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.	

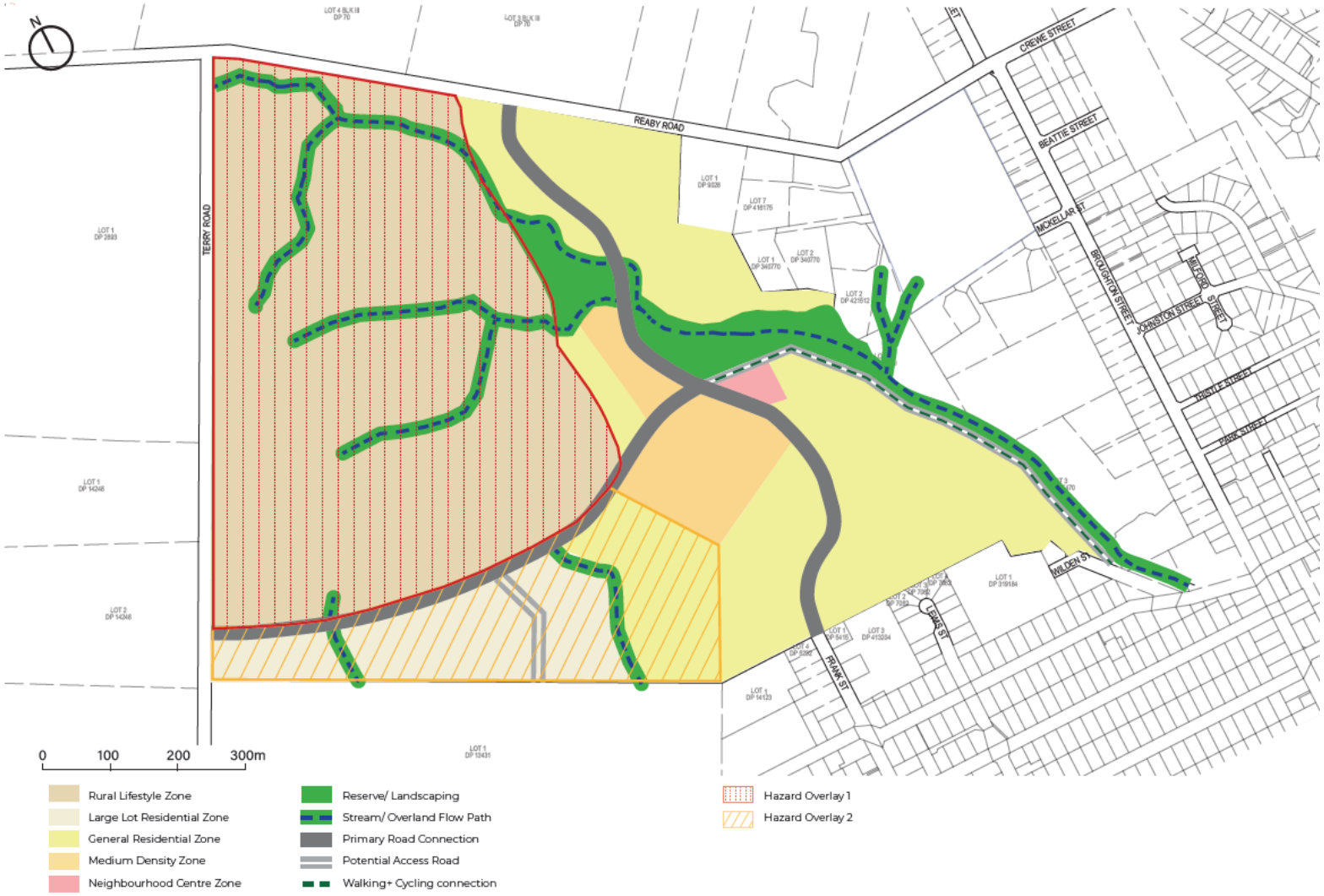
DEV2-R2	New *buildings, structures, earthworks,* and *land disturbance*	
General Residential Zone, Medium Density Residential Zone, Large Lot Residential Zone and Neighbourhood Centre Zone **Except land within Hazard Area 1 and Hazard Area 2**	**Activity status:** Permitted Where: 1. The *building* or *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