

PROPOSED GORE DISTRICT PLAN SECTION 32 REPORT

MIXED USE ZONE



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Glossary of Terms

Resource Management Act 1991	RMA or 'the Act'
Gore District Council	GDC or 'the Council'
Operative District Plan	ODP
Proposed District Plan	PDP
Southland Regional Policy Statement	RPS
National Planning Standards 2019	PS
Southland Regional Policy Statement 2017	RPS
National Policy Statements	NPS
National Policy Statement for Urban Development	NPS-UD
National Environmental Standards	NES
National Environmental Standard for Electricity Transmission Activities 2009	NES-ETA
Crime Prevention Through Environmental Design	CPTED
Permitted Activity	PA
Controlled Activity	CA
Restricted Discretionary Activity	RDA
Discretionary Activity	DA
Non-complying Activity	NCA
Southland District Plan	SDP
Clutha District Plan	CDP
Proposed Timaru District Plan	PTDP
Proposed Selwyn District Plan	PSDP
Proposed New Plymouth District Plan	PNPDP

1. Executive Summary

Section 32 of the Resource Management Act (the 'Act' or the 'RMA') requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives. The analysis set out in this report is to fulfil the obligations of the Council under s32 of the Act.

This section 32 evaluation report relates to the evaluation of options for the Mixed Use Zone under the Gore District Plan. Objectives, policies, rules and standards for the Mixed Use Zone are located within Part 3 – Area Specific Matters in the Mixed Use Zone Chapter as required by the National Planning Standards.

This report evaluates the resource management issues relating to the Mixed Use Zone against the Operative District Plan (ODP) and Proposed District Plan (PDP) provisions to ascertain if they are the most efficient and effective means of achieving the purpose of the Act. The preferred option has been determined as the PDP which provides greater clarity and direction for plan users and decision makers and will ensure high quality environmental, economic, social and cultural outcomes for people and the community.

The Mixed Use Zone is part of the Commercial Zones within the District Plan and provides for a range of compatible activities. The Mixed Use Zone Chapter will assist the Council to fulfil its statutory functions and responsibilities as required by the Act through the following proposed objectives, policies and rules:

- Objectives which seek to provide for a Mixed Use Zone to meet the economic, cultural and social needs of the District without compromising the vitality, vibrancy and character of the other commercial zones and ensuring an appropriate level of amenity values are maintained both within the zone and at the zone interface.
- Policies which:
 - provide direction on the types of activities which are appropriate within the zone,
 - explain the level of amenity anticipated within the zone and ensure cross boundary effects with other zones such as residential are managed,
 - enable residential activity and manage comprehensive residential development subject to appropriate standards.
- In keeping with the purpose of the Mixed Use Zone the rules provide a wide range of activities including:
 - offices, light industrial activities, community facilities, healthcare facilities, residential activity, visitor accommodation, emergency services facilities and community corrections activities are enabled.
 - Retail activities are enabled where they require outdoor storage of goods such as a tractor / farm machinery sales yard, building supplies or garden / landscaping supplies. Retail activities which are ancillary to other activities or for takeaway food are also permitted.
 - Comprehensive residential development, educational facilities and entertainment and hospitality activities are managed through a Restricted Discretionary consent pathway to consider the necessity for these activities to

establish in the zone and the effects they may have on the main commercial centres.

- Standards are provided to manage built form such as height; height in relation to boundary; setbacks from boundaries, roads and streams; landscape screening and permeable surfaces and standards specific to residential activities for outdoor living requirements and density.

The Operative District Plan (ODP) currently contains a Mixed Use Zone on the planning maps, within Chapter 3 – Land Use Activities – A Framework and Chapter 4 – Land Use Activities - Rules. Key changes from the Operative District Plan include the following:

- Specific objectives and policies to explain the purpose of the Mixed Use Zone to provide greater clarity and certainty to plan users and decision makers. These objectives and policies replace the more generic objectives and policies in the ODP which relate to adverse effects on amenity values at a higher level.
- The rules provide for a range of activities consistent with the National Planning Standards description for the Mixed Use Zone and are a wider range of compatible activities compared to the ODP which allows for any commercial or industrial activities alongside a wide range of other activities but not residential activities.
- The proposed standards are wider reaching than the ODP to ensure development maintains and where possible enhances the amenity values within the zone. The standards also take account of the range of activities undertaken in the zone and the anticipated character of the zone.
- Different zone boundaries including removal of the existing Mixed Use Zone between Oldham Street and the Railway line and new Mixed Use Zones in east Gore, around Rata Street in Gore and Mataura.

The scale and significance of the change is determined as moderate. The level of detail and assessment provided within this evaluation is commensurate to the level of change which has been assessed against environmental, economic, social and cultural effects.

2. Overview and Purpose

2.1 Introduction to the resource management issue(s)

The purpose of the Mixed Use Zone is to provide for a zone where a range of compatible activities are enabled and managed to reflect both existing patterns of development and provide opportunities for new development which meets the needs of the community. The provisions seek to address and manage the following issues:

1. Areas have developed with a mixed land use pattern through resource consent approvals. For example, the eastern side of Hokonui Drive. Ad hoc development in this manner has the potential to undermine the centre zones and adversely affect amenity values.
2. The activities which have established in some existing Mixed Use Zone areas are not consistent with the purpose of the Mixed Use Zone as described in the National Planning Standards.

3. The amenity values of the Mixed Use Zone should be reflective of the range of activities but provisions should seek to protect more sensitive activities and maintain amenity values at the zone interface.

2.2 Purpose of the report

The purpose of this report is to provide an evaluation of the proposed provisions in accordance with the requirements of Section 32 of the RMA 1991.

The PDP includes a Mixed Use Zone which is consistent with the requirements of the National Planning Standards and which contains objectives, policies, rules and standards to enable compatible activities and manage any associated adverse effects.

This report assesses the appropriateness of the proposed objectives to achieve the purpose of the Act and the effectiveness and efficiency of the policies, rules and standards which give effect to the objectives. This report also provides information on the issues the provisions seek to address, research undertaken and an evaluation of the provisions relating to the Mixed Use Zone within the ODP.

An assessment of the scale and significance of the provisions will inform the level of detail included in this report.

3. Statutory and Policy Context

3.1 Resource Management Act

In carrying out a s32 analysis, an evaluation is required of how the proposal achieves the purpose and principles contained in Part 2 of the RMA.

Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

Sustainable management means *managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety, while –*

- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

In achieving this purpose, authorities also need to recognise and provide for the matters of national importance identified in s6, have particular regard to other matters referred to in s7 and take into account the principles of the Treaty of Waitangi referred to in s8.

The only section 6 matter relevant to this policy is:

- (e) *the relationship of Māori with their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*

The Mixed Use zone provisions seek to integrate with the mana whenua chapter to ensure that cultural values are appropriately respected, recognised and considered through resource consent processes.

Section 7

The s7 matters that are relevant to this topic are:

- (b) the efficient use and development of natural and physical resources.*
- (c) the maintenance and enhancement of amenity values.*
- (f) maintenance and enhancement of the quality of the environment.*

Section 8 of the RMA requires the Council to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). Tangata whenua, through the Hokonui Rūnanga, have partnered with the Council in the preparation of the PDP.

Section 31 is relevant insofar as it requires the Council to establish, implement and review a District Plan which contains objectives, policies and methods to achieve a range of purposes as listed above. This report considers the appropriateness of the new objectives within the PDP to achieve the purpose of the Act. The review of the ODP and the establishment of a new District Plan allows Council to give effect to Section 31.

3.2 National Policy Statements

The Section 32 – Urban Form and Development report includes details and a brief assessment of all National Policy Statements (NPS).

The following NPS are relevant to the Mixed Use Zone:

NPS on Urban Development 2020 (NPSUD)

Objective 1 of the NPSUD seeks that well-functioning urban environments are provide for the needs of people and communities both now and into the future.

Objective 4 seeks that urban environments are provided that, over time, develop and change in response to the changing needs of people and communities and future generations.

Objective 8 seeks that urban environments support a reduction in greenhouse gas emission and are resilient to the current and future effects of climate change.

The policies which give effect to these objectives provide further direction on providing well-functioning urban environments which provide a variety of residential housing options and cater for different business sectors whilst ensuring accessibility for housing, jobs, community services, natural and open spaces and public or active transport systems (Policy 1). Sufficient development capacity should be provided over the short, medium and long term to meet expected demand for housing and business land (Policy 2).

Policy 6 directs decision makers to recognise the benefits of well-functioning urban environments and that development may involve significant changes to an area which detract from the amenity value some people appreciate but improve amenity values appreciated by others, communities and future generations through the provision of increased and varied housing densities and types.

The policies also provide direction to take account of the Treaty of Waitangi in relation to urban environments by involving iwi and hapū in the preparation of planning documents and taking account of their aspirations and values.

Subpart 7 – Development Outcomes for Zones directs that every tier 1, 2 or 3 provide:

“objectives for every zone in an urban environment in its district describe the development outcomes intended for the zone over the life of the plan and beyond; and

the policies and rules in its district plan are individually and cumulatively consistent with the development outcomes described in the objectives for each zone.”

The Mixed Use Zone will give effect to the NPS-UD by contributing to compact urban form and a well functioning urban environment. The range of activities enabled within the zone (including light industrial, some commercial activities and residential) will assist the Council in meet housing and business demand.

3.3 National Environmental Standards

The Section 32 – Urban Form and Development report includes details and a brief assessment of all National Environmental Standards (NES).

There are no NES which have particular relevance to the Mixed Use Zone.

3.4 National Planning Standards

The National Planning Standards (PS) 2019 requires a more bespoke approach to planning zones than the ODP. This includes a clearer centre hierarchy, rural settlement zones, and a wider range of residential, industrial and rural zones. The NPS also provides the structure and form for the Plan content along with definitions and mapping criteria.

The following aspects of the PS are relevant to the Mixed Use Zone:

- The National Planning Standards require that the Mixed Use Zone be included in the Part 3 – Area Specific Matters within the Commercial and Mixed Use Zones subheading.
- Chapter 8 – Zone Framework Standard describes the Mixed Use Zone as “*areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and / or community activities.*”
- The Mixed Use Zone has a unique identifier ‘MUZ’
- Mapping standards are provided for the Mixed Use Zone.

3.5 Regional Policy Statement

The Southland Regional Policy Statement 2017 (RPS) sets out the framework and priorities for resource management in the region. The RPS identifies the regionally significant issues around the management of the Region’s natural and physical resources and sets out what needs to be achieved (objectives) and the way in which the objectives will be achieved (policies and methods). Section 75(3) of the RMA requires the PDP is required to give effect to the RPS.

The RPS contains a chapter on urban matter (‘Chapter 17: Urban’) which identifies the following issues for urban areas:

- The use and development of urban areas which are critical to the social, economic and cultural wellbeing of Southland in a manner which recognises high quality urban design, amenity and efficient transport networks without adversely impacting on soil, indigenous biodiversity, cultural values or water quality.
- Population change and patterns of urban development have caused some urban areas to experience population decline which can result in high costs to maintain infrastructure that is underutilised, and a decline in amenity values.

‘Objective URB.1 – Urban Development’ of the RPS seeks to ensure that *“urban (including industrial) development occurs in an integrated, sustainable and well-planned manner which provides for positive environmental, social, economic and cultural outcomes.”*

The policies which give effect to the Objective provide for a range of land use activities in urban areas provided adverse effects are avoided, remedied or mitigated and high quality urban design principles are encouraged. Both intensification and redevelopment within existing urban environments is encouraged along with providing for housing choice within urban areas.

There are listed methods providing direction to local authorities for their District Plans in respect of their urban environments. There are also methods listed which encourage local authorities to develop, where appropriate, urban planning mechanisms such as spatial planning tools for rezoning of urban uses.

A large part of the district, including all Mixed Use Zones, are within the Southland Significant Floodplain area. Objective NH.1 requires communities to become more resilient to the effects of natural hazards by understanding the risks and avoiding, remedying or mitigating the risks associated with those hazards. In particular policy NH.5 requires that new subdivision, development and placement of critical infrastructure is avoided in areas at significant risk of natural hazards unless there is no reasonable alternative, avoidance is impossible or impractical.

3.6 Regional Plans

Environment Southland has prepared a number of regional plans, these include:

- Regional Air Plan 2016
- Regional Effluent Land Application Plan 1998
- Regional Water Plan 2010

Environment Southland are currently in the process of combining provisions from the Transitional Regional Plan, Regional Effluent Land Application Plan and Regional Water plan into one document, the proposed Southland Water and Land Plan. This Plan became operative (in part) on 1 March 2021, however, there are some remaining objectives, policies, rules and appendices which are currently being considered before the Environment Court. The proposed Southland Water and Land Plan contains objectives, policies and rules to address issues around water quality and quantity, soil resources, river and lake beds and indigenous biodiversity.

The Mixed Use Zones are urban zones which are typically fully reticulated. The Regional Air Plan has some relevance in respect of discharges of contaminants from industrial and trade

premises. However, only light industrial activities are permitted in the Mixed Use Zone and these activities would have lower or limited air discharges.

3.7 Iwi Environmental Management Plan(s)

‘Te Tangi a Tauira – The Cry of the People’ the Ngai Tahu Ki Murihiku Natural Resource and Environmental Management Plan identifies a broad range of relevant matters when considering where and how Gore grows and develops. In particular, there is a desire to:

- Limit the impacts of climate change on indigenous species and ecosystems and the risks of natural hazards by appropriately managing urban development and providing for sustainable energy and transport systems.
- Protect sites of significance and indigenous biodiversity areas along with appropriate management of water.
- Limit impacts of industrial activity and subdivision by involving iwi in decision making processes and managing land use, building and water issues.
- Providing appropriate infrastructure management.

‘Te Tāhū o Te Whāriki’, the Ngāi Tahu Climate Change Strategy, identifies a need to assess future commercial risks, protect wahi tapu, mahinga kai and other taonga, prepare plans to relocate Marae and Runānga facilities threatened by increasing hazards, as well as influence agencies to develop climate change responses.

3.8 Other Local Policies, Strategies and Plans

Spatial plan, Ready for Tomorrow¹

In January 2020, the Council released a strategic planning document *Ready for Tomorrow – A Spatial Plan for the Gore District* seeking public feedback on potential growth options for the main urban areas in the district. The document outlines the issues the Council considers important and possible future outcomes and opportunities. It is the cumulation of various Council initiatives in recent years, in particular the 2018 program Ready for Growth which provided impetus locally, as a community lead development strategy, applying the direction given by the Southland Regional Development Strategy at a District level. Its overall objective is to grow the District population by 1,500 people by 2030. Through extensive community consultation, Ready for Growth has identified a comprehensive overview of the socio-economic conditions required to generate sustainable growth and opportunity across the District and provides an important strategic framework for the future.

Gore District Streetscape Strategy²

The purpose of the Gore District Streetscape Strategy is to identify, assess and provide for the needs of all users within Gore and Mataura, acknowledging the differences between residential, commercial and industrial areas and the different functions of streets in these areas. Although streets provide a route along which to travel by foot, cycle or vehicle the appearance of streets also contributes to the character of the town.

¹ [Spatial Plan - Ready for Tomorrow - Gore District Council \(goredc.govt.nz\)](https://goredc.govt.nz/spatial-plan-ready-for-tomorrow)

² [Microsoft Word - Adopted Council Streetscape Strategy 2012.docx \(goredc.govt.nz\)](https://goredc.govt.nz/microsoft-word-adopted-council-streetscape-strategy-2012.docx)

The Streetscape Strategy acknowledges that as a result of tightly constrained commercial and industrial areas a mix of activities has established on the periphery of the central business areas, including land along Hokonui Drive which is zoned Residential under the ODP. The strategy notes that *“these changes reflect a shortage of land zoned for commercial and industrial purposes in the town and this is an issue that the Council will need to consider with some urgency.”*

Policy 6 relates to Gore and Policy 9 relates to Mataura, both policies state that within the industrial/mixed use areas of Gore and the industrial areas of Mataura, the Council will:

- (a) *At the time of subdivision or redevelopment, require provision of landscaping to enhance the visual appearance of a site where properties adjoin arterial roads and residential areas.*
- (b) *Encourage landowners to undertake work on their land to improve the appearance of the streetscape in that locality.*
- (c) *Assess options for enhancing the appearance of legal roadways and in consultation with adjoining property owners undertake works, with priority given to arterial roads.*

The PDP provisions seek to align with the Streetscape Strategy by zoning additional land Mixed Use and including bulk and location standards to maintain and enhance streetscape amenity values.

Gore District 10 Year Plan 2018-2028³

The vision statement of the 10-year plan seeks to provide an environment that allows people to enjoy the lifestyle and culture of their choice.

Key Priorities for 2018-2028 for Gore District are:

- Grow its population,
- Provide enhanced opportunities for work and lifestyle,
- Create an environment attractive to business investment, and
- Encourage community resilience and prosperity.

Gore Subdivision and Land Development Bylaw 2019⁴

The subdivision and land development bylaw is intended to guide subdivision, land use and development within the District and is based on NZS 4404:2010 with modified content as appropriate to meet local conditions. The guide seeks to ensure that subdivision, land use and development are undertaken in a manner that is environmentally sustainable and technically robust by providing requirements for roading and servicing connections and management as well as landscaping, earthworks and network utilities.

³ [10-Year-Plan - Gore District Council \(goredc.govt.nz\)](https://www.goredc.govt.nz/10-Year-Plan-2018-2028/)

⁴ [Subdivision and Land Development Bylaw 2019.pdf \(goredc.govt.nz\)](https://www.goredc.govt.nz/subdivision-and-land-development-bylaw-2019/)

3.10 Climate Change

The effects of climate change have been added to other matters decision makers should have particular regard to (RMA s7(i)).

In accordance with 2020 RMA amendments, by 2022 District Plans will not only need to have regard to the effects of climate change (adaptation) but also climate change mitigation and national adaptation and emission reduction plans prepared under the Climate Change Response Act 2002. A compact urban form with most activities located around good transport connections and that takes account of the changing nature of natural hazards will help achieve these requirements.

The National Adaption Plan released in 2022 contains strategies, policies and actions to assist with adapting to the changing climate and its effects to ensure that the potential harm from climate change is reduced. Further guidance will be provided in relation to Climate change as emission targets and RMA reform progresses.

4. Resource Management Issue Analysis

4.1 Background

Section 2.1 of this report identifies three resource management issues which the PDP Mixed Use Zone chapter provisions address:

- 1. Areas have developed with a mixed land use pattern through resource consent approvals. For example, the eastern side of Hokonui Drive. Ad hoc development in this manner has the potential to undermine the centre zones and adversely affect amenity values.*
- 2. The activities which have established in some existing Mixed Use Zone areas are not consistent with the purpose of the Mixed Use Zone as described in the National Planning Standards.*
- 3. The amenity values of the Mixed Use Zone should be reflective of the range of activities but provisions should seek to protect more sensitive activities and maintain amenity values at the zone interface.*

Issue 1 and 2

The spatial extent of and range of activities located within existing and proposed Mixed use Zones has been assessed to ensure that proposed areas zoned Mixed Use would meet the following criteria:

- Consistency with the National Planning Standards requirements for Mixed Use Zone.
- The economic vitality and vibrancy of the Town and Local Centres are not compromised.
- There is appropriate interface with adjoining zones.
- Existing activities are provided for as far as possible.
- Amenity values are maintained and enhanced.

Mixed Use Zones under the ODP

River Street / Gorton Street / Hyde Street

This area was previously zoned Industrial, however, in 2009, Plan Change 5 of the ODP rezoned the area to Mixed Use. The rationale for the Plan Change was that there was a mix of commercial and industrial activities which made the area more consistent with the Mixed Use Zone provisions. Furthermore, as a number of resource consents had been required / obtained for activities within this area it was considered that rezoning was a more effective means of avoiding costs and delays for other activities which may wish to establish in the area.

However, a recent audit of activities within the areas indicates the following are present:

- Approx. 3 residential dwellings (which are not provided for under the operative GDP Mixed Use provisions)
- 3 activities which meet the definition of ‘commercial recreation activity’
- A limited number of commercial activities including farm supply businesses, work safe clothing retailer, newspaper office and radio station.
- A high percentage of industrial activities such as panel beaters, car wreckers, roofing manufacturing and supply, contractors, warehousing and engineering business. Many industrial activities have ancillary office and retail components.

The character of the environment is generally industrial, particularly to the south of Mersey Street and north of Hyde Park. Within this area there are relatively low amenity values. There are some heritage buildings located along Mersey Street and Gorton Street where the character relates more closely to the existing Commercial Zone to the east. However, the railway line to the west of the zone also plays a role in influencing the character and amenity of the zone, as well as, the types of activities which may reasonably establish in this area.

It is proposed to rezone this area Light Industrial (refer to Industrial Zones section 32 for further evaluation of the Light Industrial Zone). Table 1 provides an analysis of the costs, benefits and risks for rezoning the area.

Table 1
<i>Benefits</i>
The Light Industrial Zone provisions enable continued operation and expansion of the majority of existing activities within the area.
The Light Industrial Zone provisions provide land for industrial activities which meet the economic needs of the community and safeguard land for industrial purposes.
Enabling large format retail through a Large Format Precinct close to the Town Centre area would provide for economic demand for these retail outlets without compromising the economic viability of the Town Centre and outer commercial area. Large format retail stores typically require larger land area and have greater parking requirements which could be accommodated within this area and would maintain the existing and anticipated amenity values.

Provision of this land for Light Industrial and other compatible land uses provides for employment and economic opportunities for the district. Discouraging activities such as residential or retail (other than within the Large Format Retail Precinct) would ensure that land was protected for industrial purposes by reducing cross boundary and reverse sensitivity concerns.
The Light Industrial Zone provisions will maintain and enhance existing amenity values. As the area borders the Commercial Zone to the west and Mataura River to the east there are fewer sensitive activities which may conflict with anticipated activities within the zone.
Land south of Oldham Street, including Hyde Park, is proposed to remain Mixed Use to allow for appropriate interface with the adjoining residential zone and provide flexibility for opportunities to utilise land within this area in a manner which is more compatible with the adjoining zones.
<i>Risks and Costs</i>
There are a small percentage of existing activities which would not meet permitted activity criteria, however, these would benefit from existing use rights unless expanded. In the event that these activities do wish to expand there would be increased costs associated with obtaining resource consent.

Lyne Street / Ordsal Street / Trafford Street and Hokonui Drive

This area was zoned Mixed Use through Plan Change 5B which was made operative in August 2014. The area has a different character to the ODP southern Mixed Use zone. The zone has a far higher percentage of retail activities (including Repco, Flooring Xtra and Office Max) and offices including Oranga Tamariki and an accountant firm. There are very few industrial activities in this area and the amenity is generally higher than that of the southern Mixed Use Zone area.

This zone bounds the industrial zone to the north and east, however, the industrial zone has a mix of activities, particularly in the areas bordering the Mixed Use Zone and Residential Zone. The zone is also bordered by a Residential Zone to the north along Hokonui Drive, however, an audit of this area indicates a mix of residential, commercial, and industrial.

The PDP retains a Mixed Use Zone for this area for the following reasons:

- The PDP provisions generally enable existing activities which would, in any case, benefit from existing use rights.
- The PDP provisions would encourage compatible activities to establish.
- The PDP provisions would maintain and enhance existing amenity values.
- The PDP provisions would ensure activities which establish in this area do not detract from the vitality of the Town Centre.

New Mixed Use Zone areas

The spatial review of the ODP included an assessment to determine whether other areas of the district would benefit from the proposed Mixed Use Zone provisions. Consideration was given to existing land use patterns and amenity values. The assessment included an audit of existing activities, review of resource consent approvals and an assessment of the existing environment against the PDP provisions. Furthermore, consideration has been given to the economic, social and cultural needs of the district now and in the future. This has involved an assessment of future market demand for economic growth balanced against future outcomes such as amenity and certainty for the community.

Residential and Industrial Zone areas to the east of Hokonui Drive and Main Street.

This area is the northern entrance to Gore and has a reasonably high level of amenity along Hokonui Drive due to the wide grass berms and mature trees. To the east of Hokonui Drive, down the side streets, the amenity values are lower where activities have developed under the Industrial Zoning.

Despite the Residential Zone along Hokonui Drive a large number of non-residential activities have established. These include funeral services, yard based retail such as Goldpine, tractor, car and boat sales yards and motels. There are also residential dwellings. The Industrial zoned land to the east also contains a fairly broad mix of activities ranging from residential dwellings to community activities alongside industrial and commercial activities. The ODP Industrial Zone and Residential Zone provisions do not provide for some of these existing activities or allow for their expansion and further development as a permitted activity.

In order to reflect the range of existing activities within this area and ensure that future development of this area provides a welcoming entrance to Gore, without detracting from the economic viability of the Town Centre, the PDP proposes a Mixed Use Zone in this area. This would result in the existing Mixed Use Zone bordered by Traford Street, Lyne Street and Ordsal Street extended to the Rural Zone at the northern end of Gore. Table 2 provides an analysis of the costs, benefits and risks for rezoning the area.

Table 2
<i>Benefits</i>
The Mixed Use Zone provisions more appropriately reflect existing activities and enable their continued operation and future expansion. The zoning also allows for efficient use of the existing heavy vehicle route which bypasses the Town Centre.
A single zoning over this area provides for future development of the area in a more holistic manner given the area forms the entrance to Gore from the north.
The Mixed Use provisions ensure appropriate amenity values would be maintained and enhanced.
<i>Risks and Costs</i>

Activities, other than light industrial, may establish in an area which is currently zoned Industrial this may limit the overall availability of land for industrial purposes.

Existing Industrial Zone around Rata Street

To the south of the Mixed Use zone, south of Hyde Street, is an area zoned Industrial (Bury Street / Rata Street / Miro Street and Rimu Street). This area has a more mixed character with some residential, Council contractor yards, the Gore Town and Country Club. This area also includes some sites along Main Street which are a mix of commercial activities including office, car sales and retail activity.

It is also understood that a resource consent application has been lodged, but not yet determined, for a medium density residential development on land adjacent to the Town and Country Club indicating demand for residential activity within this area.

Hyde Park is no longer a Council reserve as it has been subject to a land swap, therefore, retaining this land as Mixed Use would provide greater flexibility for future use of the land.

The PDP proposes that land around Rata Street combined with land south of Oldham Street (including Hyde Park) which is currently zoned Mixed Use would be more appropriate as a single Mixed Use Zone. This would provide for the majority of existing activities to continue and expand without resource consent requirements and allow for higher amenity values at the interface with the adjoining Residential Zone. Table 3 provides an analysis of the costs, benefits and risks for rezoning the area.

Table 3
<i>Benefits</i>
The Mixed Use Zone provisions more appropriately reflect existing activities within this area and enable their continued operation and future expansion. The zoning also allows for efficient use of the existing heavy vehicle route which bypasses the Town Centre.
A single zoning over this area allows for future development of the area in a more holistic manner given the area forms the entrance to Gore from the north.
The Mixed Use provisions provide for higher amenity values at the interface with the adjoining residential zone which will result in improved social and environmental benefits.
<i>Risks and Costs</i>
The rezoning would result in a loss of land currently available for general industrial activities. However, as the PDP proposes new land zoned for industrial activities the loss of this land is considered to be mitigated.

Existing Industrial Zone in East Gore

The Industrial Zone in East Gore spans both sides of State Highway 1 (Railway Esplanade) and is bordered by the Residential Zone on the northern side and Rural Zone on the southern side.

The land on the north of State Highway 1 (SH1) comprises a relatively small pocket of land close to the highway where there are a number of existing activities including car sales and repair workshop, dairy milking systems supplier and joinery workshop. These activities are industrial in nature but would fit within the proposed definition of light industrial as they have limited adverse effects on more sensitive activities such as residential.

To the south of SH1 the activities are more varied despite the Industrial zoning. There is a large Farm Source outlet which retails a range of equipment for farming, in particular dairy farming. This activity was authorised by resource consent as it is a commercial activity within an Industrial Zone.

Almost half the sites within the existing Industrial Zone contain residential dwellings. Other activities include, workshops, car repair garages, a large bus depot with associated workshop and small scale engineering premises.

Considering proximity to the Rural Zone and the range of activities the area has a mixed character and varied levels of amenity value. Therefore, the PDP proposed Mixed Use Zone is considered appropriate. Table 4 provides an analysis of the costs, benefits and risks for rezoning the area.

Table 4
<i>Benefits</i>
The zoning reflects existing activities and allow for them to continue and expand as required without the need for resource consent.
The Mixed Use provisions create a level of amenity which would be compatible with the adjoining rural and residential zones and will result in improved social and environmental benefits.
<i>Risks and Costs</i>
Allowing for activities other than Industrial to establish would potentially reduce the amount of land available for industrial activities. However, as the PDP proposes new land zoned for industrial activities the loss of this land is considered to be mitigated.

Land between Dover Street / Nuffield Street / Main Street and Land around River Street, Mataura

The area contains a mixture of activities including firefighting and police facilities, a motel complex, a café, pre-school, church, a service station and auto repair workshop. As the area has highway frontage it could be appropriately zoned Mixed Use to reflect the existing

activities and provide for future activities which support economic development within Mataura without detracting from the vitality and vibrancy of the Local Centre zone.

Land around River Street currently also contains a mixture of land uses and is zoned Industrial under the ODP. However, the Industrial zoning does not fully reflect the existing activities or provide for future activities which would appropriately compliment (but not detract from) the Local Centre. A Mixed Use Zone is therefore recommended in this area. Table 5 provides an analysis of the costs, benefits and risks for rezoning the area.

Table 5
<i>Benefits</i>
The zoning reflects existing activities and allows for them to continue and expand without the need for resource consent.
The zoning provides for the economic needs of the community without detracting from the Local Centre Zone.
The Mixed Use provisions provide for higher amenity values at the interface with the adjoining residential zone which will result in improved social and environmental benefits.
<i>Risks and Costs</i>
There are limited risks as the land is already used for activities which would be enabled by the Mixed Use Zone provisions. However, the rezoning would result in the loss of a small area of land currently zoned Industrial.

Issue 3

The Mixed Use Zone provides for a range of compatible activities, however, the varied activities have the potential to conflict with each other if consideration is not given to managing adverse effects such as noise. The PDP provisions require that sensitive activities are acoustically insulated to manage the potential effects of noise from light industrial or commercial activities. The PDP provisions are clear that those living and working within the zone should expect a varied level of amenity consistent with the purpose and function of the zone.

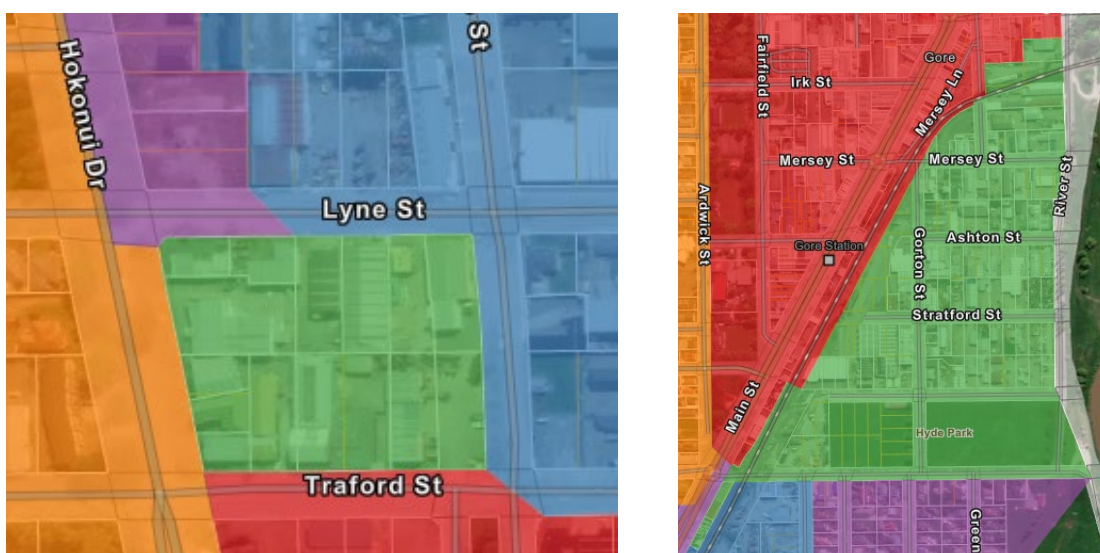
Bulk and location standards are designed to manage the potential and actual adverse effects between activities and on the wider amenity values of the area. Appendix 2 contains urban design advice received in relation to the bulk and location standards to ensure amenity values within the zone are appropriately managed. The PDP introduces some key changes to bulk and location including:

- A reduction in maximum building height to 10m and introduction of building setbacks to reflect the varied activities within the zone, including residential.

- Setbacks to roads to maintain and enhance the general amenity of the zone.
- Setback to streams to manage adverse effects on water quality and cultural values.
- Density and outdoor living requirements for residential activities.
- Landscaping and screening requirements to ensure amenity values across the zone are managed and reflect the range of activities enabled within the zone and ensure that amenity values between the different activities are managed, i.e. between a light industrial and residential activity.

4.2 Operative Plan Approach

The ODP contains two Mixed Use Zone areas as shown in Figures 1 & 2 (assessed also in section 4.1). Development within the Mixed Use Zones are managed in the Land Use Activities Framework and Rules chapters in the ODP⁵. The ODP recognises the potential for land use activities to adversely affect the character and amenity values which exist in different areas.



Figures 1 & 2 Mixed Use Zones (shown in green)

ODP contains several high-level objectives and policies which would be relevant to consideration of proposals in the Mixed Use Zone.

Objectives 3.3(1) and (2) seek to ensure:

- *the amenity values of the various localities within the District are maintained and enhanced while respecting the different values and characteristics that exist within each area; and*
- *the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.*

Objective 3.3(8) seeks to:

- *avoid, where practical the adverse effects of land use activities upon infrastructure.*

⁵ [District Plan - Gore District Council \(goredc.govt.nz\)](https://www.goredc.govt.nz/district-plan/)

The ODP policies 3.4(1), 3.4(2) and 3.4(12) are also of relevance as they require zones which reflect the character and amenity of an area to be established and the adverse effects of land use activities on the environment to be controlled with adverse effects on infrastructure rectified.

The following activities are permitted in the ODP Mixed Use Zone:

- Carparking;
- Commercial Activity;
- Animal Boarding Activity;
- Commercial Recreation Activity;
- Communal Activity;
- Essential Services;
- Health Care Activity;
- Education Activity;
- Industrial Activity;
- Land Development;
- Service Station;
- Veterinary Clinic.

Any activity other than those listed above requires resource consent as a discretionary activity.

The ODP provides definitions for the majority of the activities listed above and it is clear the Mixed Use Zone provides for a wide range of activities which inevitably influences the character of the zone.

The ODP also provides some limited bulk and location provisions for new buildings established in the Mixed Use Zone and general provisions relating to noise levels, earthworks and light spill. The bulk and location standards are generally permissive with limited permitted activity conditions:

- Daylight admission on boundaries with residential or rural zoned sites.
- Height – 15m in the Mixed use Zone bounded by Lyne Street, Ordsal Street, Trafford Street and Hokonui Drive. 12m in all other Mixed Use zoned areas.
- Limits on size and location of signs.

There are no setback or building coverage or site coverage requirements and no requirements for landscaping.

The permissive nature of the bulk and location standards coupled with the wide range of activities permitted has resulted in an area with relatively low amenity values and a more industrial character, particularly in the Mixed Use Zone bounded by River Street and the railway line.

4.3 Effectiveness of Operative Plan

Issue	Comment	Response
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The zone provisions do not provide for a range of activities consistent with the PS.	The Mixed Use Zone under the ODP is not consistent with the PS.	The PDP includes a Mixed Use Zone which enables a range of activities consistent with the PS zone description.
There are limited bulk and location standards.	The bulk and location standards do not encourage high quality urban design outcomes, manage potential adverse effects on more sensitive activities or maintain and enhance amenity values.	The PDP includes bulk and location standards which recognise the purpose and function of the zone but ensure that amenity values are appropriately maintained and enhanced and adverse effects between activities are managed.
Any activity which is not permitted requires a discretionary resource consent.	The default discretionary activity status for activities not listed as permitted does not reflect that some activities may be appropriate provided they are managed.	The PDP provides greater direction and clarity for Plan users through more bespoke activity statuses.
The lack of relevant objectives and policies	There are no objectives and policies which specifically relate to the Mixed Use Zone which results in a lack of clarity and direction.	The PDP contains specific objectives and policies which are given effect to by the rules and standards and provide clarity and certainty.

The ODP approach is not efficient or effective as the current zoning pattern has allowed for ad hoc out of zone development and does not appropriately provide for existing land use patterns. Furthermore, there is a lack of specific objective and policies which can result in inefficient consent processing and a lack of clarity and direction for both plan users and decision makers.

4.4 Technical Reports and Research

Gore District Plan Review Planning for Growth June 2022

The report⁶ provides an analysis of specific issues with the ODP and how these issues may be resolved. Urban design analysis and market assessments were used to inform the PDP to meet industry and community needs and provide feasible outcomes.

The report states that:

⁶ The Property Group - Gore District Plan Review Planning for Growth June 2022

“there is evidence of demand for retail and service outlets that have showroom or yard requirements (such as vehicle servicing or hardware stores). These types of land uses have begun to emerge in areas close to the Gore town centre and Mataura, in particular along the State highway.

To accommodate this demand and to reflect the development that has already occurred outside of the centres, Mixed Use Zones are proposed to the north and south of Gore Town Centre, in East Gore and adjacent to the Local Centre Zone in Mataura.

Rezoning these areas mixed-use will enable the management of these commercial uses in a way that allows for continued growth in this sector whilst ensuring that the uses allowed for do not detract from the fine grain retail focus of the town and local centre. With appropriate amenity controls the mixed-use areas could act as an “entranceway” to the town and local centre.”

The report makes recommendations on the spatial extent of the Mixed Use Zones, a feasibility assessment and recommendations for the standards (refer to Appendix 2 for more detail on the feasibility and urban design assessment of the Mixed Use Zone provisions).

4.5 Analysis of Best Practice – how other Councils are addressing the same issue

To understand whether the PDP provisions for the industrial zones are appropriate and consistent with how other Councils are addressing the same issue the following District Plans were reviewed.

- Southland District Plan⁷ (Southland District Council borders Gore District to the north, south and east)
- Clutha District Plan⁸ (Clutha District Council borders Gore District to the west)
- Proposed New Plymouth District Plan⁹
- Proposed Selwyn District Plan¹⁰

Southland District Plan 2018 (SDP)

The SDP has an ‘Urban Zone’ which includes commercial precincts defined as overlays within the Urban Zone. The Commercial Precincts enable the co-location of commercial activities, principally retail and service functions. Within the precincts commercial activities are given priority (Policy URB.4), however, consideration must be given to potential effects on amenity values and reverse sensitivity at the interface between residential areas and commercial precincts. Policy URB.1 seeks to create vibrant and functional commercial precincts within compact urban form, reflecting the needs of the community.

Within the commercial precincts the following activities are permitted:

- Commercial

⁷ [District Plan | Southland District Council \(southlanddc.govt.nz\)](https://southlanddc.govt.nz/district-plan)

⁸ [District Plan - Clutha District Council \(cluthadc.govt.nz\)](https://cluthadc.govt.nz/district-plan)

⁹ [IsoPlan \(selwyn.govt.nz\)](https://selwyn.govt.nz/iso-plan)

¹⁰ [IsoPlan \(npdc.govt.nz\)](https://npdc.govt.nz/iso-plan)

- Community
- Educational
- Rural service
- Entertainment activities
- Service stations
- Visitor accommodation

Residential activities are a restricted discretionary activity within the commercial precinct. Bulk and location standards are provided including, boundary setbacks, maximum fence and building heights, height in relation to boundaries, outdoor living space for residential activities, screening for outdoor storage and hours of operation. There is also a veranda requirement for specific areas of the commercial precincts. The standards also cover noise, lighting and glare and signs.

Clutha District Plan 1998 (CDP)

The CDP contains an 'Urban Resource Area' which includes residential and commercial areas, industrial activities are provided for in the 'Industrial Resource Area'. Policy URB.3 recognises the potential for non-residential activities to have adverse effects on residential activities and requires that those effects are avoided, remedied or mitigated. Any non-residential activity which does not have the effect of generating, or the potential to generate the following effects may establish in the Urban Resource Area:

- excessive or nuisance noise types,
- noxious, hazardous, or objectionable waste, or
- uses or stores commercial quantities of hazardous substance

However, non-residential activities are only permitted where they comply with specific performance standards which include, bulk and location, noise, hours of operations, signage, outdoor storage, servicing and financial contributions and verandas.

Proposed Selwyn District Plan (PSDP) - publicly notified on 5 October 2020 with a variation notified on 20 August 2022

The PSDP provides a set of objectives, policies and matters of control or discretion for Commercial and Mixed Use Zones which include Neighbourhood Centre Zone, Local Centre Zone, Large Format Retail Zone and Town Centre Zone. There is no specific Mixed Use Zone provided within the PSDP.

The Commercial and Mixed Use Zone objectives and policies apply in addition to the specific provisions within each zone and provide an overarching direction which seeks to ensure consistency across the centre zones.

Proposed New Plymouth District Plan (PNPDP) - decisions notified on 13 May 2023

The PNPDP includes a Mixed Use Zone as part of the Commercial and Mixed Use Zones. The zone is primarily located in New Plymouth around the City Centre Zone, although smaller Mixed Use Zones are provided for in other smaller urban areas of the City. The provisions enable:

- commercial service activities (vehicle / boat sales and repair services, hire services, farming, agricultural and trade suppliers, hardware, building and garden suppliers, service station and office furniture, equipment and system suppliers)
- Supermarkets
- Community facilities
- Sport and recreation activities

The objectives and policies seek to be directive around the types of activities which are compatible with the function and character of the zone and which will not detract from other centre zones or result in reverse sensitivity and adverse effects on amenity values. For example, retail activities (other than supermarkets), rural industry and primary production are considered incompatible.

Bulk and location standards including setbacks, maximum build heights, landscaping, outdoor storage screening and permeable surface requirements are included.

Summary and conclusions

The Plans reviewed do not consistently provide for a Mixed Use Zone with Clutha and Southland adopting a more generalised approach to managing commercial activities. The PNPDP is the only Plan reviewed which provides for a Mixed Use Zone, however, the scope of activities enabled within the zone are more limited.

Both the PNPDP and PSDP were developed after the PS became operative.

The PDP proposes a wider range of activities which reflects existing patterns of land use in the proposed zone locations and is consistent with the Planning Standards.

5. Scale and Significance

5.1 Scale and Significance Evaluation

Section 32(1)(c) of the RMA requires that this report contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

	Comments	Assessment		
		Low	Moderate	High
Degree of change from the Operative Plan	The ODP provides for a Mixed Use Zone, however, the scope of activities enabled has changed and the locations of the zones has changed.		X	
Scale of effects – geographically (local, district wide, regional, national).	The change in zone provisions and locations will affect those who live and work in those areas, however, the intention is that the effect will be positive to provide for existing activities and amenity values are maintained or enhanced.		X	
Effects on matters of national importance (s6 RMA)	There are no specifically relevant matters of national importance.	X		

	Comments	Assessment		
		Low	Moderate	High
Scale of effects on people (how many will be affected – single landowners, multiple landowners, neighbourhoods, the public generally, future generations?).	Multiple landowners will be affected, however, as noted above the effects seek to result in a positive improvement as activities which may have established through a resource consent are now enabled and amenity values more comprehensively considered and provided for.		X	
Scale of effects on those with specific interests, e.g., Tangata Whenua.	The PDP has been prepared in partnership with the Hokonui Rūnanga and public engagement has been undertaken. Feedback has been incorporated where appropriate to align with the mana whenua chapter.	X		
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	There is a low degree of policy risk. The zone provisions seek to give effects to the NPS-UD by providing for more intensive residential development and ensuring an appropriate level of amenity which may be subject to change. The provisions do not duplicate other standards and achieves best practice principles. The provisions are consistent with the PS approach to provide bespoke zone provisions.	X		
Likelihood of increased costs or restrictions on individuals, communities or businesses.	The provisions seek to enable further compatible activities and provide for expansion and development of the majority of existing activities which will assist in reducing consenting costs.	X		

5.2 Evaluation Summary

Overall, the scale of significance is considered to be moderate and therefore, the level of detail provided within this evaluation is commensurate with the scale and significance of the environmental, economic and cultural effects that are anticipated from the implementation of the provisions.

6. Consultation

6.1 Overview

The Section 32 – Urban Form and Development report provides an overview of the consultation undertaken to date in respect of the PDP. The PDP has been prepared in partnership with Hokonui Rūnanga who have reviewed and provided feedback on the Mixed Use Zone to ensure consistency with the Mana Whenua Chapter and that cultural values are appropriately integrated throughout the proposed provisions.

Engagement with the community on the draft District Plan was undertaken between 10th August 2022 and 30th September 2022. The feedback received in respect of the Mixed Use Zones Chapter is summarised in Appendix 1.

The PDP has incorporated the feedback received by correcting technical errors, as well as enabling supported residential activities and community correction activities and amending the matters of discretion for MUZ-S4 to allow for an assessment of the effects of road noise from a state highway, and potential for reverse sensitivity effects. No changes to zone boundaries were made as a result of feedback as it was considered sufficient Mixed Use zoned areas had been provided and the land west of Hokonui Drive would be more appropriate to remain Residential due to the greater number of residential dwellings and general character and amenity of the area.

7. Proposed Plan Provisions

7.1 Strategic Direction

The PDP includes a number of strategic objectives which have been tested in terms of s32(1)(a) in their relevant s32 reports. However, the other chapters of the plan should align with these strategic objectives to ensure vertical integration within the PDP.

The Urban Form and Development Chapter sets out the overarching direction for sustainable management of growth, land use and development within the Gore district. The provisions have been informed by the 'Ready for Tomorrow – Gore District Spatial Plan' and the 'Gore District Plan Review Economic and Population Growth Analysis'. In particular the Chapter contains objectives to:

- Direct how and where future development should be undertaken.
- Ensure sufficient growth is provided to meet demand.
- Ensure the district has a hierarchy of commercial centres which are vibrant and viable.

The following strategic objectives are relevant to Mixed Use zones:

- | | |
|---------------|--|
| <i>UFD-O1</i> | <p><i>The District develops in a cohesive, compact and structured way that:</i></p> <ol style="list-style-type: none"> <i>1. maintains a compact urban form;</i> <i>2. minimises adverse impacts on natural, historic heritage, and cultural values;</i> <i>3. recognises the relationship of Māori with their culture, traditions, lands, waterbodies, sites, areas and landscapes and other taonga of significance;</i> <i>4. provides for social and cultural vitality, productivity and economic growth;</i> <i>5. takes into account the short, medium, and long-term impacts of climate change and natural hazards, and the associated uncertainty and risk;</i> <i>6. utilises existing infrastructure and/or can be efficiently serviced with new infrastructure;</i> <i>7. meets the community's short, medium and long-term housing, business and social infrastructure needs;</i> <i>8. responds to the underlying relationships Ngāi Tahu hold with the natural environment; and</i> <i>9. manages adverse effects between incompatible activities and zones.</i> |
|---------------|--|

- 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 Mātaura 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 Mātaura; 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-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 connected and efficient transport networks; and*
 4. *are adequately serviced by utilising and/or upgrading existing infrastructure or with new infrastructure or additional infrastructure.*

The Mixed Use Zone provides a zone where a range of compatible activities can be undertaken, including residential, this supports residential growth and provides for compact urban form. The Mixed Use Zone does not enable fine grain retail to ensure that the Town and Local Centres are the retail hubs for Gore and Mātaura. However, the Mixed Use Zone does provide for other commercial activities which support the community and the other centre zones.

The mana whenua chapter articulates mana whenua and Te Taiao values. The objectives, policies and matters of discretion for rules within the mixed use zone chapter, integrate with

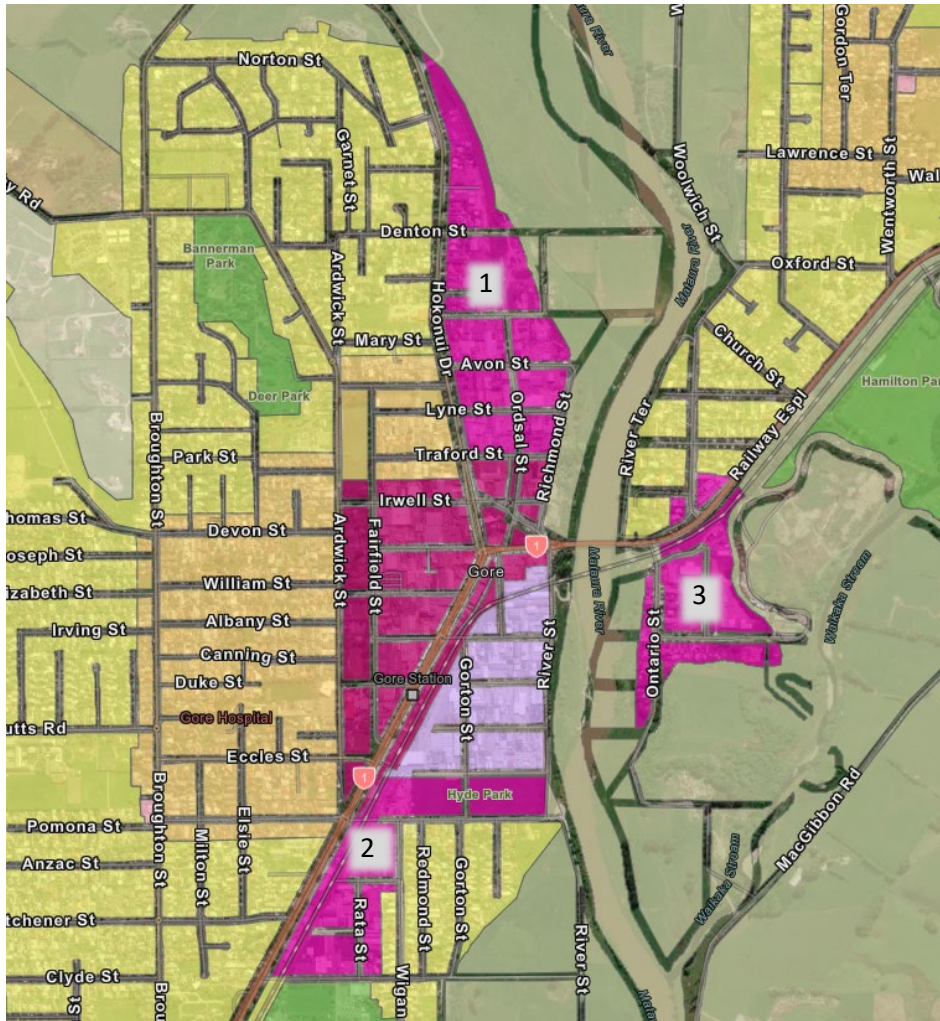
the values identified in the mana whenua chapter to ensure appropriate consideration of cultural values. In particular all new buildings are subject to stream setbacks to minimise adverse effects on water quality and health, the Section 32 – Rivers and their Margins Evaluation report assesses the stream setback provisions in relation to the mana whenua chapter and the purpose of the Act.

7.2 Zoning

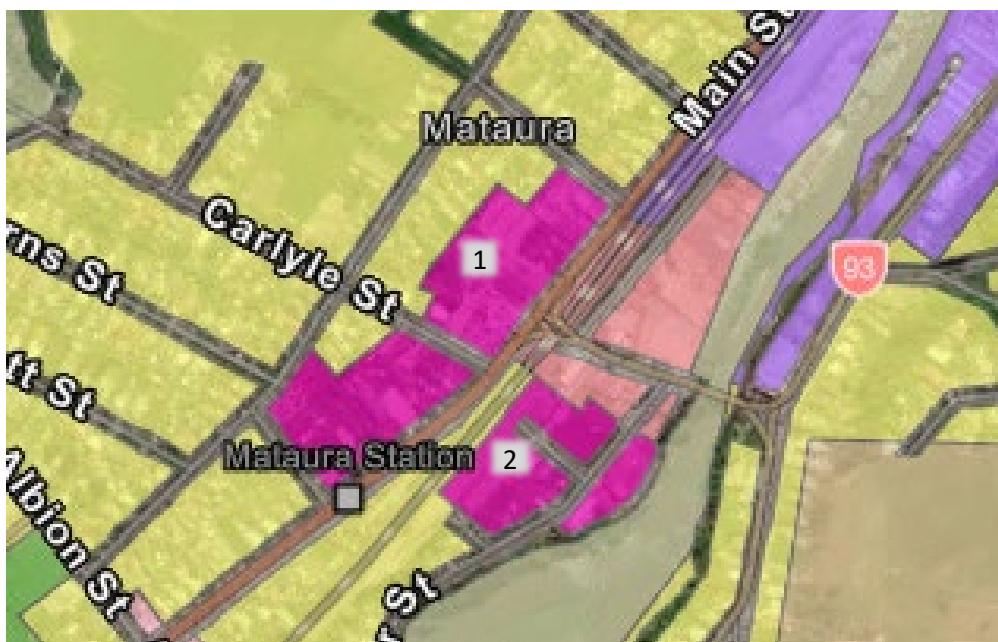
The Mixed Use Zone is part of the Commercial and Mixed Use Zone hierarchy under the PS. The purpose of the Mixed Use Zone is to provide for a compatible range of activities. In Gore and Mataura, the Mixed Use Zone locations reflect an existing pattern of activities and provisions provide for a compatible range of activities which do not undermine the Town and Local Centre where fine grain retail activities are more appropriately located.

An assessment of existing and proposed Mixed Use Zone locations is provided within section 4.1 of this report.

Three Mixed Use Zones are proposed in Gore:



Two Mixed Use Zones are proposed in Maitland:



7.3 Objectives, Policies, Rules and Standards

Objectives
The objectives seek to enable a range of activities to meet the needs of the community without compromising the purpose of the centre zones. The objectives also seek to ensure amenity values are maintained and enhanced in a manner which is consistent with the purpose and functionality of the zone, particularly at zone interfaces and in a manner which manages potential impacts on cultural values.
Policies
Seven policies are proposed to provide direction on activities which should be enabled, managed or avoided. Activities which are compatible with the purpose and character of the zone should be enabled, including residential activities where they are appropriately designed to minimise potential reverse sensitivity and adverse effects from commercial or light industrial activities. Other compatible activities may be managed if they improve community access to goods, services or facilities and adverse effects can be mitigated. Certain activities should be avoided as they may result in adverse effects on amenity values and / or conflict with anticipated activities or detract from the purpose of the centre zones. The policies also require activities to maintain a level of amenity value which is consistent with the purpose of the zone and recognises the range of activities and anticipated character.
Rules
The following activities are permitted: • Light Industrial Activity • Service Stations • Community Facility • Office Activity • Healthcare Activity • Residential Activity, including minor residential units (subject to acoustic insulation requirements) • Visitor Accommodation (subject to acoustic insulation requirements) • Emergency Services Facility • Community Corrections Activity • Retail activities (which is ancillary to another permitted activity and has a limited floor area or is a specified yard based retail / hire activity or a takeaway food premises) • Use of reserve land The following activities require a Restricted Discretionary consent: • Educational Facilities • Entertainment and Hospitality Activities • Comprehensive Residential Development All other activities are Non-Complying

Standards
The standards provide bulk and location controls, such as maximum building height (10m), daylight admission controls, setbacks to side and rear boundaries, road boundary setbacks and stream setbacks. Landscaping, outdoor storage screening and permeable surface requirements are proposed and standards are also provided specifically for residential activities (density and outdoor living space).

8. Evaluation of Objectives

This section of the report evaluates the proposed objectives as to whether they are the most appropriate to achieve the purpose of the Act.

Existing Objective	Appropriateness to achieve the purpose of the Act
There are no specific objectives relating to the Mixed Use Zone in the ODP, however, the following objectives would broadly direct the decision maker in respect of activities within the Mixed Use Zone. 3.3(1) - Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area. 3.3(2) - Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality. 3.3(8) - Avoid where practical the adverse effects of land use activities upon infrastructure.	These objectives provide high level guidance to decision makers around the expectations for maintaining, enhancing and managing adverse effects on amenity values within the District and in this respect they are broadly consistent with RMA Section 5(2)(c) but are not considered to fully achieve the purpose of the Act due to the lack of specific clarity and direction. Relevance and Usefulness Due to the broad nature of these Objectives, they are of limited relevance and provide little guidance and direction therefore they are of limited usefulness to decision makers or plan users. The objectives do not clearly address the relevant resource management issues which have already been identified in this report and does not assist Council in undertaking its functions under s31, particularly 31(aa) as there is no framework for providing sufficient development capacity for business needs to meet the demands of the district. The objectives do not achieve best practice as they do not provide for clear outcomes or sufficiently describe an end state specific to the Mixed Use Zone as they are generic objectives which are applicable to all zones. Reasonableness The vagueness of the Objectives have the potential to result in unnecessary costs on the community, particularly to business users as the lack of clarity and direction in the Objectives does not provide clear guidance on the appropriateness or otherwise of activities locating within the Mixed Use Zones. Achievability The provisions seek outcomes which are within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level. However, the objectives are not consistent with the identified tanagata whenua or community outcomes which seek a more directive approach to provide for economic growth and development and manage the actual and potential adverse effects arising from development.

Proposed Objective	Appropriateness to achieve the purpose of the Act
MUZ-01 - The Mixed Use Zone provides for a wide range of activities to meet the economic, cultural and social needs of the Gore District. MUZ-02 - The type of activities and services provided for are limited to ensure the vitality, vibrancy and character of the town centre or local centre is not compromised.	The objectives are considered the most appropriate way to achieve the purpose of the Act because they give effect to the relevant sections of the RMA - Section 5(2) – The objectives provide for sustainable management to enable people and the community to provide for their social, economic and cultural well-being. - Section 7(b) – The objectives ensure that land is used efficiently and appropriately.

	Relevance The Objectives address the identified resource management issues by providing for a range of activities to reflect existing patterns of land use in the zone locations and providing for the needs of the community, including residential and business growth. The Objectives provide clearer direction as to the purpose and function of the Mixed Use Zone. The Objectives assist with achieving the strategic direction Objectives by providing for social, cultural vitality, productivity and economic growth and ensuring the role and function of the district’s centres are not undermined. The Objectives give effect to the NPS-UD by providing for a well-functioning urban environment which meets the needs of people and the community now and in the future. The zone provisions provide for a range of residential and business needs to provide for housing, jobs and community services. The Objectives assist Council to undertake its functions under s31 by provide clear direction and an appropriate framework for managing development and land uses within the district. The Objectives reflect the technical assessments¹¹ which recommend providing Mixed Use Zones to provide for commercial uses other than fine grain retail. Locating the Mixed Use Zones along State Highways or close to the Town and Local Centre Zones also provides support for, but does not detract from, the vitality of the core retail areas. Usefulness: The Objectives provide clarity and direction for plan users and decision makers as they clearly articulate the anticipated outcomes for the Mixed Use Zone in terms of its purpose and function. The objectives align with best practice by clearly articulating the intended outcomes and provide clear direction for plan users and decision makers. Reasonableness: The Objectives will avoid unjustifiably high costs on the community as they will enable existing land use activities and patterns of development to remain and if necessary to expand without unnecessary resource consent approval. The Objectives are clear and directive and therefore avoid uncertainty and risk for those looking to develop within the Mixed Use Zone. Achievability: The Objectives are consistent with the values expressed in the Mana Whenua Chapter. The Objectives also take account of community feedback received and provide for appropriate social, cultural and economic outcomes to meet the identified needs of the community. The provisions seek outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.
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¹¹ The Property Group - Gore District Plan Review Planning for Growth June 2022

Proposed Objective	Appropriateness to achieve the purpose of the Act
MUZ-03 - The Mixed Use Zone provides a safe, accessible and functional working and residential environment with a reasonable level of amenity consistent with the range of activities. MUZ-04 - Adverse environmental effects or impacts on Ngāi Tahu cultural values generated by activities within the Mixed Use Zone are managed, particularly at the zone interfaces.	The Objectives are considered the most appropriate way to achieve the purpose of the Act because they give effect to the relevant sections of the RMA • Section 5(2) – The Objectives provide for sustainable management whilst ensuring adverse effects are avoided, remedied or mitigated. • Section 6(e) - The Objectives will provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga. • Section 7(c) – The Objectives will ensure that amenity values are maintained and enhanced. • Section 7(f) – The Objectives will ensure that the quality of the environment is maintained and enhanced. Relevance The Objectives address the identified resource management issue by seeking to provide appropriate amenity levels within the zone based on the purpose and function of the zone and the anticipated range of activities. The Objectives also seeks to manage adverse effects on cultural values and the amenity values of adjoining zones where a higher proportion of sensitive activities may be located. The Objectives assist with achieving the strategic direction Objectives by minimising impacts on cultural values, managing adverse effects between incompatible activities and zones (UFD-O1) and providing safe, well functioning urban environment (UFD-O7). The Objectives give effect to the NPS-UD by recognising amenity values are likely to change over time to respond to changing demands. The Objectives assist Council to undertake its functions under s31 by provide clear direction and an appropriate framework for managing development and land uses within the district. The Objectives reflect the technical assessments which provide recommendations on the bulk and location standards to ensure appropriate levels of amenity values are achieved within the zone and at the zone interface. Usefulness: The Objectives provide clarity and direction for Plan users and decision makers as they clearly articulate the anticipated outcomes for the Mixed Use Zone in terms of the level of amenity value anticipated and requirement to minimise adverse effects on cultural values. The Objectives align with best practice by clearly articulating the intended outcomes and provide clear direction for plan users and decision makers. Reasonableness: The Objectives will avoid unjustifiably high costs on the community, whilst there may be some increased cost associated with landscaping and bulk and location provisions these costs are considered reasonable and balanced against the positive outcomes from higher amenity values. The Objectives are clear and directive and therefore avoid uncertainty and risk for those looking to develop within the Mixed Use Zone. Achievability: The Objectives are consistent with the values expressed in the Mana Whenua Chapter. The Objectives also take account of community feedback received and provide for appropriate social, cultural and economic outcomes to meet the identified needs of the community. The provisions seek outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level.

Summary

Overall, the proposed Objectives provide greater clarity and certainty for plan users and decision makers whilst also achieving the purpose of the Act in a reasonable, useful, relevant and achievable manner. The Objectives will allow Council to fulfil their obligations under s31 of the Act, are consistent with identified mana whenua outcomes and align with relevant strategic direction. The proposed Objectives are the preferred option to address the key resource management issues identified in sections 2 and 4 of this report.

9. Evaluation of Options to Achieve the Objectives

9.1 Introduction

Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must if practicable quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 4 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s). For the purpose of this evaluation, the Council has considered the following potential options:

- Option A - The proposed provisions / zoning
- Option B - The 'status quo' provisions.

9.2 Quantification of Costs and Benefits

Section 32(2)(b) requires that if practicable the benefits and costs of a proposal are quantified.

Based on the scale and significance of the proposed changes, specifically the degree of change from the ODP, level of policy risk and scale of effects, it is considered that quantifying costs and benefits is unnecessary. Therefore, exact quantification of the benefits and costs identified in this report was not considered necessary, beneficial or practicable. Rather, the table below generally identifies where there may be additional cost(s) and benefit(s).

9.3 Evaluation of Options

Option A – Proposed Provisions	
Objective – MUZ-O1	The Mixed Use Zone provides for a wide range of activities to meet the economic, cultural and social needs of the Gore District.
Objective - MUZ-O2	The type of activities and services provided for are limited to ensure the vitality, vibrancy and character of the town centre or local centre is not compromised.
<i>Policies and rules which give effect to MUZ-O1 & MUZ-O2:</i>	
MUZ-P1.	Enable activities which are compatible with the purpose and predominant character of the Mixed Use zone whilst ensuring their design, scale and intensity is appropriate.
MUZ-P2.	Manage activities which are potentially compatible with the purpose and predominant character of the Mixed Use zone where: a. The activity will improve community access to goods, services or facilities and provide for the community's social and / or economic needs; b. The scale, design and layout of the activity is compatible with the character and amenity of the surrounding area; c. Any adverse effects on sites within Residential, Māori Purpose or Open Space and Recreation Zones can be avoided unless the effects can be adequately mitigated; d. The activity can be adequately serviced with existing or planned infrastructure.
MUZ-P3.	Avoid activities that are incompatible with the purpose and predominant character of the Mixed Use zone including: a. Activities which would detract from the vitality, vibrancy and character of the Town Centre and Local Centre. b. Activities which generate noxious, offensive and objectionable effects. c. Activities which would result in reverse sensitivity effects and / or conflict with anticipated activities.
MUZ-P6	Enable the use of reserve land where the activity and / or development is consistent with the relevant Reserve Management Plan.
MUZ-R1-R14 which enable, manage and avoid activities.	
Objective - MUZ-O3	The Mixed Use Zone provides a safe, accessible and functional working and residential environment with a reasonable level of amenity consistent with the range of activities.
Objective - MUZ-O4	Adverse environmental effects or impacts on Ngāi Tahu cultural values generated by activities within the Mixed Use Zone are managed, particularly at the zone interfaces.
<i>Policies and rules which give effect to MUZ-O3 & MUZ-O4:</i>	
MUZ-P4.	Require activities and development to maintain a level of on-site amenity, particularly at zone interfaces, consistent with the purpose of the zone by: a. Ensuring landscaping is provided and maintained, particularly on road frontages;

b. Screening outdoor storage areas (which are not for sales purposes) and rubbish areas to reduced adverse visual effects and cross boundary effects such as noise and discharge of odour or dust; c. Ensuring that buildings and structures are of a scale and height which is compatible with the anticipated mixed use character and amenity of the zone. d. Requiring appropriate setbacks to waterways to maintain and enhance amenity, Ngāi Tahu cultural values and natural character. MUZ-P7 Enable residential activity and provide for comprehensive residential development where: a. Residential units are designed and built with appropriate levels of insulation and ventilation to mitigate noise effects. b. The amenity values of occupants are provided for through outlook, privacy, layout and design and outdoor living space. c. Reverse sensitivity effects on other permitted activities are minimised. MUZ-S1-MUZ-S10 provide bulk and location standards to manage adverse effects and maintain / enhance the anticipated amenity values within the zone and at the zone interface.	
Benefits	Costs
Environmental - Increased certainty and clarity from the types of effects that are anticipated from activities within the zone. - Allows for a range of activities to establish in an area through management of potential reverse sensitivity effects. - Streetscapes will be enhanced, particularly along key routes such as Hokonui Drive which provides an entranceway into Gore. - Water quality, public access and cultural values are respected and maintained through setbacks to waterways.	Environmental Some of the bulk and location standards and landscaping standards may reduce the ability to fully maximise a site for development.
Economic - The zoning provides for economic growth by increasing opportunities for residential and business development. - The direction provided through the zone provisions maintains the centre hierarchy to ensure the Town and Local Centres are the vibrant, vital retail centres of the district. - The provisions provide opportunities for increased employment by enabling a range of commercial and light industrial activities.	Economic - Loss of potential development rights for some activities / properties in the zone. - There may be an increased cost associated with complying with the landscaping and screening requirements. - There may be increased costs associated with setbacks and management of adverse effects at zone interfaces and in relation to the range of activities within the zone, including residential, as development potentially may be reduced. - There will be a loss of land zoned industrial, however, this is offset by the new growth area in south Gore and Rural Industry Precinct in south Maitua.
Social The provisions will create attractive and varied environments where people will be able to live and work in close proximity and the needs of the community are met without detracting from core commercial or residential areas.	Social There are no anticipated social costs associated with the proposed provisions.
Cultural The provisions integrate cultural values associated with water through stream setbacks and require Plan users to consider the potential and actual adverse effects on cultural values as a result of activities.	Cultural There are no anticipated cultural costs associated with the proposed provisions.
Efficiency	
There are a number of improved efficiency outcomes associated with the PDP provisions. These included: - Provision of a wide range of activities to respond to existing patterns of land use and provide for increased residential and commercial development opportunities. - Improved clarity through more directive objectives and policies which provides greater certainty for plan users and decision makers and will improve efficiency compared to the status quo option. Overall, the environmental, economic and social benefits outweigh the economic cost associated with the proposed provisions which will generally provide more effectively for existing activities.	
Effectiveness	
The proposed provisions are considered to be the most effective means of achieving the objectives for the following reasons: - The provisions give effect to the NPS-UD by providing for a well-functioning urban environment which meets the needs of people and the community now and in the future in a manner which recognises amenity values are likely to change over time to respond to changing demands. The zone provisions provide for a range of residential and business needs to provide for housing, jobs and community services in a compact urban form where overall amenity values are enhanced and therefore address the identified resource management issues. - They will provide for zoning and provisions which are consistent with the National Planning Standards. - They will provide for enhanced amenity values within the zone and ensure that adverse effects on sensitive activities at the zone interfaces are managed by providing high quality urban form and built development outcomes. - They will increase the effectiveness of the plan provisions in achieving positive urban design outcomes by providing greater clarity and certainty.	

• They assist in achieving the relevant Strategic Direction by providing zone locations which maintain compact urban form with a liveable urban environment and providing for social and cultural vitality, productivity and economic growth (UFD-O1 & UFD-O7). The provisions also provide for a variety of housing types, sizes and tenures and do not undermine the role and function of the district's centres (UFD-O3 & UFD-O6). • The provisions align with the cultural values, interests, rights and relationships expressed in the Mana whenua Chapter. • They will enable Council to fulfil its statutory obligations under the Resource Management Act to maintain and enhance both the amenity value and quality of the environment (sections 7(c) and 7(f)) and ensure that development is undertaken in a sustainable manner which appropriately avoids, remedies or mitigates adverse effects (section 5(2)(c)). • They will enable Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner.
Risk of acting or not acting
The Council has sufficient information to determine that the provision of a Mixed Use Zone in the locations proposed are appropriate to meet the social, economic and cultural needs of the community and generally reflect existing patterns of land use. The Plan provisions have been tested and determined to be feasible and to provide for good quality outcomes. The provisions address both the resource management issues identified and the shortcomings identified with the ODP. Overall, the risk of acting is considered to be low, however, the risk of not acting is higher as the ODP has been identified as insufficient to provide for development and managed adverse effects on the environment.

Option B – Status Quo	
Relevant Objectives: 3.3(1) - Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area. 3.3(2) - Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality. 3.3(8) - Avoid where practical the adverse effects of land use activities upon infrastructure. Policies and rules which give effect to the objectives: <i>Policies</i> 3.4(1) Establish zones that reflect the characteristics and amenity values of the area. 3.4(2) Control the adverse effects of land use activities on the environment. <i>Rules which specifically apply to the Mixed Use Zone</i> 4.2.1(6) permits land use activities 4.2.2 Use of reserve land 4.2.4 Any land use activity which does not comply with 4.2.1(6) is a Discretionary Activity 4.7.1 Daylight admission 4.8.1 Height (12m in Mixed Use Zone bounded by Lyne St, Ordsal St, Trafford St & Hokonui Drive and 15m in other Mixed Use Zones)	
Benefits	Costs
Environmental • There is a broad framework which provides consideration of amenity values and takes account of the anticipated character of an area.	Environmental • The bulk and location standards are limited and do not provide for high quality environmental outcomes.
Economic • The framework, in particular the bulk and location standards, place limited requirements on landowners which would lower the cost of development as land potential could be maximised with no requirement for landscaping etc.	Economic • The general nature and lack of clear direction in the framework may result in higher consenting costs. • The locations of zones do not accurately reflect existing patterns of development or provide sufficient opportunity for development therefore potentially resulting in increased consenting costs.
Social • The provisions provide for a range of activities which allow people and communities to meet their social needs.	Social • The provisions require little in the way of bulk and location standards meaning greater potential for adverse effects on sensitive activities, despite these being permitted in the zone (educational facilities, health care activity) and potentially lower levels of amenity values.
Cultural • There are no identified cultural benefits from the existing provisions.	Cultural • The lack of integration of cultural values and relationships into the provisions may negatively impact the ability of Māori to protect sites of significance and their cultural values and relationships with the land.

Efficiency
The rule framework has limited efficiency as the objectives and policies are broad and lack clear direction for plan users and decision makers. The location of zones does not reflect existing patterns of land use and activities have established in an ad hoc manner through resource consent approvals.
Effectiveness
The provisions are not effective as they do not provide sufficient direction or clarity, the zoning pattern has allowed out of zone activities to establish in an ad hoc inefficient manner and therefore, the existing provisions are not effective at managing the urban environment in a way which sufficiently provides well functioning environments to meet the social, economic and cultural needs of people and their communities.
Risk of acting or not acting
The risk of not acting would be that further development occurs outside of the existing Mixed Use Zones in an ad hoc manner and that development within the Mixed Use Zones does not maintain an appropriate level of amenity value.

9.4 Summary of Preferred Options

Summary Overall, the preferred option is the PDP provisions which: • Give effect to higher order documents and achieve the purpose of the Act. • Provide greater land area zoned Mixed Use to reflect existing patterns of development. • Provide greater direction and certainty for plan users and decision makers. • Provide for higher amenity values and a wider range of activities to meet the social, economic and cultural needs of people and the community.
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Appendix 1 – Feedback Summary

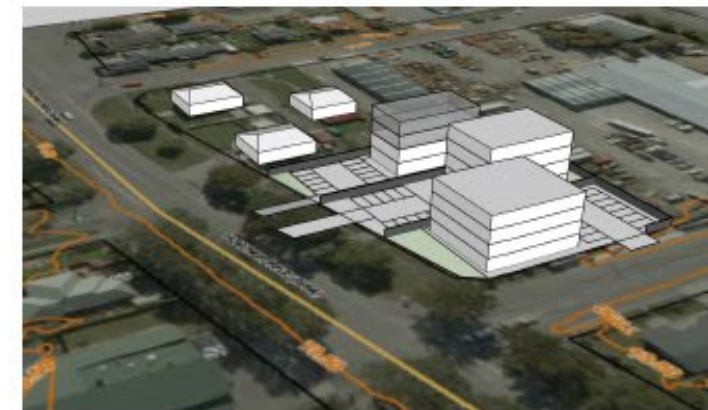
Person / Organisation	Feedback summary	Response
Paul & Jocelyn Johnstone	Consider that the western side of Hokonui Drive from Irwell Street to the end of town should be rezoned Mixed Use to provide for existing and future commercial development opportunities, even if it's just along the edge of Hokonui Drive (one allotment deep).	Whilst it is acknowledged that there are some non-residential activities along the western side of Hokonui Drive the general character is residential. During the preparation of the Draft District Plan consideration was given to the zoning on the western side of Hokonui Drive considering the presence of non-residential activities. However, the eastern side of Hokonui Drive was considered more appropriate for a Mixed Use zoning due to the number of commercial and light industrial activities both fronting Hokonui Drive and to the east in land which is currently zoned Industrial. Allowing for additional Mixed Use zoning is considered unnecessary to meet the predicted demand and could undermine other commercial and industrial zones. Furthermore, in order to protect the higher number of residential activities on the western side and maintain amenity values for the entrance into Gore it was considered appropriate this area remain residential.
Ministry of Education	Supports the objective, policy and rule which provide for educational facilities to be provided for and managed in the Mixed Use Zone.	No response required as the feedback was in support of the draft provisions.
Waka Kotahi	Reference to reverse sensitivity in MUZ-P3 is supported due to the location of some Mixed Use Zones close to the State Highway. However, allowing sensitive activities to be setback only 2m from the State Highway would leave them susceptible to road noise and vibration. Therefore, there should either be a greater setback for sensitive activities to State Highways or the potential for reverse sensitivity from the setback should be identified.	It is not proposed to change the setback to a State Highway. Sensitive activities are already required to be acoustically insulated and therefore it is not recommended to amend the road boundary setback to the State Highway, however, a matter of discretion could be added to allow for consideration of noise effects from the state highway and reverse sensitivity for sensitive activities locating closer to a state highway.
Department of Corrections	Community corrections activity should be provided for as a permitted activity, currently it defaults to Non-Complying as it is not specifically provided elsewhere in the rule framework.	An amendment has been made to the rules to enable community corrections activities which are considered appropriate in the Mixed Use Zone.
House Movers Section of the New Zealand Heavy Haulage Association Inc	Requests new rules in the zone to provide for relocatable dwellings to be permitted activities subject to standards with a Restricted Discretionary status for non-compliances.	A new rule is to be introduced to the Temporary Activity Chapter to provide for relocatable buildings to be enabled subject to compliance with particular standards. It is not, therefore, necessary to provide for this activity within the Light Industrial Zone.
Fire and Emergency New Zealand	Supports 'Emergency Services Facility' being enabled within the Mixed Use Zone and the Restricted Discretionary status if compliance with standards is not achieved.	No response required as the feedback was in support of the draft provisions.
Greg Patterson	Considers the Mataura Mill site could be Mixed Use zoned.	It is proposed to establish a bespoke precinct over the Mataura Paper Mill site to provide flexibility for future activities on the site and balance the competing demands and interests on the site.

Clark Fortune McDonald & Associates	Notes a technical error in the standard for height which refers to the light industrial zone. Considers the boundary setback would render the height in relation to boundary requirement redundant. A similar approach to MUZ-S2 could be considered so setbacks only apply to boundaries with residential zones etc.	The technical error has been corrected. The height in relation to boundary rule is considered necessary to ensure amenity values within adjoining residential zones are protected noting the higher height allowance and potential character and activities within the Mixed Use Zone. The standard already only requires compliance along boundaries with sites in Residential Zones, the Māori Purpose Zone or to a site containing a scheduled heritage item. The boundary setback is considered appropriate to allow for a certain level of amenity values within the zone noting the range of activities which can establish as a right. Requiring a commercial or industrial activity to be setback 1.5m from the boundary will assist in mitigating adverse effects on the amenity value of any existing or future residential activity and also ensures an overall level of amenity within the zone.
Robina Johnston	Land sharing is only starting to become popular and options of land and business can lead to greater benefits for the community for those who can't afford to buy land. Southland needs to diversify so this is an option to think about especially when more people can work from home. Benefits to numerous parties, elderly, farmers, community food production for farmers markets, food and community sovereignty.	It is agreed that diversification is a benefit to the community and the Mixed Use Zone provides for range of activities to meet the needs of the community without detracting from other commercial centres.
Overall feedback summary		
Overall, the feedback was supportive of the Mixed Use Zone provisions with one suggestion to consider an additional Mixed Use Zone on the western side of Hokonui Drive. Some amendments were suggested to provide for community corrections activities and relocatable buildings. An amendment to the setback rule was also suggested as the height in relation to boundary rule was considered to make the requirement redundant, further feedback suggested an increase in the setback to the State Highway to mitigate road noise and reverse sensitivity effects.		
Overall Response Summary		
Some minor technical errors to be corrected and community corrections activity has been included as a permitted activity. The height to boundary rule is retained as this standard is considered appropriate to ensure amenity values are managed , given the zone provides for residential accommodation. Sensitive activities are already required to be acoustically insulated and therefore it is not recommended to amend the road boundary setback to the State Highway, however, a matter of discretion is added to allow for consideration of noise effects from the state highway and reverse sensitivity for sensitive activities locating closer to a state highway.		
Key Changes made as result of feedback		
1. Supported Residential Accommodation Activity and Community Corrections Activity are added as a permitted activity. 2. The technical error in MUZ-S2 was corrected. 3. An amendment to the matters of discretion for MUZ-S4 to allow for consideration of the effects of noise from a state highway and potential for reverse sensitivity for sensitive activities.		
Evaluation of amendments as an appropriate means of achieving the purpose of the Act		
Feedback received on the draft district plan did not lead to any amendments to objectives. The objectives are considered appropriate to achieve the purpose of the Act as evaluated in Section 8 of this report. The above key changes to provisions achieve the purpose of the proposed objectives which already enable a range of activities, including residential activities (MUZ-O1) and manage potential adverse environmental effects based on the level of amenity consistent with the range of activities anticipated within the zone (MUZ-O3). Overall, the amendments are the most appropriate means of achieving the objectives which have been evaluated as achieving the purpose of the Act.		

Appendix 2 – Urban Design Assessment from The Property Group

Gore
Proposed Mixed Use Zone

Gore - Mixed Use Zone / Light Industrial areas

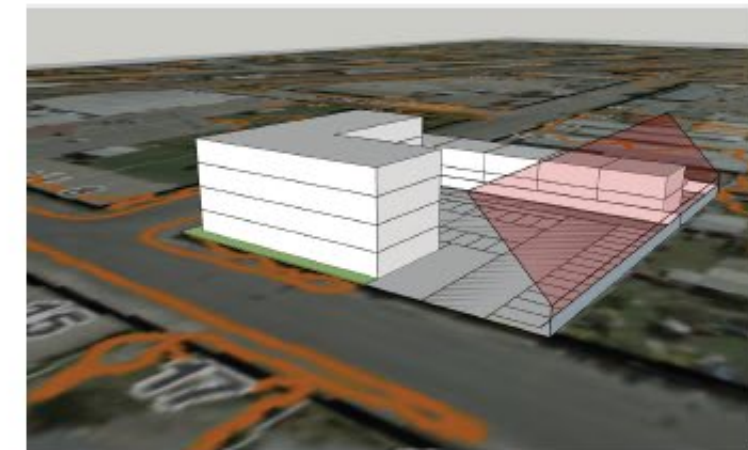
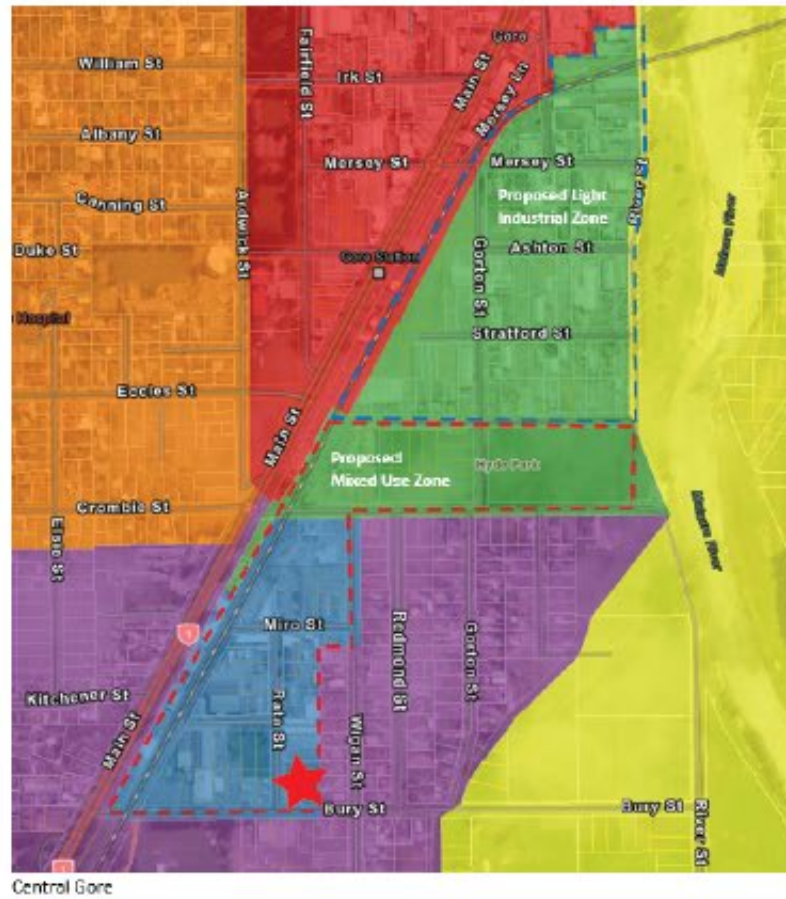


Test Site 1: Proposed Mixed Use Zone – North Gore

52 Hokonui Drive + 2 Avon St (1096m²) 54 Hokonui Drive (921 m²) and 56 Hokonui Drive (1011m²)

Mix of four storey (12m) options with parking at front and rear plus 10% Landscaped Area.

Gore
Proposed Mixed Use Zone



Test Site 2: Proposed Mixed Use Zone – Central Gore

20 Rata Street (1013 m²), 10 and 12 Bury Street (2026m² total)

Proposed two storey Live/ Work units and four storey Office /Warehouse on larger corner site with 10% landscaped area. A north facing large balcony is provided as an alternative private outdoor area for the live/work units. A front yard control would support a higher amenity of streetscape particularly any corner sites.

Proposed Mixed Use Standards

STANDARD	RULE	RECOMMENDATIONS
MUZ-S1 Height	12m Max	Suggest a reduction in height to reduce any shading impacts on neighbouring sites within the Mixed Use Zone and to support a better transition in scale to neighbouring residential zones.
MUZ-S2 Minimum Building Set-backs	- Buildings are sited at least 1.5m from side and rear boundaries. - Buildings are sited at least 2m from a road boundary.	1.5m setback allows for landscaping along boundary although suggest the introduction of a front yard control to ensure better overall amenity outcomes particularly for corner sites.
MUZ-S3 Height in Relation to 	- No part of any new building shall project beyond the height to boundary plane from points 3m above a site boundary where that boundary adjoins a site: - Zoned Residential, Open Space Zone or Sport and Active Recreation zone; - Land containing a registered heritage item. This standard does not apply to: - Boundaries with other sites in the Mixed Use Zone; - Road boundaries;	This will address shading or visual dominance issues in neighbouring zones although has implications for any residential or work live units within the Mixed Use zone. Any dwellings within the mixed use zone will not have guaranteed amenity or privacy. Lowering the height will help address this issue.
MUZ- S4 Screening of outdoor storage area and parking area	- Any on-site service area, including rubbish collection areas, must be fully screened by a 1.8m fence or landscaping from view of: - Public road - Adjoining site - Other public space Except that: - Outdoor storage of goods for sale as part of the activity do not require screening from a public road. - Any onsite parking must be fully screened by a 1.8m fence or landscaping from view of adjoining sites.	In addition to this, a front yard landscape control will help support screening of parking from street although it will be important to ensure any entrances etc aren't hidden from view for CPTED purposes.

MUZ-S5 Landscaping	Where sites are not used for a residential activity: 1. At least 10% of sites must be landscaped.	10% should be absolute minimum. Landscaping area should be supported by identification of key streetscapes that recognise and connect to some of the wider landscape and mature trees in the area to improve the overall amenity of the area over time. As per previous comments this control should be supported by a front yard percentage.
MUZ-S6 Residential Amenity Space	Residential activity must provide outdoor amenity space which is a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 40m ² , except that: 1. For any residential unit with a gross floor area less than 70m ² , the minimum area may be reduced to 20m ²	I consider 20m ² is reasonable for any size unit and this requirement could be further supported by an orientation control. The lack of Hirb within the mixed use zone has potential for adverse effects through both privacy and shading although a reduction in height will also help address this. Consideration of live/work options highlighted the potential to introduce an alternative outdoor space provided by a balcony or deck (minimum 8m ²) as an alternative as this would allow for unit above workshops/ studio etc.