APPENDIX 1: RECOMMENDED AMENDMENTS TO THE INTRODUCTION, HOW THE PLAN WORKS, NATIONAL DIRECTION INSTRUMENTS, URBAN FORM AND DEVELOPMENT AND INTERPRETATION CHAPTERS FROM HS1

KEY

Red Underlined – Recommended Additions

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Note – Wherever words are italicised a specific definition is contained in the Definitions table in the Interpretation Section of this Plan.

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*~~ 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

Note – Wherever words are italicised a specific definition is contained in the Definitions table in the Interpretation Section of this Plan.

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:

National Policy Statements and National	The District Plan must give effect to National Policy Statements and must not duplicate, conflict with or otherwise be inconsistent with a National Environmental Standard/Regulation.

Environmental Standards	Refer to the National Planning Instruments chapter of the District Plan to understand how these are relevant to the Gore district.
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~~ activities that span the district, are addressed as district wide matters in Part 2 of the plan. Other activities are addressed as area specific matters in Part 3 of the plan where they are typically contained in those areas such is within a zone, a development area or a designated site. ~~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~~ 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. Appendices help implement policies, rules and standards across the plan.
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'
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 permitted conditions and 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~~ addressed.
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~~ addressed.
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~~ addressed.
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~~ addressed.
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

Relationship Between 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. There may also be additional subcategories under the specific activities that are not listed~~ose more specific components may also include more specific activities that are not listed~~, for example "yard based retail activity" is a subcategory of "retail activity" and is 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 listed 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.~~
D		
	~~**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.~~
H		
	Hazard sensitive activities	Means (a) *Residential activity*, including *retirement villages* and supported residential accommodation (b) *Visitor accommodation* *(c) Marae or Papatipu Rūnanga complex* (d) *Educational facilities* *(e) Emergency services facilities* (f) Hospitals and other health care facilities *(g) Community facilities* (note – This includes places of worship in the definition) (h) Graveyard or urupā

N		
	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.
P		

	Pedestrian frontage	Means street frontages in the ~~commercial core~~ ~~precincts~~ Town Centre Precinct (PREC3) and Local Centre Precinct (PREC4) identified on the planning maps with significant pedestrian activity.
R		
	Reverse Sensitivity	The potential for an existing approved (~~whether~~ including by resource consent, certificate of compliance or designation), or lawfully established activity ~~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 existing approved, or lawfully established activity ~~existing~~ or permitted activity.
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.
W		
	Waste	means (a) anything disposed of or discarded; and (b) includes a type of waste that is defined by its composition or source (for example, organic waste, electronic waste, or construction and demolition waste); and (c) to avoid doubt, includes any component or element of diverted material, if the component or element is disposed of or discarded.

	~~Wet abrasive blasting~~	~~Has the same meaning as per the National Planning Standards – means abrasive blasting using material to which water has been added~~

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~~ May 2024)
National Policy Statement on Urban Development 2020	This Policy Statement has been reviewed (~~August 2022~~ May 2024)
National Policy Statement on Freshwater Management 2014 (amended in August 2017)	This Policy Statement has been reviewed (~~August 2022~~ May 2024)
National Policy Statement on Renewable Electricity Generation 2011	This Policy Statement has been reviewed (~~August 2022~~ May 2024)
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~~ May 2024)
National Policy Statement for Indigenous Biodiversity 2023	This Policy Statement has been reviewed (~~July 2023~~ May 2024)

National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023	This Policy Statement has been reviewed (May 2024)

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~~ Commercial 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 2009;
8. Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007; ~~and~~
9. Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (amended 2011)~~.;~~
10. Resource Management (National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat) Regulations 2023.

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)

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.

For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for more detailed provisions contained in the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications and notices of requirements:

- The strategic objectives may provide guidance for related objectives and policies in other chapters; and

- The relevant objectives and policies of the District Plan, including strategic objectives in this chapter, are to be considered together and no hierarchy exists between then.

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 and through the promotion of renewable energy resources.

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 and/or their locational constraints. The Special Purpose Zones include Camp Columba, Charlton Aerodrome, and the Field Days~~, and the Multi-sports and Showgrounds~~ areas. The balance of the district is predominantly zoned Rural which will enable the ongoing use and development for primary production, particularly agriculture which is the dominant land use within Gore. The interface between rural and non-rural land needs to be managed to ensure reverse sensitivity effects do not arise. This will see productivity of rural land, including highly productive soils maintained.

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 (refer MW-2.3); and
3. recognises and provides for the relationship of ~~Māori with their culture, traditions, *lands*, *waterbodies*, sites, areas and landscapes and other taonga of significance~~ mana whenua with whenua (land), wai (water), and mahinga kai;
4. provides for social and cultural vitality, productivity and economic growth;
5. a. takes into account the short, medium, and long-term impacts of *climate change* ~~and *natural hazards*~~, and the associated uncertainty and risk;

   b. provide for the transition away from fossil fuels~~, through increased use and development of renewable resources~~; and

   c. ensures that new *hazard sensitive activities* are located outside high-risk *natural hazard* areas unless there is a *functional need* or *operational need* for them to locate there.

6. ~~utilises~~ provide for the safe, effective and efficient use and development of new and 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 and where appropriate avoids adverse *effects* between incompatible activities and zones; and
10. considers the potential loss of highly productive soils.

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 safe 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, critical infrastructure, and large-scale *industrial activities* are able to operate efficiently and effectively and the contribution they make to the economic ~~wellbeing~~ well-being and prosperity of the District is recognised and provided for.

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 the safe, efficient and effective 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~~ well-being ~~and prosperity~~ of the District is recognised and provided for.

UFD-O11 ~~Productive, versatile~~ Highly productive *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.

Amend the term “wellbeing” to “well-being” in:

- the definition of supported residential accommodation,
- the description of wairua in the MW chapter,
- LIGHT Overview, LIGHT-S1,
- NOISE-O2, NOISE-P2, NOISE-R1,
- SIGN overview, SIGN-S2, LLRZ Overview,
- LLRZ-P6,
- GRZ Overview, GRZ-P6, GRZ-P10, GRZ-R12, GRZ-R13,
- MRZ Overview, MRZ-P8, MRZ-R10, MRZ-R13,
- GRUZ Overview, GRUZ – O1, GRUZ-PREC13-O1,
- LIZ-O1,
- GIZ-O1,
- SARZ-O2, SARZ-P2,
- AIRPZ Overview, AIRPZ-P7,
- MPZ Overview,
- CCZ-O1,

- FDZ-P2, and FDZ-P10.