

Development Areas

The purpose of development areas

Development Areas apply to future industrial and residential growth areas that have been identified as generally suitable for these types of development but where further work is required to integrate development with surrounding areas.

Outline Development Plans have been created following community consultation and technical assessments to guide future development.

The Outline Development Plans generally include:

- indicative transportation networks (for roads, footpaths and cycle paths).
- green corridors for landscape and ecological benefit, which may also be utilised for stormwater management.
- infrastructure connections.
- appropriate development densities and
- any constraints to development.

Why do we need development areas?

The use of a development area overlay will ensure that growth occurs within the wider area in a coordinated manner, with high levels of urban design and connectivity. Given the development areas cover a number of different land parcels in different ownership, sporadic or staged development could result in poor urban design outcomes. These may include multiple road access points, ad hoc service connections which do not adequately provide for future development and a lack of integrated open space / green corridors.

For example, if one landowner developed their land but did not allow for road connectivity through to the next site, future transport connections would be difficult to achieve. This could also result in additional access points onto the State Highway (for the Industrial area) in South Gore which could affect other road users.

Where are development areas proposed?

It is proposed to include two development areas in the Proposed District Plan. These are located in West Gore and South Gore. The areas are shown on the planning maps outlined with a black dotted line, and in Figure 1 and Figure 2.

A brief description of the purpose of each development area is provided below.

Gore West Residential Development Area (DEV2)

The development area in West Gore is located to the west of Broughton Street and bounded by Terry Road and Reaby Road. The development area is a continuation of the residential environment which has started to creep beyond the current urban boundary, with the establishment of the Bupa Retirement Village and some residential subdivision in the rural zone.

The development area will be provided for population growth in Gore over the next 20 years. We do not envisage the uptake of development in this area to happen overnight, and so the Development Area overlay will ensure development is integrated over time.

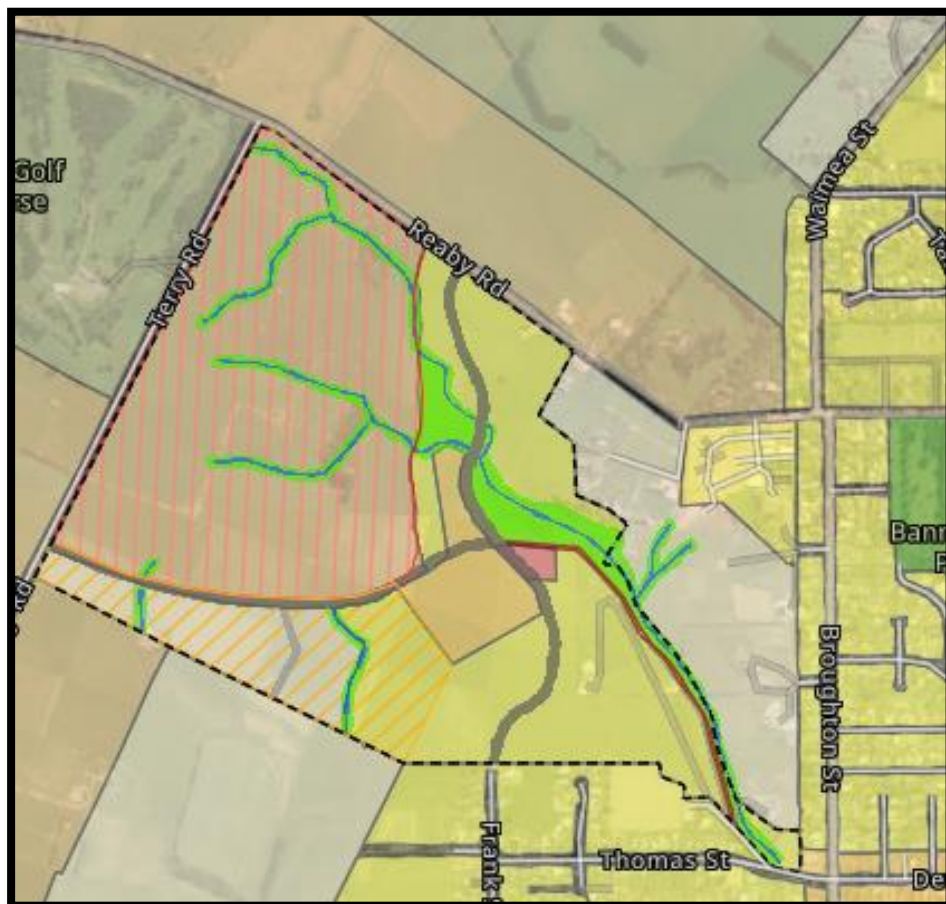


Figure 1: Gore West Development Area (within black dotted line)

Further assessment was undertaken to determine if any roading and services upgrades are required. Constraints such as old mining sites have further been investigated.

The Development Area includes a mix of the proposed residential zones as well as a rural lifestyle area to enable a variety of section sizes, to offer housing choice, provide buffer zones and respond to site constraints. A neighbourhood centre zone is also included to enable commercial activity such as a dairy, to support the new development.

The Outline Development Plans proposes a primary access point via Frank Street and Reaby Road. A future road leading to Terry Road is envisaged at a later stage. Wilden Street is highlighted as a potential secondary access with provision for a pedestrian and cycle route.

Gore South Industrial Development Area (DEV1)

The Gore South Industrial Development Area (shown as a black dotted line in Figure 2) covers land between Racecourse Road and Saleyard Road. The Development Area includes the Silver Fern processing plant which is zoned Industrial under the Operative District Plan, the Gore Racecourse and three lifestyle properties. The Development Area will provide approximately 75 hectares of additional industrial zone land.

The Proposed District Plan has a light industrial zone over the racecourse land and a general industrial zone over the remainder of the land. To the north of Racecourse Road land is proposed to be zoned General industrial but is not included in the Development Area due to existing development, multiple road frontages and smaller allotments. Land to the south of Saleyard Road is also proposed to be zoned General Industrial and this is also outside the Development Area due to existing activities.

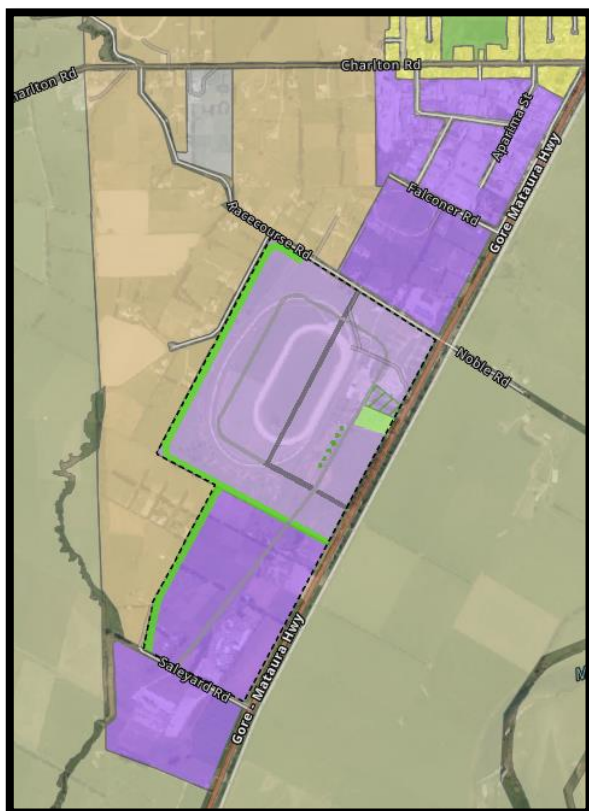


Figure 2: Gore South Industrial Area (within black dotted line)

The topic summary for industrial zones provides an overview of what activities are enabled and anticipated in the industrial zones with full details provided in the Light Industrial and General Industrial Zone Chapters.

The purpose of the Development Area Chapter is to manage the placement of buildings and activities, roads and landscaping to ensure future development is co-ordinated, traffic effects on the State Highway are managed and adverse effects on adjoining landowners are minimised.

The Outline Development Plan (ODP) includes indicative road layouts for the primary and secondary roads to provide for a through route from Racecourse Road to Saleyard Road. This aligns with the Chapter rules which limit access onto the State Highway to minimise adverse effects on traffic safety. The indicative roads also ensure that full connectivity is provided through the site as rules prevent buildings being located over the indicative road areas without resource consent.

The ODP also includes landscaping areas (a green buffer, existing trees and vegetation to be retained). The Development Area Chapter rules require landscaping to be retained or established in accordance with the ODP. The green buffer along the boundaries with the adjoining properties will help minimise adverse effects on these rural lifestyle properties.

Links to the Proposed District Plan

This information sheet addresses a few of the key provisions in the Proposed District Plan. It should not be used as a definitive representation of content. To view actual Proposed District Plan content, please go to www.lets.talk.goredc.govt.nz

Make a submission

To find out how to submit on the Proposed Gore District Plan, head to www.lets.talk.goredc.govt.nz.