

Mixed Use Zone

What is proposed?

Mixed Use Zones are proposed in Gore and Mataura.

In Gore there are three Mixed Use Zones, while there are two in Mataura. The zones are located close to the town and local centres.

Shown in Figures 1 & 2 below outlined in black (the full planning maps are available arcgis.com):

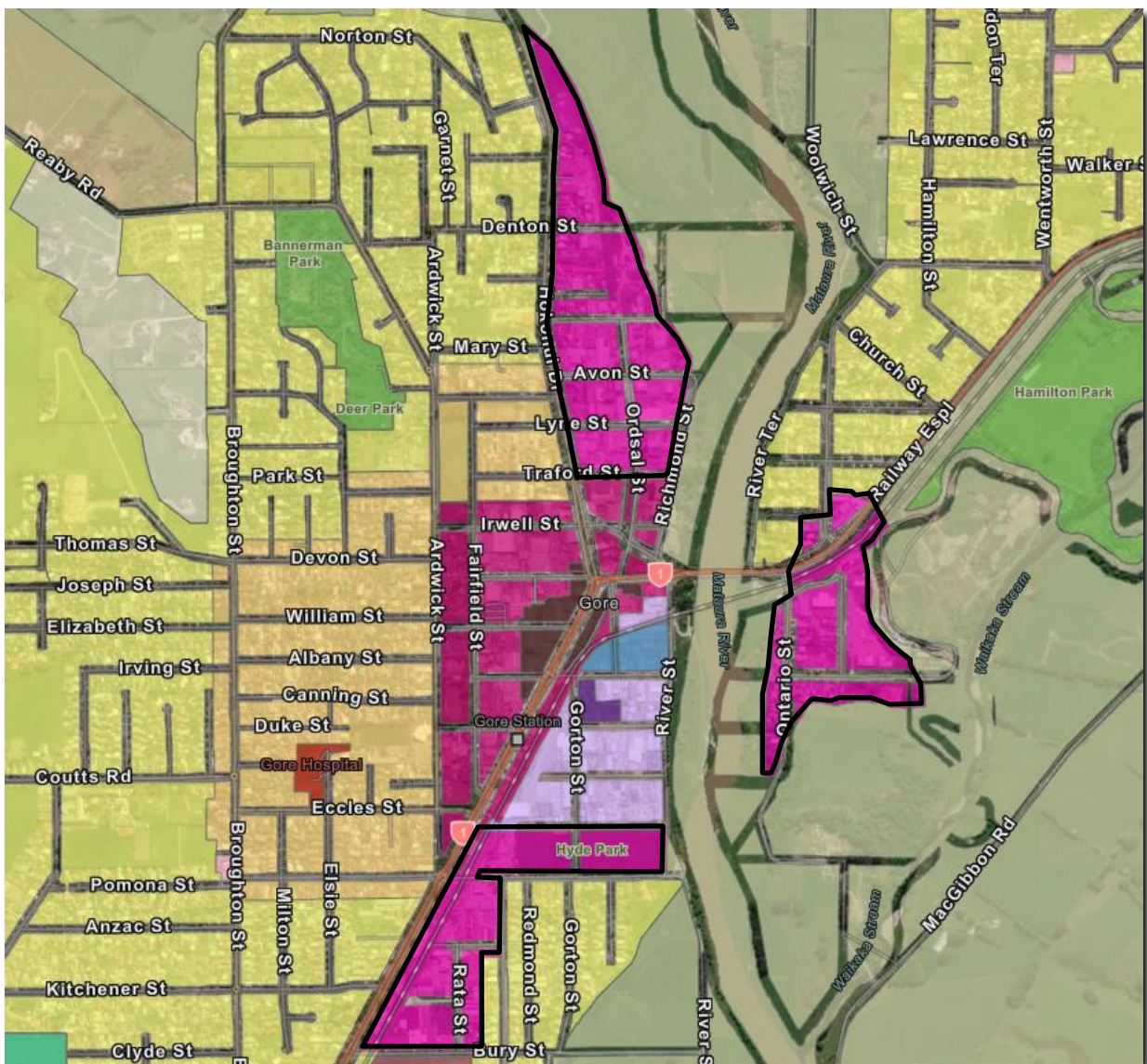


Figure 1 – Mixed Use Zones in Gore (shown in pink and outlined in black)

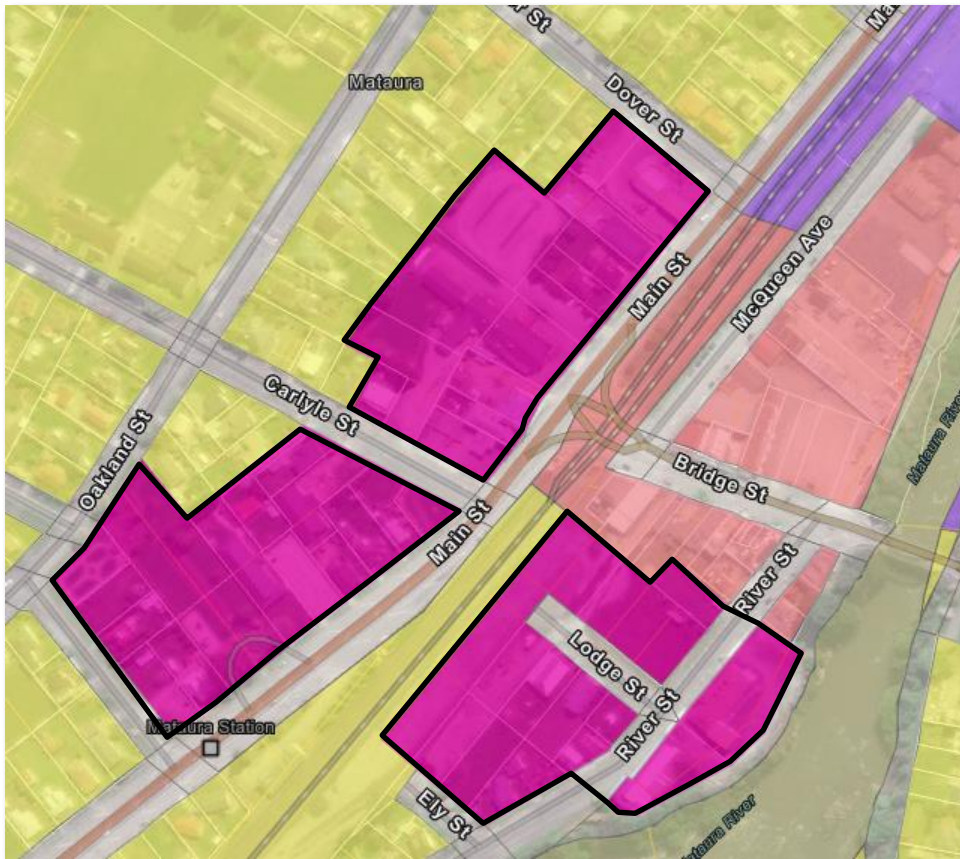


Figure 2 – Mixed Use Zones in Mātara (shown in pink and outlined in black)

The reason we are proposing to create these Mixed Use Zones is to reflect the range of activities in these areas and to support, but not detract from, the Town Centre Zone, in Gore, and Local Centre Zone, in Mātara.

What is the purpose of the Mixed Use Zone?

The purpose is to provide a place where a range of activities can co-exist without negatively impacting on each other. These include:

- Residential homes
- Commercial activities including offices and yard-based retail (such as tractor sales or timber yards)
- Community activities such as churches, gyms, and libraries
- Visitor accommodation such as motels, and B&B
- Healthcare facilities such as doctors' surgeries and dentists
- Light industrial activities such as warehouse storage units, small scale engineering operations or vehicle repair centres.
- Emergency services, including fire, police and ambulance stations.
- Service stations

The character of the Mixed Use Zones is varied due to the range of activities allowed in the zone. For example, someone looking to build a house should be aware they could have a light industrial business establishing next door, meaning their amenity level would be different from a house situated in a Residential Zone.

Retail shops (other than larger yard-based retail) are discouraged in the Mixed Use Zone. They could detract from the town centre or local centre, which is where retail shops should be located to provide a focused retail experience.

Changes from the existing District plan

The Proposed District Plan allows a wider range of activities in the Mixed Use Zone, compared to the current District Plan.

The Proposed Plan provides clearer direction for the types of activities that are enabled and discouraged, as well as making it easier to obtain resource consent for activities which may be compatible.

The Proposed Plan includes a wider range of bulk and location standards to ensure the character and amenity of individual sites and the wider area are protected.

Examples of when you would need a resource consent

Can I establish a clothes shop?

A resource consent would be required to establish a clothes shop because this type of retail activity is not permitted as it is better situated within the town or local centre.

Can I establish a meat processing plant?

Resource consent would be required to establish a meat processing plant as it is not a light industrial activity. The resource consent would consider whether the activity was appropriate within the zone and whether it would result in adverse effects on other landowners in the area.

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 District Plan, head to www.lets.talk.goredc.govt.nz.