

3. LAND USE ACTIVITIES - A FRAMEWORK

3.1 Introduction

The rural environment dominates the District and is mostly used for pastoral and arable farming, horticulture and planted production forestry. There are also the urban environments of Gore and Mataura.

The rural environment is characterised by the compatibility of land uses, expanses of open space, privacy for inhabitants, a minimum of signage, low background noise levels and a high quality roading network. Commercial and industrial activities are generally located where the environment and landscape can absorb the effects of these activities.

Gore is the largest urban environment in the District and it is largely residential in character. It is also characterised by compatibility of land uses, generous open space (including parks and schools), low levels of light spill and low background noise levels.

The District centre for retail and commercial activity is situated in Gore. When compared with the balance of the urban environment, the commercial area has increased signage, noise and light levels, larger buildings, and increased traffic and pedestrian activity. The compatibility of land uses and its ability to absorb the adverse effects of activities is as can be expected for a rural retail/commercial sub-regional centre. The central commercial area however continues to maintain much of the character that it developed in its early years, including a wide main street, continuous building facades, provision of verandas and a high amenity for pedestrians.

Areas of industrial activities have higher levels of noise, lighting, heavy vehicle movements, bulk storage of hazardous substances and larger buildings than other parts of the District.

Mataura is the other urban environment within the District, being predominantly industrial in character, resulting in higher noise and odour levels than Gore. Mataura residential areas are somewhat similar to those comparable locations in Gore with the exception of the dominance of industrial activity that is located in Mataura.

Smaller settlements (Waikaka, Pukerau and Mandeville) provide rural servicing and residential activities and as such have a wider range of land uses in proximity one to another.

3.2 Issues

There is a potential for land use activities to adversely affect the quality of the environment, the landscape, amenity values and the biodiversity of the various environments of the District, all of which have a different ability to absorb the adverse effects of land use activities.

Amenity values are those natural or physical qualities and characteristics of an area that contribute to people's appreciation of the pleasantness, cultural and recreational attributes of that area. The following factors contribute to the amenity values of any area:

- (1) Aesthetic coherence;
- (2) Compatibility of land use activities;
- (3) Noise levels;
- (4) Lightspill levels;
- (5) Odour levels;
- (6) Signage;
- (7) Daylight admission;
- (8) Social, economic and cultural wellbeing;
- (9) Health and safety, including the use, storage and disposal of hazardous substances;
- (10) The presence of cables for utilities, including electricity, telephone, and cable television,
- (11) Proximity and ease of access to commercial, educational, social, recreational, cultural and employment facilities and opportunities;
- (12) The supply of utility services including water, sewage, electricity and telephone.

The significant resource management issues that arise in relation to land use issues are:

- (1) Areas possess different amenity values, and the ability of areas to absorb uses and development is dependent upon its amenity values.
- (2) Refer to Section 4A.2
- (3) Refer to Section 4A.2
- (4) Land use activities can adversely affect the quality of the environment, the landscape, infrastructure and other utilities and amenity values, directly and indirectly, individually and cumulatively.
- (5) Heritage and amenity values can be adversely affected by inappropriate and unnecessary works on significant trees.
- (6) Signs can give rise to adverse effects on traffic and pedestrian safety, and on amenity values.
- (7) Large scale earthworks and ground disturbance undertaken, or left in an incomplete state for an extended period of time, can give rise to adverse visual effects, generate dust and adversely affect archaeological sites.
- (8) The Gore commercial area (as shown on the district plan maps) has a special character that may be at risk if buildings are removed wholly or in part.

3.3 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.

3.4 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.

3.5 Methods of implementation

- (1) The creation and delineation of various Zones as follows:
 - Rural Zone
 - Residential A Zone
 - Residential B Zone
 - Commercial Zone
 - Industrial Zone; and
 - Mixed Use Zone.

Each of these Zones is delineated on the Planning Maps.

- (2) Rules to control the adverse effects of land use activities on the quality of the environment.
- (3) Refer to Section 4A.5
- (4) Refer to Section 4A.5
- (5) Refer to Section 4A.5
- (6) Consultation with Environment Southland.
- (7) The provision to the public, without charge, of all information held by Council about natural and other hazards.
- (8) Rules to require financial contributions to offset the adverse effects of land use activities upon infrastructure (refer to Section 9 Financial Contributions).
- (9) Use of the Gore District Council Subdivision and Land Development Bylaw 2011.
- (10) Implementation of "Our Towns ... Our Streets, A Streetscape Strategy for the Gore District"

3.6 Principal reasons

- (1) To manage the adverse effects of land use activities on the quality of the environment, amenity values and biodiversity within each Zone.
- (2) Refer to Section 4A.6
- (3) To use rules, conditions on resource consents and financial contributions to remedy the adverse effects of land use activities upon infrastructure.

3.7 Anticipated environmental results

- (1) The quality of the environment, amenity values and biodiversity are maintained and enhanced.
- (2) Refer to Section 4A.7
- (3) Refer to Section 4A.7
- (4) Any adverse effects upon infrastructure and other utilities are rectified.
- (5) Retention of heritage and amenity values associated with significant trees.

- (6) Avoiding the long term adverse effects of earthworks and other ground disturbance.

3.8 Monitoring

In relation to land use issues, Council will monitor:

- (1) Changes to land use in the District.
- (2) The effects of land use activities.
- (3) The number of community complaints, including the nature of the complaint and action taken.
- (4) The number of resource consents applied for, including:
 - (a) the activity for which consent is sought;
 - (b) the location of the activity; and
 - (c) if approved, the conditions imposed and the extent of any non-compliance with those conditions.
- (5) Levels of noise occurring throughout the District.
- (6) The number, size and location of signs erected.
- (7) Refer to Section 4A.8
- (8) Works undertaken on significant trees and any changes occurring to their health.
- (9) The adequacy and effects arising from the implementation of District Plan rules.

The page is intentionally blank