



IN THE MATTER AND IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of Hearing of Submissions and
Further Submissions on the
Proposed Gore District Plan

Minute 19 of the Hearings Panel

**Additional Information Required
Residential Zones**

9 September 2024

MINUTE OF THE HEARINGS PANEL

- 1 The hearing to consider submissions to the Residential Zones of the Proposed District Plan was held on 21 and 22 August 2024. The Hearings Panel received a Section 42A Report from Joanne Skuse, together with written material and oral presentations from various submitters.
- 2 The Hearings Panel directs a further report be co-ordinated by Joanne Skuse responding to the matters in paragraph 3 below. That report should be submitted to the Council's Regulatory Administrator, Lindsey Crazy Wolf no later than **10 October 2024**.
- 3 The matters on which feedback is sought arising from the Section 42A Report are as follows:

- (a) At paragraph 347, page 69, the following change is recommended to Policy MRZ-P11:

MRZ-P11 Ensure development does not compromise existing *infrastructure and transportation* networks, including infrastructure capacity, or will be appropriately upgraded and, where practicable, incorporates low impact approaches to *stormwater* management.

The Hearings Panel considers the policy to be complex in its wording and requests a redrafting to improve its clarity. It is unclear why reference is included to transportation networks, when transportation is included in the definition of infrastructure. There may also be benefit in low impact approaches to stormwater management being considered as a separate policy.

- (b) At paragraph 195, page 43, a new policy is recommended as follows:

GRZ-P10 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.

This policy links to Standard GRZ-S2 Servicing. The Hearings Panel queries whether some or all the matters 1 – 4 above are more properly considerations as part of a Building Consent, and if included in the Plan, should they be included in the policy or contained in GRZ-S2 as assessment matters? The Panel also notes no reference is made to on-site storage provision of water for firefighting purposes.

- (c) At paragraph 297, pages 60 – 61, an amendment is recommended to GRZ-S1 Servicing. Included in that amendment is provision of a discretionary activity rule. However, Rule GRZ-R1(2) states "*Residential units* comply with standard GRZ-S1 Density" and non-compliance is a non-complying activity. This inconsistency requires revising.

- (d) At paragraph 512, page 99, the following addition is recommended to Rule DEV2-R1:

Activity Status: Permitted

Where:

1. the Development Area land is undeveloped, or
2. is a balance Lot resulting from a subdivision.

Note: undeveloped means it is not subject to an implemented subdivision or land use consent for residential activity.

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.

For clarity, the Hearings Panel considers it prudent to include a policy referencing staging within the Development Area. A draft is requested for consideration by the Hearings Panel. It would also appear simpler to provide for the addition as follows:

Where:

1. the Development Area land, or part thereof, is undeveloped
- 4 Any issues or queries regarding this Minute, should be directed to the Council's Regulatory Administrator, Lindsey Crazy Wolf, phone (03) 2090330 or email lcrazywolf@goredc.govt.nz.



Keith Hovell
Chair, District Plan Hearing Panel
Under delegated authority