

GORE DISTRICT PLAN PLAN CHANGE No. 5 MIXED USE ZONE CHANGES PROPOSED¹

3 LAND USE ACTIVITIES – A FRAMEWORK

3.5 Methods of implementation

(1) The creation and delineation of various Zones as follows:

- Rural Zone
- Residential Zone
- Commercial Zone;~~and~~
- Industrial Zone
- Mixed Use Zone

Each of these Zones is delineated on the Planning Maps.

4 LAND USE ACTIVITIES – RULES

4.1 Introduction

The District is divided into ~~four~~ five Zones as shown on the Planning Maps to reflect the different environments and amenity values that make up the District. The Zones are part and parcel of the rules to avoid, remedy or mitigate adverse effects of land use activities upon the environment and amenity values of the District and to ensure integrated management across the differing areas of amenity.

4.2 Permitted Activities

(5) Mixed Use Zone

- (a) ~~Agriculture~~; Carparking
- (b) Commercial Activity
- (c) Animal Boarding Activity;
- (d) Commercial Recreation Activity;
- (e) Communal Activity;
- (f) Essential Services;
- (g) Health Care Activity;
- (h) Education Activity;
- (i) Industrial Activity;
- (j) Land Development, provided that it complies with NZS 4404:2004
Land Development and Subdivision Engineering;
- (k) Service Station.
- (l) Veterinary Clinic

¹ ~~Double Cross Out~~ indicates provisions to be deleted
Double underline indicates provisions to be added



4.5 Noise

(3) Noise limits in commercial, ~~and industrial~~ and mixed use zones

Noise generated from commercial, industrial and mixed use ~~commercial~~ sites shall comply with the following standards:

- (a) On any day: At any time 55 dBA L_{eq}
10.00 p.m. - 7.00 a.m. 85dBA L_{max}

Measured:

In commercial zones at any point in any other site.

In industrial zones at or beyond the zone boundary

In mixed use zones at or beyond the zone boundary

- (b) On any day: 7.00 a.m. - 10.00 p.m. 55 dBA L_{eq}
10.00 p.m. - 7.00 a.m. 40 dBA L_{eq}
10.00 p.m. - 7.00 a.m. 75 dBA L_{max}

Measured:

In rural zones at any point within the notional boundary of any noise sensitive activity.

In residential zones at any point within any site.

(4) Exemptions on noise limits in commercial, ~~and industrial~~ and mixed use zones

The standards set out in (3) above shall not apply:

- (a) Where there is any noise sensitive activity on the same site as a noise source being assessed.
- (b) Where activities conducted are of a normal domestic nature including recreational activities, such as sporting events and which do not involve powered motorsport, powered aviation, gunfire or amplified music.
- (c) To vehicle movement on public roads.
- (d) To warning devices used by emergency services.

4.6 Lightspill

- (1) All activities shall comply with the following standards:

(b) In commercial, ~~and industrial~~ and mixed use zones

The emission of lightspill and/or glare measured at the boundary of the site of the emission does not exceed:

7.00p.m. to 7.00a.m. 15 Lux

Provided that at the boundary of Commercial, ~~or~~ Industrial or mixed use Zones with either Rural or Residential Zones, the emissions of lightspill or glare do not exceed the maximum allowable emission with Rural or Residential Zones.

4.7 Daylight Admission

- (1) Any structure, or production forestry where the contiguous land is not held in the same Certificate of Title, or heaps of material shall comply with the following standards:

(c) In commercial, ~~and industrial~~ and mixed use zones

No building or other structure shall extend beyond the recession plane calculated from Diagram 4.2, measured from a point three metres on the Commercial, ~~or~~ Industrial or Mixed Use Zone side of any Residential or Rural Zone boundary.



4.8 Height

- (1) No structure shall exceed the following heights:
- | | | |
|-----|--|-----------------|
| (a) | In Residential Zones | 9 metres |
| (b) | In Rural and Commercial Zones | 12 metres |
| (c) | <u>In Industrial and Mixed Use Zones</u> | <u>No limit</u> |

4.10 Signs

- (1) Traffic management signs, directional signs and public information signs erected by the road controlling authority are a permitted activity throughout the district.
- (2) Signs not provided for by (1) above, is a permitted activity:
Provided that :
- (a) General**
- (i) The sign is not designed to be viewed from a public road where the authorised speed limit equals or exceeds 70 kph.
 - (ii) An illuminated sign does not create glare or lightspill beyond the site boundary.
 - (iii) Lettering on signs intended to be read from public roads is not less than 125 mm.
 - (iv) The size, scale and characteristics of any sign does not obscure or detract from any public information or safety signage.
 - (v) The sign shall not exceed the height permitted in the appropriate zone.
- (c) In commercial, ~~and industrial~~ and mixed use zones**
- (i) No sign shall project further than 1.5 metres over the road reserve, or to within 500 mm of the kerb line.
 - (ii) Any sign overhanging the footpath shall be no less than 2.6 metres above the footpath directly beneath any part of the sign.

5 TRANSPORTATION

5.9.1 Access

- (3) Where the site is located in a Residential, ~~Commercial~~, Industrial or Commercial Mixed Use Zone access is a **permitted activity** subject to compliance with the following standards:
- (a) Adequate provision shall be made for manoeuvring on-site, so that in the case of accesses onto roads classified as arterial roads within the roading hierarchy (Table 5.3), vehicles can enter and leave the site in a forward direction.
 - (b) Sight distance, clearance from intersections and minimum access spacing complies with the performance criteria in Table 5.2.
 - (c) Where the access is onto a kerbed road, that access shall be designed and formed in accordance with Diagram 5.10.
 - (d) Where the access is onto an unkerbed road, that access shall be designed and formed:
 - (i) in accordance with Diagram 5.6 where the vehicle access serves a single household or a farm paddock.



- (ii) in accordance with Diagram 5.7 where the vehicle access is from a road classified as an arterial road within the roading hierarchy (Table 5.3) and serves primary commercial vehicles (excluding milk tankers or their equivalent).
- (iii) in accordance with Diagram 5.9 where the vehicle access is from a road classified as a collector or local road within the roading hierarchy and serves primary commercial vehicles (excluding milk tankers or their equivalent).
- (iv) in accordance with Diagram 5.8 where the vehicle access serves milk tankers or their equivalent.

7 UTILITIES

(2) General standards for all utilities

- (d) Except as provided for in (e) all utilities located within Commercial, ~~and Industrial~~ and Mixed Use Zones shall be operated in a manner that complies with the following noise limits:
 - (i) On any day:

At any time	55 dBA Leq	
10.00 p.m. to 7.00 a.m.		85dBA Lmax

Measured:
 Within Commercial Zones, at any point within any other site
 Within Industrial and Mixed Zones, at any point within land zoned Commercial, Residential or Rural, or beyond the zone boundary.
 - (ii) On any day:

7.00 a.m. to 10.00 p.m.	55 dBA Leq	
10.00 p.m. to 7.00 a.m.	40 dBA Leq	
10.00 p.m. to 7.00 a.m.		75 dBA Lmax

Measured:
 Within Rural Zones at any point within the notional boundary of any noise sensitive activity
 Within Residential Zones at any point within any site.
- (e) Noise associated with the normal operation of vehicles on roads is a **permitted activity**,

(3) Electricity lines

- (c) Electricity lines up to (and including) 110kV are a **permitted activity**, subject to the following standards:
 - (i) Other than where existing support structures are used, new lines are to be located underground in Residential, Commercial, ~~and Industrial~~ and Mixed Use Zones.

(4) Electricity substations

- (a) Electricity substations are a **permitted activity** subject to the following standards:
 - (iii) Within Rural, ~~and Industrial~~ and Mixed Use Zones any ground-mounted structure exceeding 6.0 square metres in area or 2.0 metres in height shall be located a minimum of 20 metres from the property boundary.

(5) Communications

- (a) Lines used for the conveying of telecommunications, television, electronic data and other such communications are a **permitted**



activity subject to the following standards:

- (i) Other than where existing support structures are used, within Residential, Commercial, ~~and~~ Industrial and Mixed Use Zones such lines are to be located underground.
- (b) Within Rural, Commercial, Industrial and Mixed Use ~~Commercial~~ Zones, the electronic sending and receiving of communications and associated structures, including (but not limited to) telecommunication and radio communication facilities, is a **permitted activity** subject to the following standards:
 - (i) No antenna dish shall exceed 3.0 metres in diameter.
 - (ii) Any support structure greater than 6 metres in height, in relation to land zoned Residential, shall comply with Rule 4.7.1 Daylight Admission.
 - (iii) All structures shall comply with the height limits in the "Airport approach and land use controls" as detailed on the Planning Maps.
 - (iv) No communication cabinets, shelter or kiosks shall exceed a height of 3 metres and a ground coverage of 10 square metres.

(6) Other utilities

- (a) Except as otherwise provided by Rule 7.9 (3)-(5) utilities are a **permitted activity** subject to the following standards:
 - (iv) Within Rural, ~~and~~ Industrial and Mixed Use Zones, no ground-mounted structure shall exceed a height of 3 metres or a ground coverage of 10 square metres.

9 FINANCIAL CONTRIBUTIONS

(1) Parking within the Gore Commercial and Mixed Use Area

The following provisions apply to activities on land zoned Commercial and Mixed Use within the Gore township

(a) Circumstances when financial contributions may be taken

The Council may require, or an applicant may propose, that some or all of the on-site parking spaces, required to be provided under Rule 5.9.2(1) in connection with a proposed activity or development, are to be 'provided' by way of a financial contribution in lieu thereof.

Contributions shall be determined, paid and used in accordance with the provisions of this section.

(b) Determination of the maximum amount of financial contribution

The maximum amount of financial contribution in lieu of parking that may be taken shall be determined on the basis of the following:

Within the Gore Commercial Area

$$(a) \times [25(b) + (c)] + \text{GST}$

Within the Gore Mixed Use Area

$0.50 \times $(a) \times [25(b) + (c)] + \text{GST}$

where:

(a) = the number of parking spaces required under Rule 5.9.2(1).



(b) = the average estimated market land value of 1m² of land suitable for car parking purposes and 25 is the area in square metres required for each parking space including the required manoeuvring area.

(c) = the cost of constructing and marking each parking space.

(c) Timing of calculation and payment

A financial contribution under this section shall be calculated in the case of an activity requiring resource consent, at the time of granting consent and it shall be identified as a condition of that consent.

A financial contribution calculated under this section shall be paid as a condition of that consent and prior to the activity commencing.

(d) Purposes for which financial contributions will be used

(i) Any financial contributions taken by the Council in lieu of on-site parking shall be used to provide, upgrade or extend off-street public parking on land or in buildings in or adjacent to the Gore Commercial Area and Gore Mixed Use Zone as applicable.

(ii) The Council may, at its discretion, use such financial contributions to:

- provide public parking in Council owned land or buildings;
or
- secure parking within private developments or private land that will be available for public use; or
- lease long term privately owned parking spaces to provide for parking requirements associated with a development;
or
- repay loans for public parking already provided; or
- enter into joint ventures for the provision of public parking.

