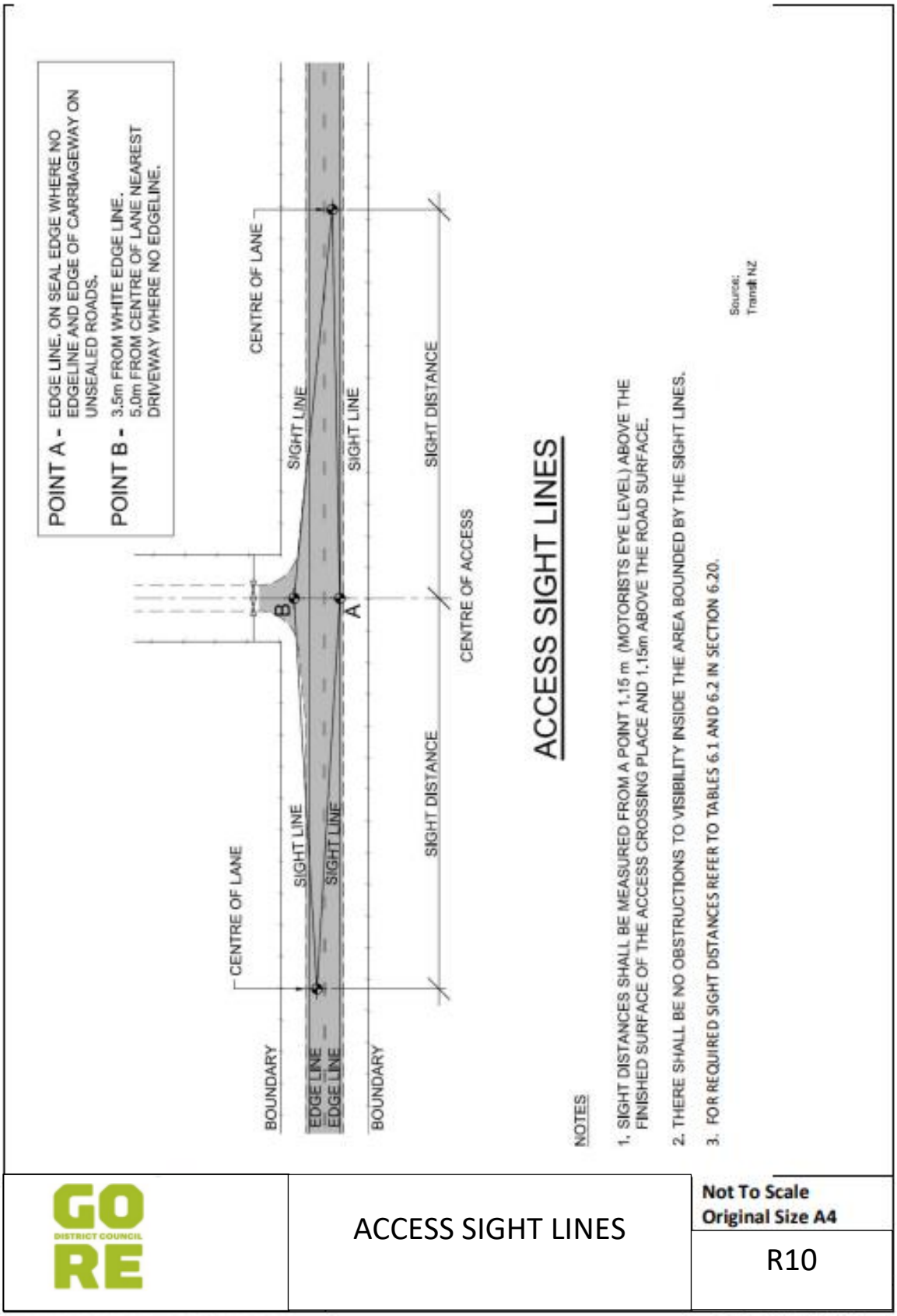
GORE DISTRICT COUNCIL	**HIGH USE OR PRIMARY COMMERCIAL ACCESS**	**Not To Scale** **Original Size A4** R09-2

R09-3 High Use Commercial Access on Arterial Routes



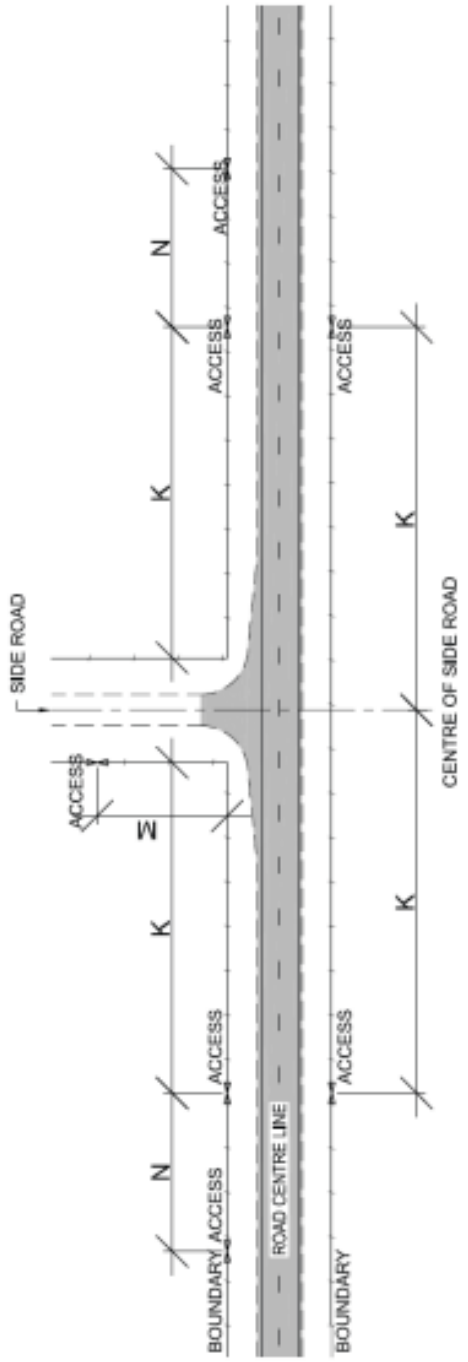
Standard Construction Drawings

R10 Access Sight Lines



Standard Construction Drawings

R11 Access Separation From Intersections and Other Accesses



ACCESS SEPARATION FROM INTERSECTIONS AND OTHER ACCESSES

NOTES

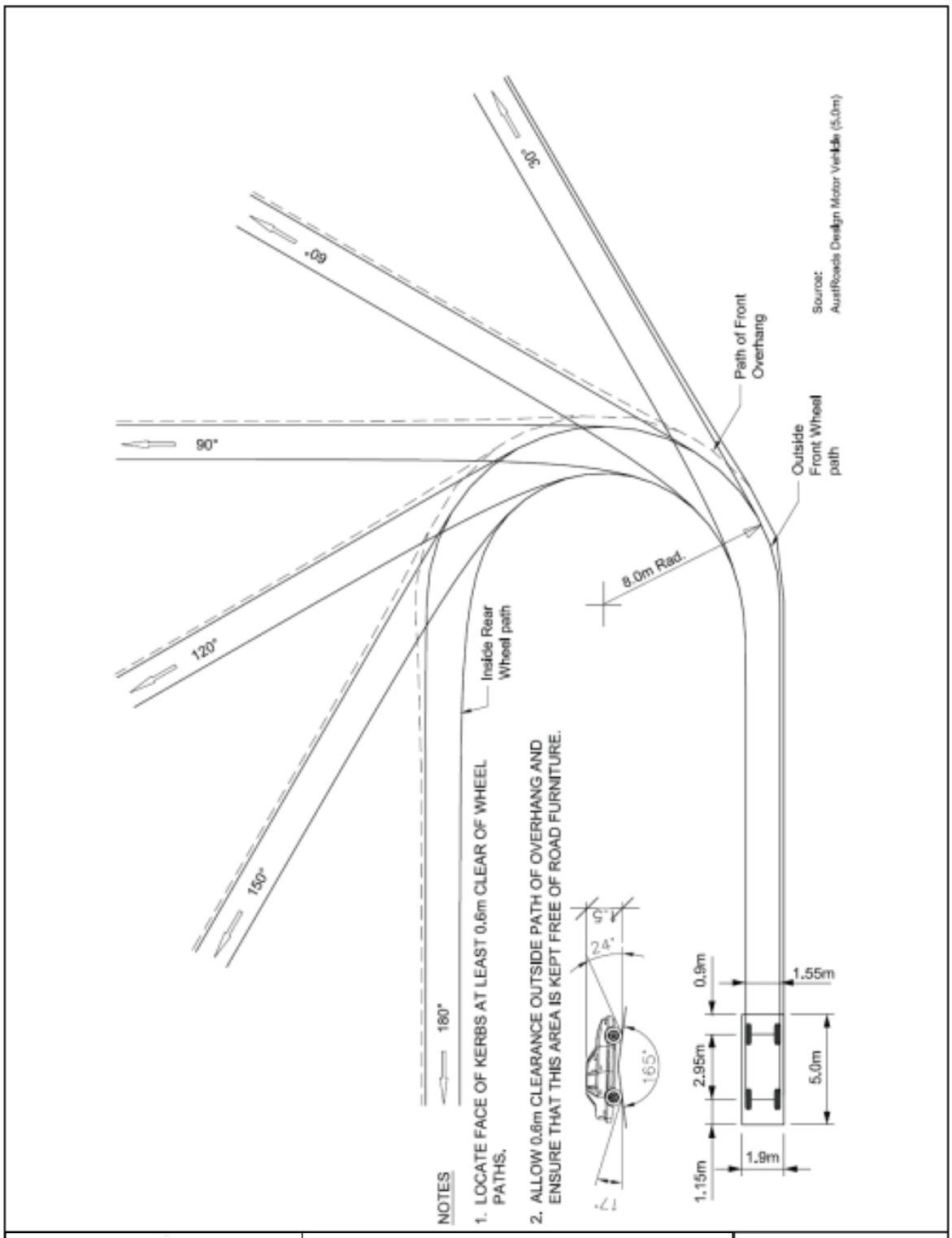
1. FOR REQUIRED SIGHT DISTANCES REFER TO TABLE 5.1 FOR STATE HIGHWAY AND OTHER ARTERIAL ROADS AND TABLE 5.2 FOR COLLECTOR AND LOCAL ROADS.

Source:
Transit NZ

GORE DISTRICT COUNCIL	ACCESS SEPARATION FROM INTERSECTIONS AND OTHER ACCESSES	SCALE: Not to Scale R11

Standard Construction Drawings

R12 Swept Path and Design: 90 Percentile Car



GO RE DISTRICT COUNCIL	**Swept Path and Design: 90 Percentile Car**	**Not To Scale** **Original Size A4** **R12**

Appendix 2 - Height in relation to boundary - APP2

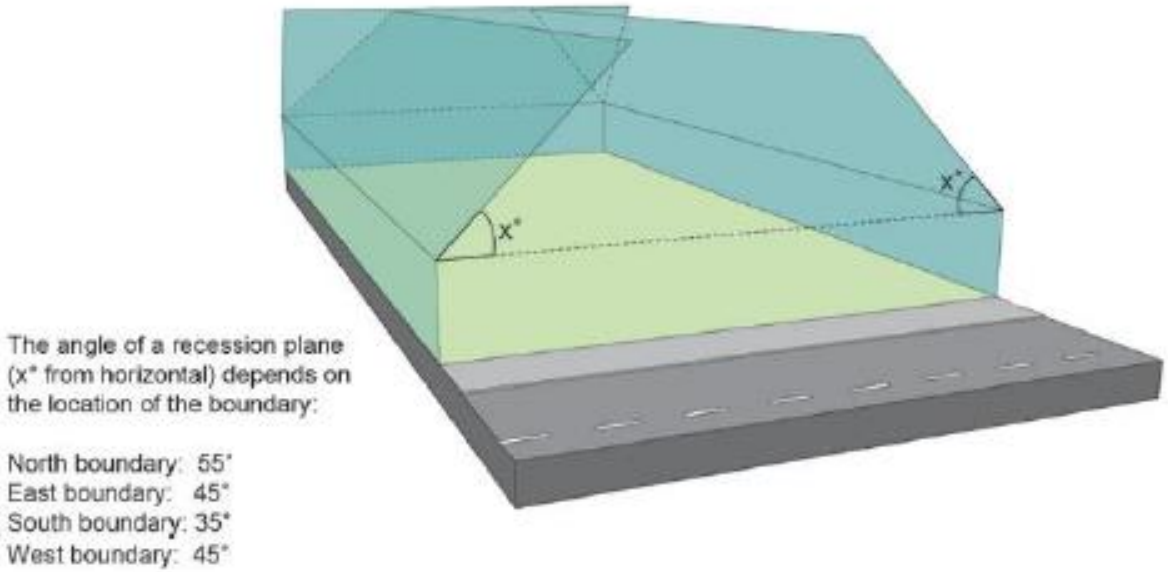
A recession plane is a plane inclined inwards from a specified height to establish a building envelope of maximum height.

The height from which the recession plane is measured is listed in the height in relation to boundary standard for the zone. For example, in the Medium Density Residential Zone the recession plane is measured from 3m above the ground level of all boundaries except a road boundary. Figure 1 illustrates indicative recession planes.

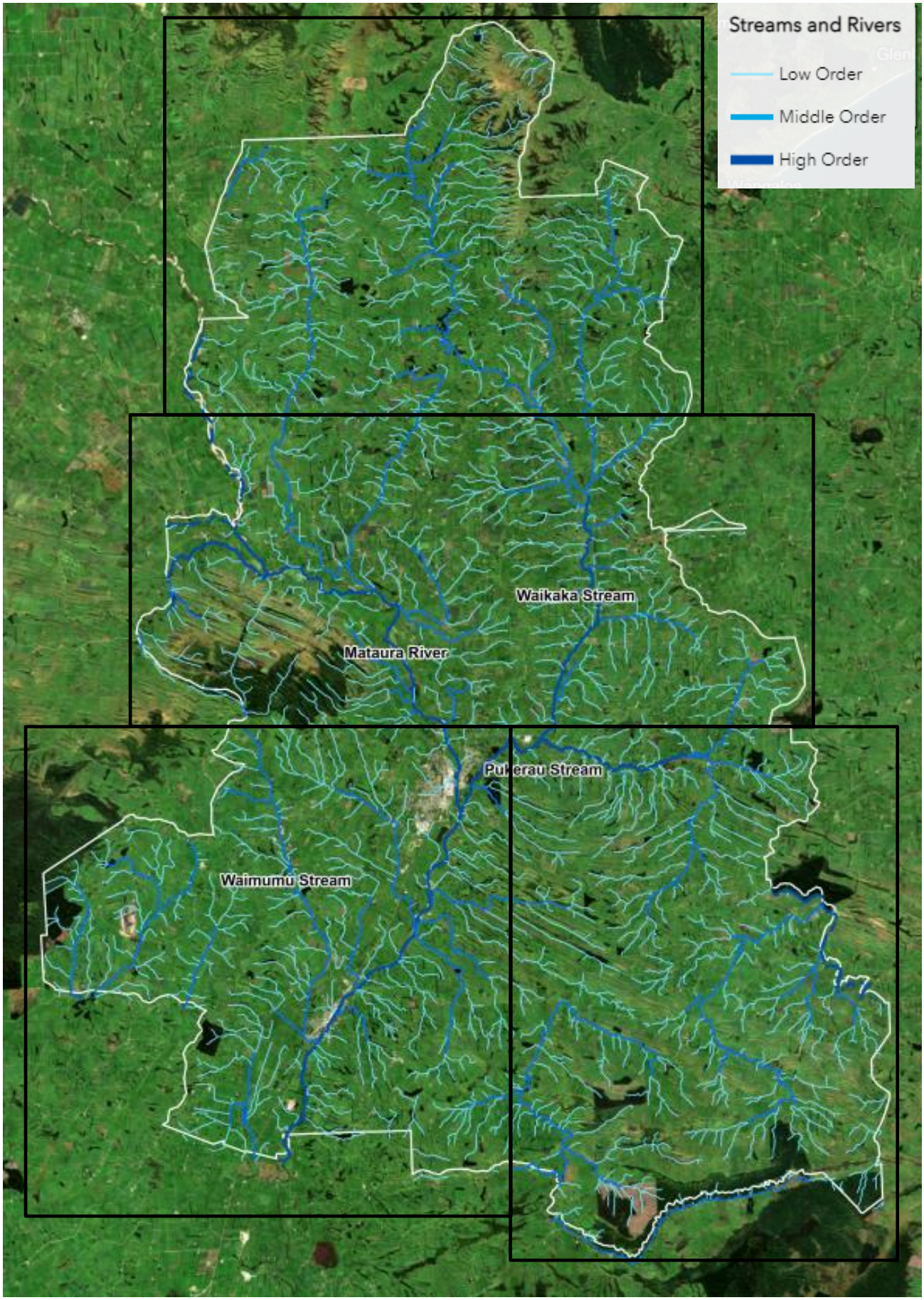
The angles of the recession plane are determined by a site boundaries orientation relative to the direction of true north. See Figure 1 below to determine angles.

Building elevations that face toward a northern boundary will have more exposure to sunlight compared to building elevations on the southern aspect. The purpose of the recession planes is to encourage the design and location of buildings to minimise the loss of sunlight to neighbours.

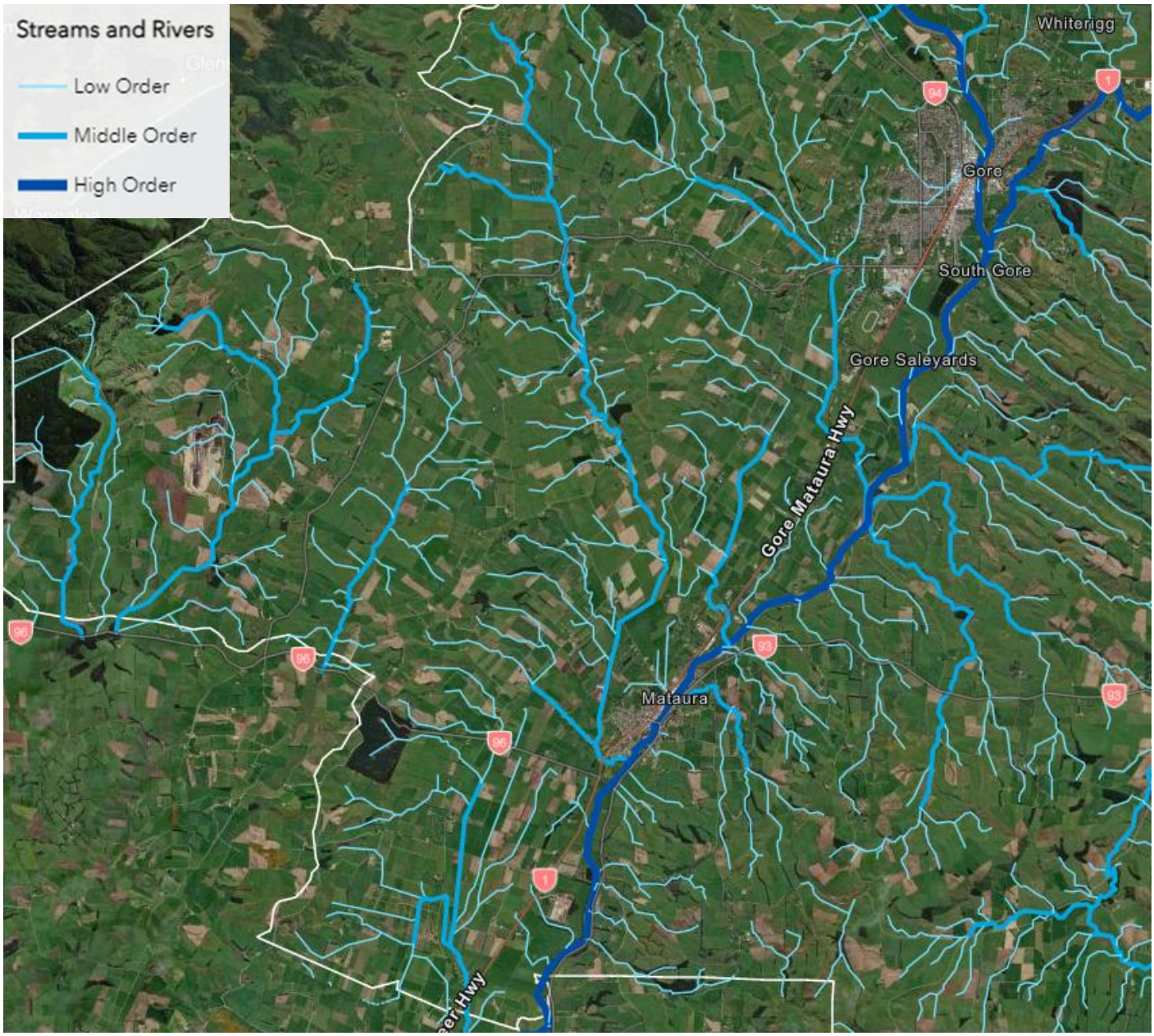
Figure 1



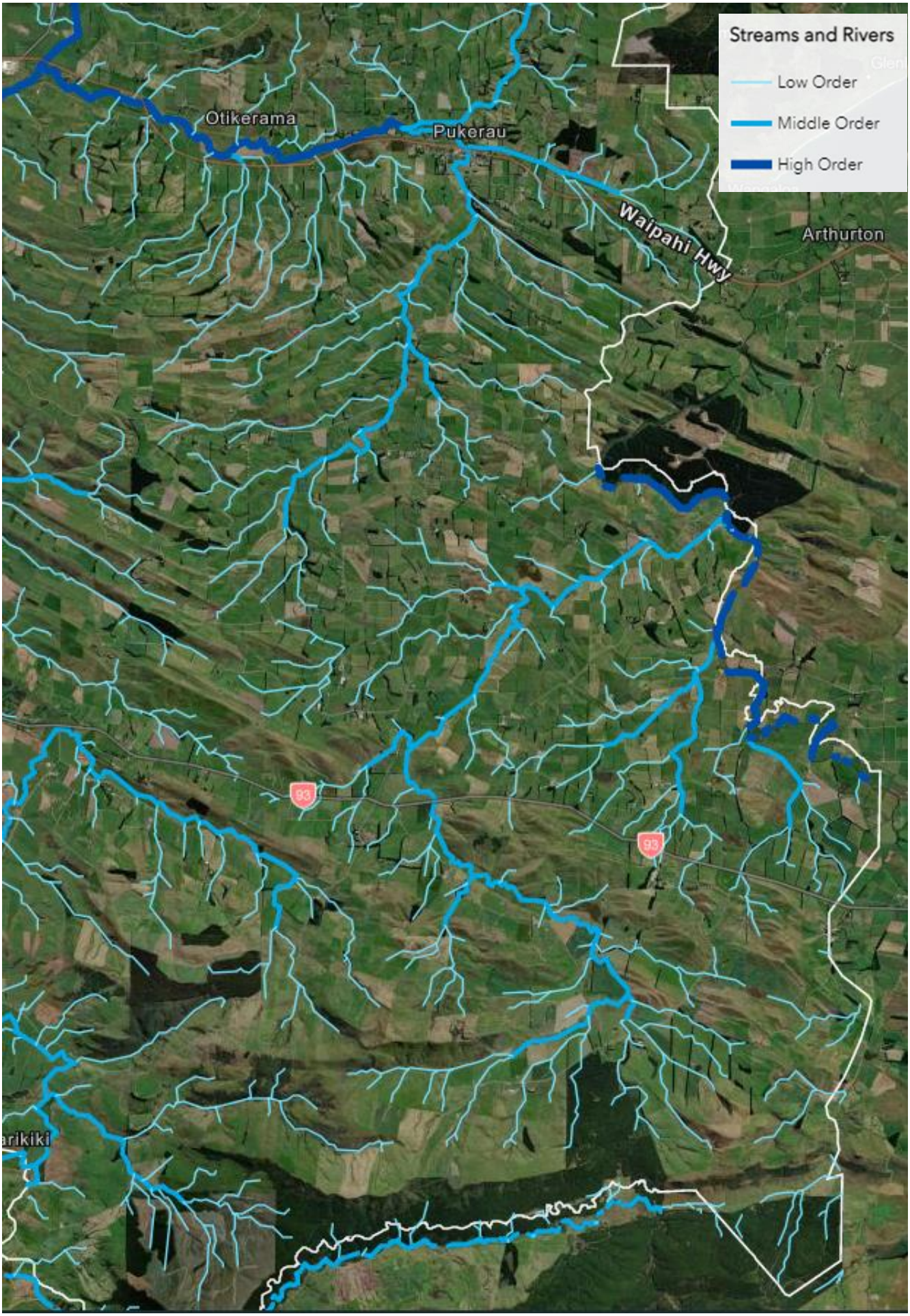
Appendix 3 - River and Stream Order - APP3



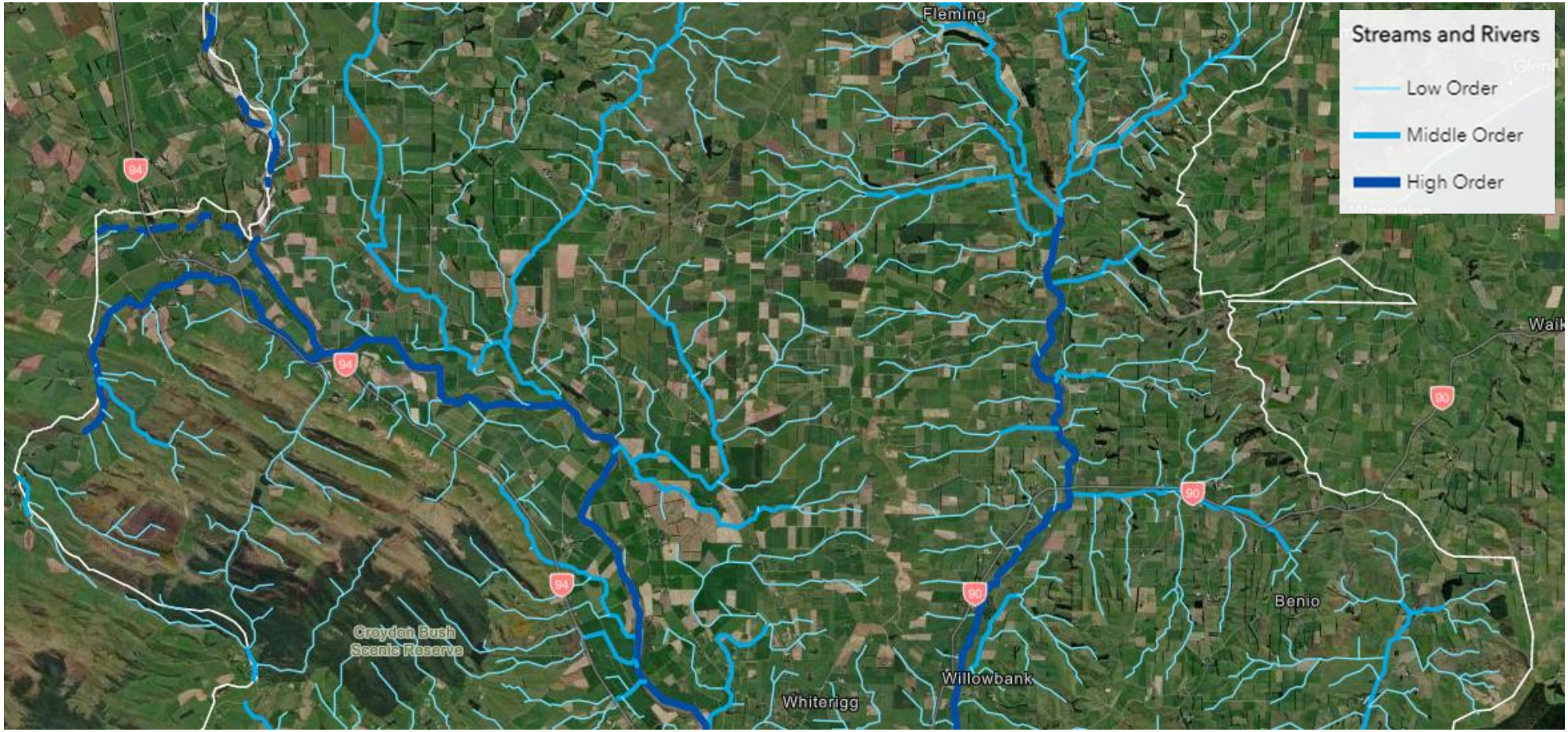
Gore District - Southwest

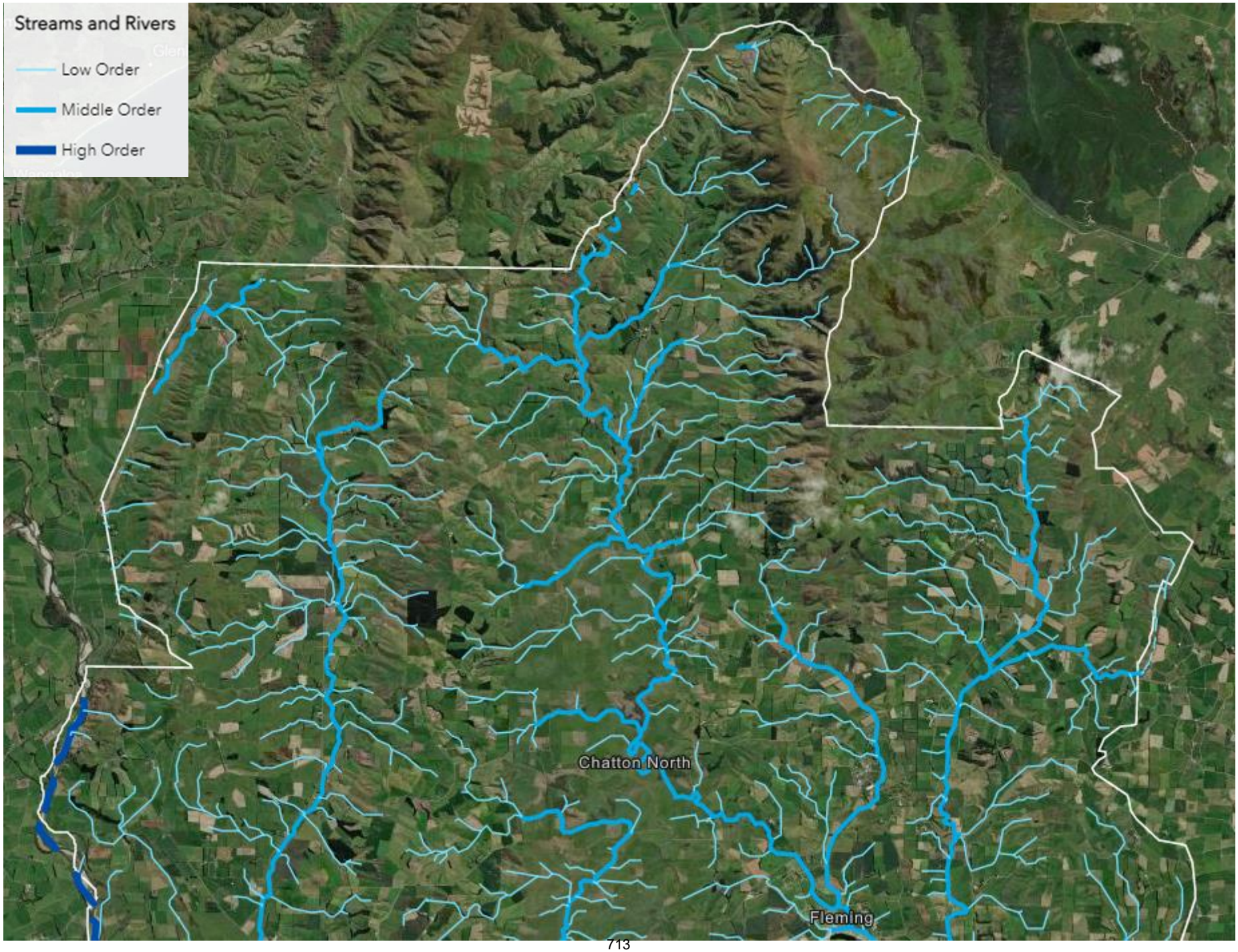


Gore District - Southeast



Gore District – North




Streams and Rivers
Low Order
Middle Order
High Order
Chatton North
Fleming

Appendix 4 - Criteria for identifying areas that qualify as Significant Natural Areas - ECO-APP

This appendix sets out the criteria for identifying significant *indigenous vegetation* or significant habitats of indigenous fauna in a specific area, so that the area qualifies as an *SNA*.

1. What qualifies as an *SNA*

(1) An area qualifies as an *SNA* if it meets any one of the attributes of the following four criteria:

(a) representativeness:

(b) diversity and pattern:

(c) rarity and distinctiveness:

(d) ecological context.

(2) If an area would qualify as an SNA solely on the grounds that it provides habitat for a single indigenous fauna species that is At Risk (declining), and that species is widespread in at least three other regions, the area does not qualify as an SNA unless:

(a) the species is rare within the region or ecological district where the area is located; or

(b) the protection of the species at that location is important for the persistence of the species as a whole.

(3) If an area would qualify as an SNA solely on the grounds that it contains one or more indigenous flora species that are Threatened or At Risk declining), and those species are widespread in at least three other regions, the area does not qualify as an SNA unless:

(a) the species is rare within the region or ecological district where the area is located; or

(b) the protection of the species at that location is important for the persistence of the species as a whole.

2. Context for assessment

(1) The context for an assessment of an area is:

(a) its ecological district; and

(b) for the rarity assessment only, its ecological district, its region and the national context.

3. Manner and form of assessment

(1) Every assessment must include at least:

(a) a map of the area; and

(b) a general description of its significant attributes, with reference to relevant criteria (as specified below); and

(c) a general description of the indigenous vegetation, indigenous fauna, habitat, and ecosystems present; and

(d) additional information, such as the key threats, pressures, and management requirements; and

(e) for SNAs in areas of Crown-owned land referred to in clause 3.8(8), the conservation management strategy or plan or national park management plan that applies to the area.

(2) An assessment under this appendix must be conducted by a suitably qualified ecologist (which, in the case of an assessment of a geothermal ecosystem, requires an ecologist with geothermal expertise).

Criterion

A. Representativeness criterion

(1) Representativeness is the extent to which the indigenous vegetation or habitat of indigenous fauna in an area is typical or characteristic of the indigenous biodiversity of the relevant ecological district.

Key assessment principles

(2) Significant indigenous vegetation has ecological integrity typical of the indigenous vegetation of the ecological district in the present-day environment. It includes seral (regenerating) indigenous vegetation that is recovering following natural or induced disturbance, provided species composition is typical of that type of indigenous vegetation.

(3) Significant indigenous fauna habitat is that which supports the typical suite of indigenous animals that would occur in the present-day environment. Habitat of indigenous fauna may be indigenous or exotic.

(4) Representativeness may include commonplace indigenous vegetation and the habitats of indigenous fauna, which is where most indigenous biodiversity is present. It may also include degraded indigenous vegetation, ecosystems and habitats that are typical of what remains in depleted ecological districts. It is

not restricted to the best or most representative examples, and it is not a measure of how well that indigenous vegetation or habitat is protected elsewhere in the ecological district.

(5) When considering the typical character of an ecological district, any highly developed land or built-up areas should be excluded.

(6) The application of this criterion should result in identification of indigenous vegetation and habitats that are representative of the full range and extent of ecological diversity across all environmental gradients in an ecological district, such as climate, altitude, landform, and soil sequences. The ecological character and pattern of the indigenous vegetation in the ecological district should be described by reference to the types of indigenous vegetation and the landforms on which it occurs.

Attributes of representativeness

(7) An area that qualifies as an SNA under this criterion has at least one of the following attributes:

(a) indigenous vegetation that has ecological integrity that is typical of the character of the ecological district:

(b) habitat that supports a typical suite of indigenous fauna that is characteristic of the habitat type in the ecological district and retains at least a moderate range of species expected for that habitat type in the ecological district.

B. Diversity and pattern criterion

(1) Diversity and pattern is the extent to which the expected range of diversity and pattern of biological and physical components within the relevant ecological district is present in an area.

Key assessment principles

(2) Diversity of biological components is expressed in the variation of species, communities, and ecosystems. Biological diversity is associated with variation in physical components, such as geology, soils/substrate, aspect/exposure, altitude/depth, temperature, and salinity.

(3) Pattern includes changes along environmental and landform gradients, such as ecotones and sequences.

(4) Natural areas that have a wider range of species, habitats or communities or wider environmental variation due to ecotones, gradients, and sequences in the context of the ecological district, rate more highly under this criterion.

Attributes of diversity and pattern

(5) An area that qualifies as a significant natural area under this criterion has at least one of the following attributes:

(a) at least a moderate diversity of indigenous species, vegetation, habitats of indigenous fauna or communities in the context of the ecological district:

(b) presence of indigenous ecotones, complete or partial gradients or sequences.

C. Rarity and distinctiveness criterion

(1) Rarity and distinctiveness is the presence of rare or distinctive indigenous taxa, habitats of indigenous fauna, indigenous vegetation or ecosystems.

Key assessment principles

(2) Rarity is the scarcity (natural or induced) of indigenous elements: species, habitats, vegetation, or ecosystems. Rarity includes elements that are uncommon or threatened.

(3) The list of Threatened and At Risk species is regularly updated by the Department of Conservation. Rarity at a regional or ecological district scale is defined by regional or district lists or determined by expert ecological advice. The significance of nationally listed Threatened and At Risk species should not be downgraded just because they are common within a region or ecological district.

(4) Depletion of indigenous vegetation or ecosystems is assessed using ecological districts and land environments.

(5) Distinctiveness includes distribution limits, type localities, local endemism, relict distributions, and special ecological or scientific features.

Attributes of rarity and distinctiveness

(6) An area that qualifies as an SNA under this criterion has at least one of the following attributes:

(a) provides habitat for an indigenous species that is listed as Threatened or At Risk (declining) in the New Zealand Threat Classification System lists:

(b) an indigenous vegetation type or an indigenous species that is uncommon within the region or ecological district:

(c) an indigenous species or plant community at or near its natural distributional limit:

(d) indigenous vegetation that has been reduced to less than 20 per cent of its prehuman extent in the ecological district, region, or land environment:

(e) indigenous vegetation or habitat of indigenous fauna occurring on naturally uncommon ecosystems:

(f) the type locality of an indigenous species:

(g) the presence of a distinctive assemblage or community of indigenous species:

(h) the presence of a special ecological or scientific feature.

D. Ecological context criterion

(1) Ecological context is the extent to which the size, shape, and configuration of an area within the wider surrounding landscape contributes to its ability to maintain indigenous biodiversity or affects the ability of the surrounding landscape to maintain its indigenous biodiversity.

Key assessment principles

(2) Ecological context has two main assessment principles:

(a) the characteristics that help maintain indigenous biodiversity (such as size, shape, and configuration) in the area; and

(b) the contribution the area makes to protecting indigenous biodiversity in the wider landscape (such as by linking, connecting to or buffering other natural areas, providing 'stepping stones' of habitat or maintaining ecological integrity).

Attributes of ecological context

(3) An area that qualifies as an SNA under this criterion has at least one of the following attributes:

(a) at least moderate size and a compact shape, in the context of the relevant ecological district:

(b) well-buffered relative to remaining habitats in the relevant ecological district:

(c) provides an important full or partial buffer to, or link between, one or more important habitats of indigenous fauna or significant natural areas:

(d) important for the natural functioning of an ecosystem relative to remaining habitats in the ecological district.

Appendix 5 - Landscape Values - ONL-APP

Hokonui / Waterfall Range ONL



Description

This area includes that part of the Hokonui Hills within the boundaries of the Gore District including the Waterfall Range, East Peak / Hokanui, Dolamore Park and Croydon Bush / Haumuri.

The Waterfall Range forms a dramatic and highly expressive part of the Southland Syncline and has a 'trellised' drainage pattern. It contains several significant ecological and scenic areas. Croydon Bush is a particularly significant area of remnant vegetation, and the only substantial area of indigenous forest remaining near Gore. It supports a range of successional communities that show recovery from fire and logging, including kahikatea and mataī, and contains several nationally threatened and locally uncommon species. At least 35 indigenous birds breed within the forest remnants, including the korimako / bellbird, pīwakawaka / fantail, pīpipi / brown creeper and kererū. Red tussock is found on the summit areas, often with mānuka.

The Range is a very legible part of the broader Southland Syncline and a distinctive and memorable landform with its pattern of repeated pyramidal peaks and ridge forms. Naturalness is reduced where the land is under pasture but is high in areas with indigenous bush cover. The area is largely free of structures and has naturalness and wilderness qualities as experienced from within and is a scenic feature of the district.
Croydon Bush / Haumuri is managed as a Scenic Reserve and used for recreation including walking and tramping and there is a mountain bike track in Dolamore Park. The Southland Murihiku Regional Landscape Study (Boffa Miskell, 2019) identifies this area as an ONF and the Waterfall Range is a well-recognized and valued feature of the Gore area (often referred to in promotional material).

Strong cultural values are present in this landscape for mana whenua. Many of the peaks within this landform link to Ngāi Tahu cultural histories – specifically pūrākau & creation stories related to the Tākitimu waka, and Matamata & Te Rakitauneke. These pūrākau connect this area with the wider Otago/Southland region both geographically & via whakapapa links. Hokanui (East Peak) is of particular importance to Hokonui Rūnanga as it is considered an ancestral mountain for whānau who whakapapa to this area. Mana whenua also have strong cultural associations with the various waterways originating

within the Hokonui/Waterfall range, such as the Ōtamatea (Otamita Stream), Mānuka (Charlton Stream), and Waimumu. Haumuri in its entirety is also an area with strong connections to Ngāi Tahu mahinga kai practices, which are a key vehicle for expressing and perpetuating Ngāi Tahu culture and identity. Finally, the Hokonui/Waterfall range is near a number of historic Māori reserves, including a range of SILNA reserves, which have historic and contemporary significance for Ngāi Tahu.

Values to be protected.

- Natural landform and its legibility.
- The quantity and quality of indigenous vegetation cover. Where possible this should be managed to enhance its natural and Ngāi Tahu cultural values, including habitat value for indigenous fauna, and Ngāi Tahu mahinga kai and/or taonga species.
- Coherence of the landscape created by the vegetation patterns reflecting the natural landform.
- The natural character of the area generally and in particular, of the visually prominent skylines and hillslopes.
- Qualities of naturalness and wilderness as experienced from within the area.
- Qualities that contribute to Ngāi Tahu cultural associations, including the naturalness of the hill profiles, the natural character of waterways, and the ability to practice mahinga kai

Potential threats to landscape values

- Quarrying / Earthworks that significantly erode the legibility of the natural landforms and the landscape coherence.
- Clearance of or damage to, areas of indigenous vegetation.
- Visually prominent buildings and structures.
- Visually prominent exotic forestry and shelter plantings.
- Lighting
- Alterations to the naturalness of waterways

Mata-Ura / Mataura River High Natural Character Feature (HNCF)



Description

The feature identified includes the entire main stem of the Mataura River within the Gore District, including the river margins. The river and its margins are defined as including the active river flood plan to the top of the defining terraces.

The Mataura River is clearly a major natural hydrological feature of the district, responsible for the creation of many of the adjacent landforms and subject to powerful natural processes. The river corridor morphology strongly expresses the natural fluvial processes in features such as gravel beds and channels, river terraces and meander loops. The natural character of the river margins are now generally highly modified by farming, and the presence of stop banks, exotic trees, scrub and grass species. Whilst natural character attributes are modified, they are still present, and the river has been designated an 'important bird area' by Birdlife International because it supports breeding colonies of endangered tarāpuka/Black Billed Gulls. The mahinga kai values of the river have also been recognised through the establishment of the Mataura River Mātaitai Reserve in 2006, which recognises its importance as a habitat for a range of mahinga kai species – most notably kanakana/lamprey. Additionally, the river is famous for its Brown Trout fishery and is covered by a Water Conservation Order (1997). Under this, the recognized outstanding values relate to fisheries and angling amenity.

The river is a memorable natural feature for its scale and power, but memorability is reduced by its modified natural character. Perceptual natural character remains due to the flowing water and river landforms but has been significantly modified by agricultural land use on the floodplain. Indigenous vegetation presence is minimal. There are transient values associated with various flow regimes, and the presence of bird and fish life. The river has some wildness qualities due to its scale and power but these, and its scenic values are modified by the exotic character of the vegetation along its margins and by the presence of urban development in the vicinity of the towns of Gore and Mataura.

The Mata-ura (Mataura River) has significant cultural values for mana whenua. It is considered an ancestral river for local whānau, and has fed and guided generations of Waitaha, Ngāti Māmoe and Ngāi Tahu as they have traversed the Murihiku region. A number of ara tawhito (historic trails) follow the Mata-ura linking coastal Murihiku and its offshore islands (such as Ruapuke) to the Central Lakes area, connecting a number of kāiks (settlements), nohoanga (seasonal settlements), mahinga kai resources, and communities along its length. The presence of these trails has also seen a number of tribally significant historic events occur along the length of the Mata-ura. This importance is formally recognised through a Statutory Acknowledgement within the Ngāi Tahu Claims Settlement Act 1996. The Mata-ura

and its tributaries are also areas with strong connections to Ngāi Tahu mahinga kai practices, which are a key vehicle for expressing and perpetuating Ngāi Tahu culture and identity. Finally, the intrinsic value of wai and its mauri are key cultural values for the Mata-ura.

Values to be protected.

- Remaining natural characteristics including natural riverbed, floodplain and terrace landforms, and any remaining indigenous vegetation and areas of wetland.
- Attributes that contribute to its habitat value for birds and aquatic fauna, particularly indigenous species and Ngāi Tahu taonga and mahinga kai species.
- Low visual impact of built elements.
- Qualities of naturalness and wilderness as experienced from within the area.
- Qualities that contribute to Ngāi Tahu cultural associations, including mauri, river access, and the ability to practice mahinga kai.

Potential threats to landscape values

- Quarrying / Earthworks that significantly erode the legibility of the natural landforms and the landscape coherence.
- Clearance of or damage to, areas of indigenous vegetation.
- Visually prominent buildings and structures.
- Exotic tree planting that obscures the legibility of the natural river landforms.
- Alterations to the naturalness of the waterway
- Activities resulting in inappropriate discharges to the waterway
- Structures and land-uses that restrict access to the Mata-ura for Ngāi Tahu cultural activities (including mahinga kai practices)

Te Au Nui Pihapiha Kanakana / Mataura Falls ONF



Description

The Mataura Falls are a natural feature of the Mataura River located adjacent to the town of Mataura, just north of the State Highway 93 bridge. The falls are natural insofar as they are the result of natural geological and hydrological processes, however, they have been much modified by human activity – including intentional destruction to create hydroelectric infrastructure - and their setting is now industrial. Despite this, Te Au Nui Pihapiha Kanakana/Mataura Falls is still appropriately afforded ONF status due to its geo-heritage, cultural, historic, and remaining landscape values.

The falls are the result of the Mataura River flowing over a bed of resistant sandstone. They also represent an outstanding outcrop of the Late Permian to Early Cretaceous Murihiku Terrane, composed of gently dipping interbedded sandstones, conglomerates, and mudstones, representing the fore-arc or back-arc basin of the eastern Gondwana margin. Discontinuous lignite/coal lenses exposed in the surrounding could reveal important insights into the paleoenvironmental history of the Murihiku Terrane, including at the Cretaceous-Tertiary (K-T or K-Pg) extinction event. Their natural form is now much modified due to blasting by adjacent landowners, however, they are a hydrological feature, with natural processes still operating, albeit in a modified context. The river margins are highly modified with little indigenous vegetation character remaining, and bank forms modified by weirs and water races upstream.

The falls are identified in the New Zealand Geo-preservation Inventory as a feature of national importance. The Mataura Falls and gorge are described as ‘eroded over and into nearly flat-lying Jurassic sedimentary rocks of the Murihiku Supergroup. These rocks contain rich plant debris and fossils.’

The Falls have an austere memorability based on the juxtaposition of powerful natural hydrological processes with grim industrial buildings. There are naturalness qualities associated with the river flow but the natural river forms are now much modified and the setting is highly modified. There are transient values (varying moods) associated with the various flow regimes of the river. The river in this area retains some wildness values associated with its powerful flow in a constrained channel. Scenic values are low from publicly accessible areas due to the industrial setting, however they retain some values when viewed from a close proximity.

The falls were once a spectacular tourist attraction for early European settlers prior to blasting to minimize spray for a pedestrian bridge and works associated with hydro-electricity schemes for industrial uses (paper mill and freezing works) on the adjacent banks. The importance of the Falls is still recognised, however, through the Statutory Acknowledgement of the Mataura River within the Ngāi Tahu Claims Settlement Act 1996 (in part due to the presence of the Falls), and the Mataura River Mātaitai Reserve – the latter having historic value as the first freshwater mātaitai in New Zealand.

Whilst the Mata-ura (Mataura River) in its entirety has significant cultural value for mana whenua, Te Au Nui Pihapiha Kanakana / Mataura Falls has specific value due to its intrinsic mana and mauri, its mahinga kai values and histories, and its connections to Ngāi Tahu historical events. The Falls elicit a strong sense of identity for local mana whenua, and accounts of its discovery by the Ngāti Mamoe tipuna Paroparo Te Whenua create linkages between today and the ancient world. The historic abundance of mahinga kai species – particularly kanakana/lamprey – supported by the Falls is also of historic and cultural significance to Ngāi Tahu and a point of local pride and identity. Mana whenua also have an ongoing relationship with this feature that supports the revitalization and intergenerational transfer of cultural knowledge, particularly through practical environmental projects and mahinga kai activities.

<u>Values to be protected.</u>

- Geo-heritage values.
- Remaining natural characteristics associated with rocky banks and outcrops and powerful river flow.
- Attributes that contribute to its habitat value for kanakana and other fauna, particularly indigenous and Ngāi Tahu taonga and/or mahinga kai species.
- Qualities of wildness.
- Qualities that contribute to Ngāi Tahu associations, including mauri, river access, and the ability to practice mahinga kai and kaitiaki responsibilities.

<u>Potential threats to landscape values</u>

- Further blasting and modification to the riverbed and banks.
- Built development and / or exotic plantings on the adjacent banks that further modifies the natural character of the area.
- Further reductions to access for Ngāi Tahu cultural activities
- Activities resulting in inappropriate discharges to water, including dumping