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Eastern Southland YFC Southern Field Days
Incorporated
575 Waimumu Road, Gore

Application to Gore District Council for Land
Use Consent

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1. Introduction

1.1 Overview

The applicant, Eastern Southland YFC Southern Field Days Incorporated (herein referred to as the applicant) owns the property known as the Southern Field Days site located at 575 Waimumu Road, Gore. This site is home to the biannual Southern Agricultural Field Days event which is a permitted activity under Rule 4.3.1(1)(d) of the Gore District Plan (GDP). In recent years the site has been gradually developed with the construction of the Agri Centre building, the addition of a site office and various other associated infrastructure. With this infrastructure development other opportunities relating to additional temporary uses of the site have arisen. These opportunities give rise to activities that do not strictly conform to the definition of 'Agricultural field days' in Section 11 of the GDP.

The intent of this application is to better reflect the current and future opportunities associated with the subject sites facilities and in doing so provide the applicant and Council a practical set of consent conditions within which to operate and monitor operations. It is not envisaged that any of the additional temporary events will exceed the size / scale of the Southern Field Days event.

1.2 Purpose of Documentation

This report provides an assessment of environmental effects to support an application for a new land use consent for the Southern Field Days site. The purpose of this application is to allow additional temporary activities outside of those defined by the GDP as Agricultural field days to occur on the site.

This document includes an Assessment of Environmental Effects (AEE) as required by Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA), in association with the application for resource consent. This document also describes the proposed activities, and the matters that will require resource consent under the provisions of the GDP.

1.3 The Applicant

Eastern Southland YFC Southern Field Days Incorporated

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1.4 Outline of Proposal

When the field days site was originally acquired in the latter half of the 1990's it was not conceivable that the site would lend itself to uses other than the agricultural field days. The recent development of infrastructure coupled with the approach by the Highlanders and Crusader Super Rugby franchise's, which lead to the match played at the 2016 field days event, have significantly expanded the sites potential.

This application seeks to formally recognise the way in which the site has naturally progressed. Going forward it is intended that the site be centred on two key components:

- Agriculture
- Temporary Events

Agriculture has and will continue to be the sites main focus with the continuation of the biannual field days event and pastoral grassing use of the land in between events. The change in activity is likely to come from the addition of temporary events not strictly associated with agriculture such as the recent Home Straight Fund-raising concert and rugby match. These events are not included in the permitted temporary activities in Section 4 of the GDP and as such Resource Consent is required.

Temporary events of a non-agricultural nature are in many respects similar in nature to the field days that already occur with similar (likely less) levels of traffic, noise & waste generation likely to occur. The field days is the largest temporary activity hosted by the site and this application does not seek to facilitate any events of greater scale.

The applicant now has the benefit of having managed a large rugby match on adjoining land owned by Fred Booth during the 2016 field days. This has helped to refine the true effects caused by holding other non-agricultural events in this locality. Furthermore, the applicant has now had some 20-year experience in managing the Southern Field Days event.

2. Description of Existing Environment

2.1 Site Description

The subject site adjoins the southern side of Waimumu Road, approximately 7 km west of the Gore township. The site location is depicted in Figure 1 below.

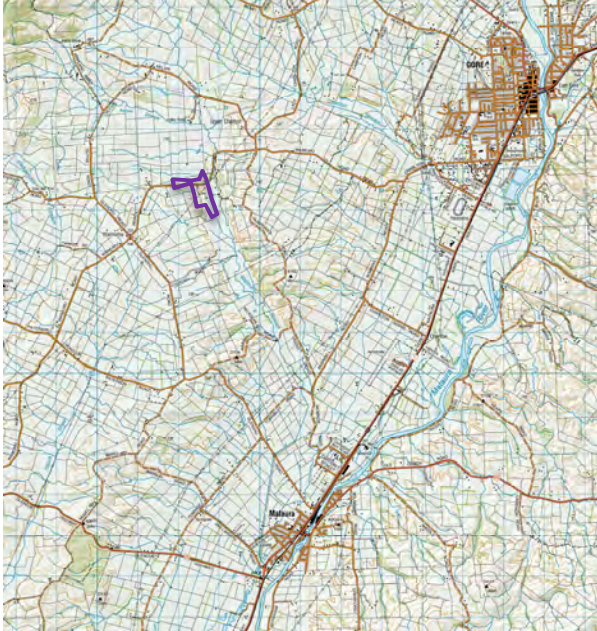


Figure 1: Site indicated by purple boundary (Source NZ Topo Maps)

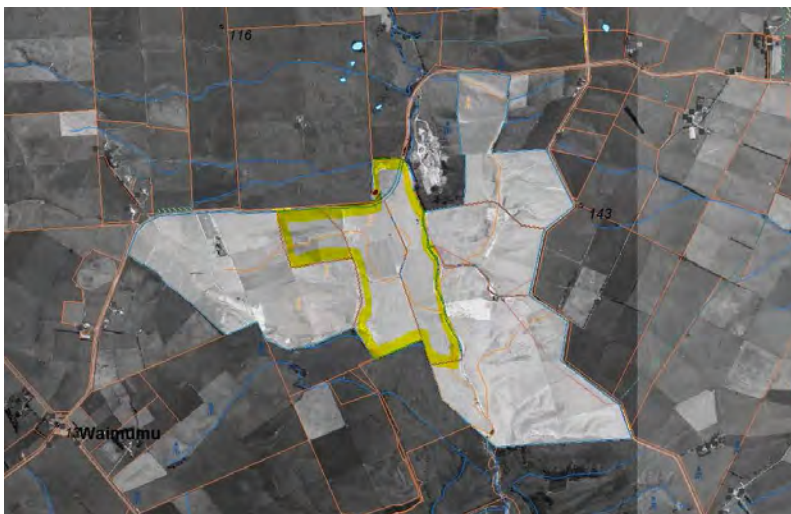


Figure 2: Subject site (highlighted) vs land covered by rule 4.3.1(1)(d) (shown in grey) – Source Quick Map)

The site is located in a rural area predominantly utilised for agricultural activities with the exception of a small mine on the property located at 495 Waimumu Road adjoining the eastern boundary of the site. The bulk of the site sits on a relatively flat valley floor that falls towards the South. Either side of the valley are two water ways, an unnamed tributary of the Waimumu Stream on the west and the main channel of the Waimumu Stream on the east.

The property is located in the Rural Zone on District Planning Map 19 of the Gore District Plan (GDP). The hazards and utilities map records that the site has high voltage transmission lines

(refer to rule 8.10) passing through it and is subject to actual or potential flooding (refer to policy 3.4(8)) adjacent to the Waimumu Stream.

2.2 Existing Buildings

The site contains eight existing buildings that are predominantly utilised for the field days events and associated administration. The buildings are shown on the attached site plan and are described as follows starting in the north and working south;

1. Storage sheds located adjacent to the main entranceway
 - This building was originally used as a site office but has now been outgrown due to the size of the field days event. It is now used as storage and as a base for security crew members during events
2. Farm implement shed adjacent to the Waimea Stream
 - Equipment not used in time between field days events is stored in this building
3. Farm implement shed utilised by Gold Pine during field days events
 - Equipment not used in time between field days events is stored in this building and general farm machinery.
4. Site workshop
 - This building houses tools, water pumps and provides a covered space for typical farm maintenance activities.
5. MLT Event building
 - During the southern field days events this building houses an on license bar sponsored by the Maitaha Licensing Trust. It is fully enclosed open space with a concrete floor capable of accommodating events of up to 500 people per day.
6. Agri Event Centre
 - The largest building onsite being a fully enclosed open space with gravel floor. This building is utilised for events such as the indoor dog trials.
7. Main site office, meeting & conference building
 - The focus of all activity on site in between events is centred on this building. It houses the secretary's office which is attended by one staff member every working day between December and March either side of the February Southern Field Days event. Outside of this it is occupied usually for no more than 3 days per week or less depending on the occurrence of events. Two committees use this space for meetings, Southern Field Days and the Indoor Charity Dog Trials. Events of less than 100 people per day are also held in this building such as agricultural machinery training days.
8. Farm implement shed utilised by Great Southern Sheds during field days events
 - Building for housing equipment not used in between field days events and farm machinery.

Associated with these buildings are a number of access tracks that are gravelled to a standard that is suitable for two-wheel drive vehicles. A prototype effluent pond used only for marketing purposes during field days events is also present just to the south of the office building.

2.3 Existing Site Activities

Three main activities occur on the site;

1. Temporary events
2. Administration associated with running temporary events
3. Pastoral grazing of livestock

The following is a summary of these activities and how they currently operate onsite

2.3.1 Temporary activities

The site is focussed on the temporary activities and all others are generally in support of this or aligned with it. The temporary events range in scale considerably from around 100 people per day to 13,000. Predominately the events have attendances of less than 500 people per day such as Agri machinery demonstration days, indoor dog trails and agricultural workshops, seminars or training days. Events of this size utilise the Agri Centre, Site office / conference or MLT buildings and the outdoor areas adjacent to these buildings. These events are covered by the applicant's under 500 people per day template management plan. Access to the site for these events is gained through entrances #1 and #2 only. Traffic management is provided for by way of permanently sited sign posts to which event signs are attached prior to an event and removed afterwards.

Events of between 500 and 2,500 people per day also occur onsite. Examples of this are the Home Straight Concert (proposed but not proceeded on), Regional (eastern) & Southland Primary Cross-country finals, Harriers club racing and Big Rides Day events. These events require a higher level of management with specific management plans being prepared. These plans cover traffic management plans for Waimumu Road, health and safety, alcohol, temporary electrical supplies, toilets (port-a-loos), rubbish and other event related matters. Entrances #1, #2 and #3 are used during events of this site subject to specific traffic management plans.

The Southern Field Days well exceeds all other events held onsite with around 13,000 people per day attending. This event has a comprehensive management plan covering each of section in higher levels of detail than smaller events especially traffic management. All four entranceways are used to access the site for this event and are specifically addressed by the traffic management plan. The Southern Field Days is the only event which uses the land across Waimumu Road.

Copies of the templated for these event management plans can be found in appendices C & D.

2.3.2 Administration associated with temporary events

Temporary event activities require administration infrastructure to facilitate the coordination of site use and ensure continuity. This infrastructure is well established on site in the office building which provides space for an office and a venue for meetings. The secretary and committee utilise the office as discussed in section 2.2. This activity has been occurring onsite for a number of years and is very similar in nature to a farming company running an office on a rural property to manage the affairs of the farming operation. The activity typically involves the either the secretary or one of the committee members accessing the site on a regular basis to manage stock movements or work out of the site office. The site does not contain a dwelling and people using the site for administrative activities access it from Waimumu Road via the main site entrance #2.

2.3.3 Pastoral grazing of livestock

In between the events and often in conjunction with the administrative activity the site is utilised for grazing stock. This is a necessary activity in order to control grass growth on the property. It is also complementary as the stock can usually be relocated to a part of the site that is not required by the event. This activity is typical of the surrounding farming operations and in keeping with the receiving environment. The grazing of livestock is considered to be a permitted activity.

3. Description of Proposed non-Agricultural Activities

The following description outlines future activities that the applicant desires to facilitate for the site. The intent of this application is to better reflect the current and future opportunities associated with the facilities and in doing so provide the applicant and Council a practical set of consent conditions within which to operate and monitor operations. It is not envisaged that any of the proposed events will exceed the size / scale of the Southern Field Days event.

3.1 Sporting Events

The site lends itself to being suitable for certain types of sporting events such as;

- The Regional (eastern) & Southland Primary Cross-country finals event which was held onsite. The covered Agri Centre building provided an ideal venue for the race start and finish lines encouraging the attendance of elderly extended family members
- The rugby fixture held on the property to the north of the site during the 2016 Southern Field Days event is another example.
- Equestrian activities which are closely related to agriculture
- Dog shows

The applicant would like to see these and other related temporary activities be permitted on the site.

It is anticipated that some temporary structures will be erected during these events for uses such as event registration, sale of food and beverage, shelter for spectators and portable toilets however this is likely to be small scale.

The size and frequency of these events is proposed to be limited as per the conditions in appendix E.

3.2 Community Events / Festivals

The previously mentioned events have triggered consideration of the sites suitability to host community events and expressions of interest have been received by the applicant.

These events would include;

- Markets
- Festivals – Music / Cultural / Food
- Cultural events
- Use by groups such as Scouts and schools for educational events

These types of events could lead to the need for self-contained accommodation onsite limited to the duration of the event. This would be similar to the use of Campervans for self-contained accommodation onsite but requires the establishment of temporary human excrement disposal facilities. These activities would be limited to the land south of Waimumu Road to ensure that these events will not have unnecessary impact on the districts roading network. These events would likely involve;

- erection of temporary structures such as a stage usually within the Agri centre building but possibility outdoors areas adjacent to this building identified in appendix B as blocks E to K.
- erection of temporary structures for the sale or provisions of food and beverage
- erection of temporary shelters for overnight accommodation such as tents or portable buildings
- establishment of temporary waste management facilities such as portable toilets, showers and other waste collection devices.

The size and frequency of these events is proposed to be limited as per the conditions in appendix E.

3.3 Trade Exhibition & Demonstration Events

The considerable size of the covered Agri Centre building and the surrounding flat parking areas has generated some interest in holding an auto show. This has then triggered the consideration of the sites potential to hold what this application would describe as trade exhibitions and product demonstration events. These would be considered to include auto shows, agricultural manufacturer demonstrations, motorcycle displays, and displays or demonstrations of other types relevant to Southland residents.

These types of events are anticipated to be either outdoors or held in the Agri Centre building and are unlikely to require the establishment of temporary structures other than portable toilets. The size and frequency of these events is proposed to be limited as per the conditions in appendix E.

3.4 Corporate Events

The infrastructure available at the site is suitable for supporting corporate training, seminars and team building events. These events are not anticipated to be significant when compared to other events and would typically have less than 250 people per day in attendance. They would generally be focussed on either the MLT building or conference venue in the site office using the surrounding outdoor areas to support practical sessions. Temporary structures, like portaloos, necessary to collect human excrement and other waste would be required and would be taken away and disposed of in approved facilities offsite.

The size and frequency of these events is proposed to be limited as per the conditions in appendix E.

3.5 Temporary parking for Self-Contained Mobile Homes during Events

During the Southern Field Days Events accommodation within the surrounding area is often difficult to obtain. Many exhibitors have requested a space to park self-contained campervans on the site to provide the accommodation they require. The committee have responded by clearing the small portion of the site on the northern side of Waimumu Road (Lot 1 DP 305267) with a view to providing this space during the field days event only. An entranceway onto Waimumu Road adjacent to Event Entrance #1 currently provides access to this area which is bordered by trees, a watercourse and established trees.

Going forward there is also potential that this type of accommodation maybe desirable during smaller events and those not strictly associated with agriculture. However, this accommodation would be provided within the main area of the site south of Waimumu Road to minimise any potential effect on the Districts roading network.

This application proposes that during Temporary Events of any size, spaces will be set aside for this purpose subject to the conditions promoted in appendix E.

3.1 Erection of Temporary Shelters for Overnight Accommodation during Events

Some of the events proposed may give rise for the need to temporarily accommodate persons attending the event. It is envisaged that this accommodation would consist of temporary shelters such as tents or relocatable buildings of less than 10m² floor area. As these shelters do not provide self-contained collection of human excrement, it is also intended that provision of mobile (portable) toilet and showering facilities would be made available.

This application proposes that during Temporary Events that, if accommodation is required, the event management plan will set aside a space for this. The space shall be situated so that it complies with the conditions promoted in appendix E.

4. Reasons for Application

4.1 Zoning

The subject site is located within the Rural Zone as shown on Map 19 of the GDP.

4.2 Consent Sought and Activity Status

The proposed activity requires resource consent based upon the following rules of the GDP:

- A breach of Rule 4.3.1 (1)(d) where the proposed activities identified in section 3 of this report are not included as permitted activities under the definitions of '*Agricultural field days*' and '*Agriculture*' in Section 11 of the GDP. The activities proposed are temporary in nature and the GDP's definition of Temporary activities can only be interpreted under Rule 4.3. Therefore, as the activities are not provided for under Rule 4.3.1 (1), Rule 4.3.1 (2) applies and classifies this breach as a **discretionary activity**.

4.3 Summary of Status

Section 104B of the RMA sets out the criteria for which discretionary and non-complying activities will be determined by a consent authority. In accordance with Section 104B the RMA, the GDC may grant consent with or without conditions, or may decline consent from being granted.

To be able to address issues and make an assessment of environmental effects, GDC will consider the overall proposal as being a **discretionary activity** under Rule 4.3.1 (2) of the GDP.

4.4 Additional Resource Consents & NES Assessment

The proposal does not require any resource consents from Environment Southland in relation to discharges. All events proposed by this application will transport waste generated off site to be disposed of at secure facilities.

The National Environmental Standard for Managing and Assessing Contaminated Land (NES) took effect on 1 January 2012 and applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities being subdivision, land-use change, soil disturbance, soil sampling and removing fuel storage systems. The NES only applies to land that is potentially or actually affected by contaminants because of historical and/or current use. The applicant has advised that they are unaware of any such historical or current uses/activities occurring on the site.

A search of Southland's Selected Land Use Sites register by Environment Southland has determined that the site is not listed. A copy of Environment Southlands response is attached as appendix F.

5. Consultation and Notification

Pursuant to Section 95E of the RMA, Council must decide that a person is affected. Clause 6(1)(f) of Schedule 4 of the RMA requires the identification of, and any consultation undertaken with, persons affected by the activity.

A consent authority has the discretion whether to publicly notify an application unless a rule or National Environmental Standard (NES) precludes public notification (in which case the consent authority must not publicly notify) or section 95A(2) applies.

The effects of the activities will be similar in nature to those already created by the existing agricultural events which are considered to be no more than minor. Accordingly, the applicant cannot readily identify any potentially affected parties and does not request public notification. There are no rules in the GDP requiring notification of this application nor does NES apply.

Environment Southland and TAMI have both considered the proposal to officially expand the temporary event usage of the site. Both have determined that they are not affected and have completed the necessary Council form to confirm.

6. Assessment of Environmental Effects

6.1 Existing Environment

Assessment of the existing environment is considered necessary in light of the concepts developed through case law when considering and applying the requirements of the RMA. While there is no specific reference to 'the existing environment' in the RMA, it does not specifically exclude consideration of the existing environment either. Furthermore, the definition of 'effect' given in s3 of the RMA includes 'any past, present, or future effect' and therefore would require consideration of the state of the existing environment whether natural or affected by consents or permitted activities.

Consideration of the existing environment to this application is relevant as;

- Temporary Event activities not strictly associated with agriculture already occur on the site
- The non-agricultural temporary events proposed are smaller than the Southern Field Days event and will generate less adverse effects

Section 2 of this application describes the existing environment and discusses the current temporary activities. It is clear that the activities described involve temporary effects as follows;

- Traffic generation
- Noise generation
- Waste generation
- Erection of temporary structures
- Congregation of persons for a fixed period of time
- Use of the site for commercial, educational and recreational purposes

The temporary non-agricultural events proposed by this application have the same effects and in most cases to the same magnitude. In a basic form they all involve a certain number of persons congregating on the site for a fixed period of time. The focus of the congregation already varies from educational, commercial to recreational depending on the specific event. Accordingly, each individual temporary event proposed will not cause any additional or greater adverse effects not already experienced by the receiving environments. Allowing non-agricultural events does however expand the sites potential and will likely result in an increase of the frequency of events.

6.2 Effects of Noise

Currently the site and surrounding properties are subject to noise generated by the temporary events that frequent the site. Rule 4.5.1 (2)(g) applies an exemption from the noise limits for rural areas prescribed by Rule 4.5.1 (1) for activities connected to the Waimumu Field Days. The prescribed noise limits in rural zones are assessed at the 'notional boundary' which means "*a line 20 metres from the façade of a building containing a noise sensitive activity, or the legal boundary where this is closer to the building*". In this instance, there are no buildings on adjoining properties within 20 metres of a legal boundary. The closest building is a dwelling located at 495 Waimumu Road which is around 150 metres north east of the closest site boundary. This dwelling is slightly elevated above the valley floor but not visible due to trees and dense vegetation adjacent to the Waimumu Stream channel. The obstructing vegetation and proximity to site make it unlikely that noise generated on the site would ever exceed a maximum of 75 dBA or average of 40 dBA at a distance of 20m towards the site from the dwelling.

The noise associated with the designated overnight mobile home parking areas, used for the Waimumu Field Days only, will be addressed by the event management plan. The noise generated by the occupants of these homes is likely to be self-regulated as they are primarily intended for sleeping spaces. If persons should congregate and generate noise levels in excess of those permitted by the Gore District Plan, then complaints from others trying to sleep are likely to arise. The event management plan will designate areas to be used for this parking. These designated areas are proposed to be setback from the legal boundaries as per the attached conditions in appendix E. The situation is the same for the erection of temporary shelters with respect to noise.

As the activities which may occur onsite are unknown at this time, it is very difficult to provide any further assessment on noise. But given the separation distance between existing dwellings on adjoining properties, and the fact that the site sits along a valley floor, it is unlikely that any adverse effects will be expected to surrounding properties.

Applicants would like to volunteer a condition, as detailed in appendix E, that will monitor noise, to ensure that should any noise effects become apparent due any particular activity undertaken on the site, then appropriate management can be put in place for future events.

6.3 Effects of Light spill

The flat valley floor component of the site, majority of Lot 1 DP 345887 & Lot 2 DP 374657, is bordered on the western and eastern flanks by water courses and associated established trees. All existing buildings and temporary activities other than parking are confined to this area. The remaining peripheral land on the northern side of Waimumu Road and western hill block is support for the flat areas in respect of carparking and livestock grazing. The existing temporary events and those proposed by this application concentrate the light spill on the flat areas adjacent to the Agri centre, MLT and Site office buildings. The peripheral land is not, nor is it proposed to be, used for activities during temporary events that generate constant light spill between the hours of 7pm and 7am. The western / eastern trees and rising ground level away from the valley floor make it very unlikely that 5 Lux of light spill would ever reach an adjoining property.

There is some potential for light spill to be able to occur on adjoining properties with the addition of temporary mobile home parking or erection of temporary shelters. In order to prevent light spill from occurring the applicant is promoting the conditions in appendix E. With the imposition of these conditions the effects of light spill can be considered no more than minor.

6.4 Effects of Signs

In October 2015 resource consent decision LU 2015/183 was issued to allow eight signs to be fixed to the deer fencing on the Waimumu Road boundary of the site. No other signage is proposed by this application.

6.5 Effects of Natural hazards within defined floodways

The site is subject to actual or potential flooding overlay on hazards and utilities map DST 19. The risk is generated by the Waimumu Stream along the eastern boundary of the site which in 1982 did cause surface inundation of the valley floor. This event was caused by a localised thunder storm in the catchment immediately north of the site. Since this storm no significant inundation has been recorded.

The temporary events currently held at the site have not ever been affected by inundation or flooding caused by the Waimumu Stream. The events held inside buildings are well away from watercourses and at very low risk of inundation. Events held outside are dependent on the weather and it is common practice to postpone or cancel events when weather forecasts predict the occurrence of significant storms. Any events involving temporary shelters are especially likely to be abandoned due to the practicalities of using these during storm events. Inundation of the site is therefore avoided by the activities proposed.

Kevin Marshall from Environment Southlands rivers team has advised that while the site is identified as being subject to potential inundation they have no records of it. He advises that if

development of the site is proposed further investigation is necessary. As this application does not propose any physical development of the site this has been deemed unnecessary.

6.6 Effects on Ground disturbance and earthworks

The temporary activities proposed by this application do not involve any earthworks that would exceed 0.6m deep or 50 cubic metre of filling or greater than metre depth of cut as specified by Section 5.1 of the Subdivision and Land Development Bylaw. Accordingly, the activity proposed is permitted by Rule 4.2.1 (1)(g). No effects on ground disturbance or earthworks are caused by the activities proposed by this application.

6.7 Traffic & Parking

Traffic

The movement of vehicles associated with temporary events at this site causes effects on the receiving environment. Other effects discussed in this application are confined to the bounds of the site whereas the influence of vehicle movements is not. Vehicle movements to/from Waimumu Road alter the normal volume, speed and safety environment to an extent directly related to the size/scale of the event. Events such as the biannual Southern Field Days can generate 10,000 vehicle movements per day and smaller events only around 50 to 100. The effects associated with these movements are mitigated by the implementation of traffic management plans which form part of the event management plan. The extent of traffic management required and the detail of the plan is directly related to the size/scale of the event. The effects proposed by this application will be indistinguishable from those currently generated and can therefore be considered to be successfully mitigated in the same manner. Appendix E promotes a condition of consent requiring an event management plan that will control the scale of traffic management in relation to the size of the event. Given the inclusion of the condition and real-world experience of operating the events we believe the effects of traffic can be mitigated and will be no more than minor.

Traffic movements from the field days are somewhat unique for an event, as the movements happen throughout the day and are not concentrated to particular times of the day, and most attendees arrive in their own vehicles which maximises vehicle movements to and from the site. While the nature of future events is not known at this time, we can safely assume that any other types of events will not have the same effect on the districts roading network, as most events will be considerably smaller and no other events will use the land across Waimumu Road. Other events may use carpooling or public transport, and other events will not likely have vehicles coming and going at hours throughout the day, instead they are likely to be concentrated to certain times of the day which can be managed to ensure the impact on the roading network is minimised through an appropriate traffic management plan to the size and type of event. Appropriate review conditions can ensure that the actual effects on the roading network can be appropriately managed over time using traffic management.

A traffic report attached as Appendix H has been prepared in respect of this proposal. The report recommends that slip bays for vehicles entering the site are installed at event entrances 1 & 2. If these are installed the report finds that there will be a negligible traffic impacts on Waimumu Road.

Daily Parking

Parking for all events held is fully contained onsite as displayed on the site plan in appendix B. The plan details 15 blocks with a total of 6794 carpark spaces calculated as being available. The layout of these carpark blocks has been directed by the needs of the Southern Field Days event. Each block is delineated by gravelled tracks which are access ways allowing vehicles to enter and exit the site in forward gear via the Waimumu Road entrances. The parking blocks utilised during any event, is dependent on location of the facilities that the event is using and the size of the event. In terms of Rule 5.9.2 (1) the activities proposed by this application are best defined as 'Communal Activities' requiring 1 park per staff member and 1 per 10 persons attending the event. To use the Southern Field Days as an example;

Event parking requirement	Required Parks
Approx 650 exhibitor sites allowing for 2 staff per site at 1 park each	1,300
Allowance for 50 staff employed by Field days Committee at 1 park each	50
Approx 13,000 persons attending the event allowing for 1 park per 10 persons	1,300
Total	
2,650	

This exercise shows that the car parking available onsite considerably exceeds the requirements of the GDP rules for the field days event. As this application does not propose to facilitate larger events it is clear that they will fully comply with the GDP and not cause any adverse effects.

Overnight Mobile Home Parking

During other smaller events it is intended that this type of parking will be designated elsewhere on the site, but to the south of Waimumu Road. The site clearly has excessive parking available and no effects will be generated specifically from parking. Other potential effects generated by the presence of mobile homes are addressed under their relevant headings.

6.8 Waste disposal

All waste generated specially from events is currently transported off site and disposed of appropriately. The event management plans discussed in section 2.3 cover how both liquid and solid waste is collected, transported off site and disposed of. The plan specifies that all human excrement and bathing water is collected in rented portable self-contained toilets / shower units during an event. These are then required to be removed from site after the event and the contents disposed of at an approved facility offsite. Solid waste, not including human excrement, is treated in a similar fashion by collection in bins, removal from site and disposal at an approved facility offsite. It is proposed by this application that waste be managed in this fashion by future non-agricultural events under an event management plan. A condition in respect of requiring an event management plan has been promoted in appendix E.

Waste generated by mobile homes is not intended to be discharged onsite. A condition has been promoted in appendix E to this effect. Given these measures waste disposal proposed by this application will not cause any adverse effects.

6.9 Effects on Network Utilities

A high voltage transmission line runs through the northern part of the site as indicated on the site plan. These lines are suspended well above ground level and are no closer than 50 metres to any existing buildings. The Southern field days event has now operated for many years without causing any interference with this utility. The event management plan for the Southern Field Days event includes a specific reference to these lines under the health and safety section. The activities proposed by this application do not promote any activities that will interfere with the lines and a condition addressing activities within 50 metres of these lines is promoted.

6.10 Positive Effects

An important consideration of the proposal is the positive economic and social benefits that are generated by temporary events on this site. To some extent these activities are already occurring to the direct benefit of the wider Southland Community such as the recent cross country. This application seeks to formally recognise these activities and sustain the positive effects that have begun to occur.

The following is a summary of the effects which are anticipated;

6.10.1 Social Benefits

The proposed expansion of activities has the potential to foster new and existing community and sporting events as discussed in section 3. These events would bring people together from throughout the Southland Region thus creating personal interactions that do not currently occur.

6.10.2 National Exposure

The Southern Field Days have significantly raised the profile of Southland on the national stage. Many people who would never normally visit the region are drawn here by the event. The publicity of the event through media outlets also focuses the attention of others who do not attend the event. Opportunities to establish equally successful events and further raise the Southland profile exist and the approval of this application would facilitate these.

6.10.3 Economic Opportunities for Local Business

Direct Business Opportunities

The nature of the temporary events currently held at the site often require considerable setup such as;

- Portable self-contained toilets
- Marquee and tent erection, pack up, electrical wiring etc...
- Temporary fencing to define individual sites
- Portable buildings

This directly benefits local businesses such as builders, transport companies, event hire companies and electricians who services are called on. Local accommodation, retailers and hospitality providers also benefit from increased patronage.

Indirect Business Opportunities

The exposure of the Southland Region to persons from further afield creates opportunities to attract more permanent residents, which is one of the desired outcomes of the Southland Regional Development Strategy. An increase in residents will result in increased business activity economic growth.

6.11 Summary of Effects

The effects generated by the proposal to allow non-agricultural temporary events to occur at the site, are the same or less than those currently experienced by the receiving environment. The only change to the effects that this application introduces is the potential for the frequency of temporary events to increase. To mitigate this effect, it is proposed to impose the limitations specified under condition 7 in appendix E. It is considered that the adverse effects associated with this activity can be mitigated by the application of the conditions proposed in appendix E and will be no more than minor.

7. Statutory Considerations

Schedule 4 of the RMA requires that an assessment of the activity against the matters set out in Part 2 and any relevant provisions of a document referred to in Section 104(1) of the RMA is provided when applying for a resource consent for any activity. These matters are assessed as follows.

7.1 Part 2 of the RMA

Part II of the Act sets out the purpose and principles of the Act. The purpose of the Act is the sustainable management of natural and physical resources. Sustainable management is defined in Section 5 as:

'Managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables 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.'

Section 5 of the Act must be read in conjunction with Sections 6 to 8. No matters of national significance set out in Section 6 are considered relevant to the proposal.

Section 7 of the Act requires particular regard to be had to a number of 'Other Matters.' It is not considered that these are applicable to the proposal.

Section 8 of the RMA places an obligation on all persons exercising functions and powers under the Act to take into account the principles of the Treaty of Waitangi. The proposed activities do not impinge upon these principles.

7.2 National Environmental Standards

The applicant is not aware of any activity occurring during their tenure that could compromise the soil health in accordance with the NES for Assessing and Managing Contaminants in Soil. Furthermore, there are no records held on Environment Southland's "Database of Selected Land uses" that indicate the presence of any hazardous material.

7.3 GORE DISTRICT COUNCIL OBJECTIVES AND POLICIES ASSESSMENT

7.4 Objectives

- (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.*
- (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) Ensure that signs do not give rise to adverse effects on traffic safety, cause a danger to pedestrians, or impact adversely on amenity values.*

- (4) Refer to Section 4A.3*
- (5) Refer to Section 4A.3*
- (6) Retain heritage and amenity values associated with significant trees.*
- (7) Ensure that the effects of earthworks and other land disturbance are avoided, remedied or mitigated.*
- (8) Avoid where practical the adverse effects of land use activities upon infrastructure.*
- (9) Maintain and enhance the built character and other characteristics of the Gore commercial area.*

We consider the subject application to be consistent with the above Objectives. The subject site has become a very valuable resource to the District, both economically and socially. Granting consent would allow the site to offer additional benefits to the District by making the subject site available to other activities. The site is located in a valley, so that any of the temporary activities that are undertaken on the site and their effects will be largely contained on the property. Traffic safety will be controlled through activity specific traffic management plans that will deal with traffic safety. No earthworks or other land disturbance are planned as part of this application. The subject application is not expected to have any effect on the Gore commercial area.

7.5 Policies

- (1) Establish zones that reflect the characteristics and amenity values of the area.*
- (2) Control the adverse effects of land use activities on the environment.*
- (3) Provide for traffic management signs, directional signs and public information signs erected by the road controlling authority.*
- (4) Enable advertising and other such signage, except where this will give rise to adverse effects on traffic safety, cause a danger to pedestrians, or impact adversely on amenity values.*
- (5) Refer to Section 4A.4*
- (6) Refer to Section 4A.4*
- (7) Refer to Section 4A.4*
- (8) Refer to Section 4A.4*
- (9) Identify and protect trees with significant heritage or amenity values.*
- (10) Recognise that earthworks and disturbance of the ground is a necessary part of undertaking many activities.*
- (11) Ensure that the effects of earthworks and other land disturbance are avoided, remedied or mitigated.*
- (12) Require any adverse effects of land use activities upon infrastructure to be rectified.*
- (13) Within the Gore commercial area protect:*
 - (a) the character of the existing buildings in the Central Commercial Area*
 - (b) the streetscape of the Central Commercial Area*
 - (c) the form and function of the locality*
 - (d) the safety and amenity of pedestrians.*
 - (e) the character and streetscape of the Secondary Commercial Area.*

The proposal is consistent with the Policies within the Gore District Plan. The subject application will help further define the site as place for community events, rural business and sporting events, which are all valuable to the Gore District. The subject application contains controls which will help ensure that there are no adverse effects on the environment or relevant infrastructure from this application.

8. Summary and Conclusion

The applicants wish to apply for a new land use consent to expand the range of permitted temporary activities for the Southern Field Days site. Since its establishment, the site and Southland Region has evolved. There are now opportunities being presented that cannot be pursued under the current planning provisions for the site.

The actual and potential effects of operating temporary activities on the site have been permitted by way of the inclusion in the GDP for agricultural activities. The expansion of the definition of the temporary activities does not introduce new or greater effects than those already being undertaken. The effects are the same. The temporary agricultural activities have formed a 'permitted baseline' and made such effects part of the existing environment in this instance.

The land use proposed by this application, reflects the position and growth opportunities associated with the facility, and the actual effects of the changes proposed could not be deemed 'more than minor'.

We therefore look forward to a positive outcome on the consent application.