

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	LU26006
Applicant	Hokonui Runanga
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) for a Marae development at 0 McKinnon Road, McNab
Legal Description	Lot 1 Deposited Plan 2099 Record of Title SLB4/277
Zone - Operative District Plan	Rural Zone
Zone - Proposed District Plan	Rural Lifestyle Zone
Activity Status	Discretionary (frozen pursuant to s88A(1A))
Decision Date	20 July 2026

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Werner Murray, on 16 July 2026 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104B of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought to establish a Marae on a vacant site at 35 McKinnon Road. The establishment of the Marae will involve the dismantling of the existing O Te Ika Rama Marae at 6 McKinnon Road and relocation to the subject site, due to recent flooding events. The Marae will consist of the relocated wharehau and garage/sleep out at 6 McKinnon Road, erection of wharekai and wharepaku buildings, access and parking areas, outdoor function space, playground, boundary planting and fencing and associated signage, including relocating the existing waharoa.

The Marae will be used for a variety of activities typical for a Marae including larger sporadic community events throughout the year.

The applicant has provided a detailed description of the proposal, the site and locality in Section(s) 2 and 3 of the report entitled "*Land use consent O te ika rama marae*", prepared by Hamish Barrell on behalf of the Hokonui Rūnanga, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report with the following additions:

Post Lodgement:

- Following lodgement, in response to a request for further information, dated 20 May 2026, the applicant has advised that the connection to Council potable water reticulated services is no longer sought and potable water will be held in on-site tanks which will be supplied from rainwater harvesting and supplemented by the private Otama Water Scheme.
- The applicant has provided a Detailed Site Investigation that confirms that consent under National Environmental Standard for Contaminated Land (NES-CS) is required.
- The applicant provided an addendum to the AEE to address rules, assessment of effects and objective and policies assessment against the Decisions version of the Gore Proposed District Plan which were publicly notified on 30 January 2026.
- The applicant has provided volunteered conditions in correspondence dated 1st July 2026 in respect of final landscaping plans to be developed in consultation with neighbours and provided to council for certification and also regarding limits on the site for larger scale events. These conditions are considered to form part of the application.

2. ACTIVITY STATUS

2.1. Gore District Plan

Gore District Council currently have an Operative District Plan (ODP) and Proposed District Plan (PDP).

Council notified decision on the PDP on 30 January 2026. There are a number of appeals on these decisions. Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative.

Consent is required under Section 9(3) of the RMA for breaches to a District Rule as defined in s.43AAB, being the rules in the ODP and PDP which are listed below.

Operative District Plan

The subject site is zoned Rural in the ODP, however the relevant rules under the ODP are treated as inoperative given the relevant rules under the PDP are not subject to appeal and therefore treated as operative pursuant to section 86F.

For the avoidance of doubt, the following rules are relevant to the application but are treated as inoperative under s 86F of the RMA:

- A **discretionary** activity pursuant to Rule 4.2.4 for a land use activity that is not otherwise explicitly provided for
- A **discretionary** activity pursuant to Rule 4.10[3] for signage that does not comply with permitted standards 4.10(b) relating to the number and height of signage in the rural zone.

Proposed District Plan

The site is zoned rural lifestyle in the Proposed District Plan and the proposed activity requires resource consent under the PDP for the following reasons:

Rules treated as operative (s86F):

- A **restricted discretionary** activity pursuant to Rule SIGN-S4 as the proposal breaches standards in regard to the number of signs will exceed one per site and one sign will measure 3.5m, exceeding the maximum 2.5 high limit. Council's discretion is restricted to the following:
 - The purpose of the sign.
 - The degree of visual intrusion the sign would have on the surrounding environment.
 - The content of the sign and whether the signage would promote the well-being of the community through advertising events or providing information.
 - The extent to which the impacts of the signage would be increased or lessened due to:
 - a. the visibility of the sign;
 - b. the length of the road frontage;
 - c. the shape of the site, topography, natural and built features in the surrounding area; and
 - d. vegetation or other mitigating factors.
 - Other signage in the locality and the potential for confusion or clutter.
 - The effects on the safety of road and footpath users, including cyclists and pedestrians.
- A **non-complying** activity resource consent is required pursuant to rule RLZ-R14 as the proposed activity is not listed.

2.2. National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health 2011 (“NES-CS”)

Based on the Detailed Site Investigation prepared on behalf of the applicant, the piece of land to which this application relates operated as the Gore Saleyard from 1925 to 1971, an activity commonly associated with livestock dipping or spraying activities, which are identified on the Ministry for the Environment’s Hazardous Activities and Industries List (HAIL). As such the proposed activity requires resource consent under the NES-CS for the following reasons:

- Pursuant to Clause 11 of the NES, the application requires **discretionary** consent

2.3. Activity Status Summary

As the application was lodged prior to 30 January 2026, the activity status continues to be processed, considered, and decided as an application for the type of activity that it was for, or was treated as being for, at the time the application was first lodged (s88A(1A)). Overall, the application is being considered and processed as a **discretionary** activity.

3. NOTIFICATION ASSESSMENT

Sections 95A – 95F (inclusive) of the Resource Management Act 1991 (‘RMA’) set out the steps the Council is required to take in determining whether or not to publicly notify an application or notify on a limited basis.

3.1. Public notification – Section 95A

In accordance with section 95A, the following steps have been followed to determine whether to publicly notify the resource consent application:

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

- The applicant has not requested public notification.
- Public notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA .
- The application does not involve exchange to recreational reserve land under section 15AA of the Reserves Act 1977.

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

- There are not rules in a plan or National Environmental Standard that preclude notification.
- The application is not:
 - a controlled activity; or

- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Step 3 – Public notification is required in certain circumstances

- There are no rules in a plan or National Environmental Standard that require notification.
- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is undertaken as follows:

The following effects must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land.
- Trade competition and the effects of trade competition.
- Any persons that have provided their written approval.

The following effects may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is as follows:

Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, it is permitted to undertake the following activities in this location:

- Residential unit and minor residential units (subject to built form standards)
- Homestay and visitor accommodation activities within a residential unit (subject to standards including number of guests and nights per year)
- Six temporary events per year that do not exceed 1,000 persons, between the hours of 7:00am and 10:00pm

Other activities are permitted in this location, however these are not considered to provide a relevant baseline to the effects of the proposed activity.

Assessment of Environmental Effects

The Assessment of Effects provided at sections 5.1-5.6 and 5.8-5.9 of the applicant’s AEE, is considered accurate. It is therefore adopted for the purposes of this report with the following additional assessment:

Rural Character and Openness

Built Form

Regarding built form, the proposed building would comply with the relevant built form standards of the both the ODP and PDP, and when compared to the permitted baseline, would be of a smaller scale than what compared to a permitted residential unit. Whilst it is acknowledged that the building would be of a different appearance and character to those anticipated by the zoning, the design and materials used in the construction of the buildings would be visual recessive and would not detract from rural character of the surrounding areas.

Furthermore, the proposed buildings would be setback substantially from the site boundaries and the proposed a total building coverage at 527m² would be lower than the standards of the district plan. Boundary planting/landscaping would also soften views of the building. As such, the proposed development would maintain a sense of openness compatible with the surroundings and the intention of the rural/rural lifestyle zoning. As such, the adverse effects of the proposed built form are considered no more than minor upon the environment.

Activities on site

The activities associated with the Marae are varied and sporadic with low intensity with less than 5 visitors expected per day during weekdays. Weekends are anticipated to be more intensive with regular activities occurring, such as Kapa haka groups involving up to approximately 60 persons. Beyond regular activities the site is also anticipated to be used for in frequent larger scale events such as tangihanga up 150 people on site and up to 50 persons staying on site for around three days. These larger scale events are proposed to operate within the limits of permitted temporary activity of the PDP, and the applicant has volunteered conditions to this effect.

It is acknowledged that the development involves relocating an established Marae from the existing site, approximately 250 metres to the east, due to recent flooding events. Accordingly, the proposal is more appropriately characterised as the relocation of an existing activity rather than the establishment of a new activity. This context supports an expectation that an activity of this nature and scale already forms part of the surrounding environment.

On this basis, it is considered that the adverse effects upon the rural character and amenity of the area from the nature and scale of the proposed built form and activity would be no more than minor.

Contaminated Land

The applicant has provided a detailed site investigation (DSI) from e3 Scientific which confirms that the subject site has been used for livestock dipping or spraying activities in the past which is a HAIL activity. However, the e3 DSI confirms that the that surface contaminants are not at concentrations that are likely to pose an unacceptable risk to human health and heavy metals and pesticides were generally at or below background levels and therefore do not consider that the proposed change of use would result in concerns to human health. This expert opinion is accepted and relied upon and as a result the adverse effects relating to land contamination are no more than minor.

Traffic

To assess the adverse effects of the proposal in relation to traffic and safety, Mr Murray Hasler, Roading Asset Manager at Gore District Council has reviewed the application and provided comment. Mr Hasler is satisfied that the proposed new access can be constructed in accordance with the Gore District Council Subdivision and Land Development bylaw and appropriate sightlines can be achieved to ensure no significant adverse effects will result from the proposed development and access arrangement.

On this basis, it is considered that the adverse traffic effects upon the environment would be no more than minor.

Three Waters Servicing

The proposed development is proposed to be serviced by onsite services. Wastewater is to be disposed of to ground, with an indicative soak pit location shown to the east of the site. There are no feasibility concerns relating to this and it is understood that an appropriate wastewater design will be assessed through a subsequent building consent application.

In regard to water, it is proposed to install three 30,000l water tanks and to utilise roof rainwater capture and will utilise an existing connection to the Otama Water Scheme to supplement the supply. As such it is considered there is an appropriate water supply solution which will be further assessed through a future building consent.

Surplus stormwater from the buildings and hardstand area are to be directed and disposed of to ground through a future soakage system. Considering the size of the site, it is considered that this is a feasible solution that will be designed and assessed at the building consent stage.

On this basis, it is considered that the proposal can be suitably serviced and the resulting adverse effects would be no more than minor.

Conclusion: Effects On The Environment

On the basis of the above assessment, in terms of s95D, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor.

Step 4 – Public Notification in Special circumstances

- There are no special circumstances that warrant public notification.

3.2. Limited notification – Section 95B

In accordance with section 95B, the following steps have been followed to determine whether to give limited notification of the application:

Step 1 – Certain affected groups or persons must be notified

- There are no protected customary rights groups or customary marine title groups affected by the proposed.

- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment.

Step 2 – Limited notification precluded

- The activity is not subject to a rule or National Environmental Standard that precludes limited notification.
- The application is not for a controlled activity (other than for a subdivision of land) under a district plan.

Step 3 – Certain other affected persons must be notified

- Under Step 3, if the proposal is a boundary activity, only the owner/occupier of the infringed boundary can be considered. The activity is not a boundary activity.
- For any other activity, a consent authority must notify an application on any person, if notification is not precluded by Step 2, and the consent authority decides, in accordance with s95E, that the proposed activity will have or is likely to have adverse effects on that person that are minor or more than minor.

An assessment in this respect is therefore undertaken as follows:

Considerations in assessing adverse effects on persons under s95E

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). The relevance of the permitted baseline to this application is outlined in the above s95D assessment of environment effects.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.
- d) The consent authority **must** disregard effects on those parties who have provided written approval.

Assessment: Effects on Persons

Taking into account the exclusions in sections 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.



Figure 1 Location of subject site (red outline) in context of surrounding neighbours (yellow)

Visual Amenity

The proposed development is boarded by rural lifestyle blocks to the south, west and east and larger farm blocks to the north.

The majority of the proposed built form is located centrally within the site, with the exception of the relocated garage/sleep-out and sheds. The proposed built form will comply with the maximum built form standards permitted under the PDP and the building itself would not be visually dissimilar to a residential unit, although the proposal would include a greater extent of carparking and access areas than would typically be expected for a permitted residential unit in this location. To mitigate potential adverse visual effects, the applicant proposes to establish bunding and boundary planting to soften views of the buildings from surrounding neighbouring sites. It is understood that the applicant has consulted with surrounding neighbours, and that concerns have been raised regarding the proposed planting and its potential effects on openness. To address this, the applicant has volunteered a condition requiring a detailed landscaping plan to be prepared, in consultation with surrounding neighbours, and submitted to Council for certification. It is considered that this would enable an appropriate amount of screening of building and activity on site whilst ensuring surrounding neighbours are not unduly impacted from loss of openness in views from their sites.

On balance, when considering the permitted baseline of a large residential unit on site and the proposed mitigation planting, it is considered that the visual effects of the proposed development would be less than minor on the owners and occupiers of surrounding sites.

Noise and Disturbance

In addition to visual effects, the proposed development has the potential to give rise to effects upon surrounding amenity values as result of noise and disturbance, particularly the larger

events at the site. The Applicant has not applied to breach noise limits for the zone or surrounding receivers and therefore noise from the activity must be in accordance with the plan or seek consent.

However, the main activity on site will be contained internally within the site and within intervening built form on the site. No external amplification is proposed, and any external lighting is to be directed away from neighbouring sites as per standards within the District Plan.

Furthermore, these larger events are anticipated to be infrequent, likely only occurring once or twice a year. When considering the permitted baseline for temporary events of the site which allow for up to six events per year of up to 1000 persons on site, the adverse effects of the proposed activity would be less than minor.

Conclusions: Effects on Persons

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Step 4 – Special Circumstances for Limited Notification

There are no special circumstances that warrant limited notification of the application.

4. DECISION PURSUANT TO S95A AND S95B OF THE RMA

For the reasons set out above, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

5. SECTION 104 ASSESSMENT

5.1. Matters for consideration

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*

- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

Effects on the Environment

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

Positive effects

The proposed relocation of the Marae will allow the continuation of established community activities after the existing site has become unusable due to flood risk.

Relevant District Plan Provisions

Operative District Plan

The relevant operative objectives and policies are contained within Chapter 3 – *Land Use Activities* and Chapter 5 – *Transportation* of the Operative District Plan. The applicant has provided an assessment against the relevant objectives and policies of the Operative District Plan within section 6.0 of the AEE. This assessment is considered accurate and is adopted for the purposes of this report, with the following additional assessment:

3.3[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.*

The applicant has volunteered conditions in relation to the proposed signage at the access of the site that will ensure that the proposed signage will not give rise to effects on traffic safety, cause danger or impact on amenity values. Furthermore, the relocated waharoa will be located internally within the site and therefore will not give rise to traffic safety or amenity effects that are more than minor. On this basis, the proposal is consistent with this policy 3.3[3].

Overall, it is considered that the proposal is generally consistent with and therefore not contrary to the objectives and policies of the Operative District Plan.

Proposed District Plan

The relevant operative objectives and policies are contained within Chapters(s) Light, Noise, Transport, Signs and Rural Lifestyle Zone of the Proposed District Plan.

The applicant has provided an assessment against the relevant objectives and policies of the Proposed District Plan within section 6.2 of the AEE. It is noted that this assessment relates to the notified of the Proposed District Plan. However, Section 2.0 of the AEE Addendum, identifies which aspects of this assessment remains fit for purpose in relation to the decisions version of the PDP and provides additional where necessary.

Overall the proposal is not contrary to the provisions of the PDP.

Weighting

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

Other Relevant Statutory Documents

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

The applicant's DSI confirms that contaminants of potential concern associated with historic saleyard activities are not present in surface soils at concentrations that are likely to pose an unacceptable risk to human health under the proposed marae land use. Heavy metals and organochlorine pesticides are generally at or below background concentrations across the site. As such, there is no contamination that would require management or remediation. On this basis, the proposed change of use would result in a risk to Human Health and would therefore would be consistent with the intent of NES-CS.

Southland Regional Policy Statement 2017

The Southland Regional Policy Statement (RPS) guides resource management policy and practice in Southland. It provides a framework on which to base decisions regarding the management of the region's natural and physical resources. The provisions of the RPS are high level and are of more of limited use in guiding assessment for the proposed development, however the following provisions are considered relevant.

Issue TW.5

Difficulties in developing and using Māori land and resources.

Objective TW.5 Provision for Māori land and resources

Māori are able to develop and use their land and resources and provide for their social, economic and cultural wellbeing, in a manner that is sustainable.

Policy TW.5 – Māori land and resources

Assist and enable the use and development of Māori land and resources, in a manner that is sustainable.

The proposed relocation/development of the proposed development will enable the development of Māori resources being a marae that will be relocated to enable its continued use for social wellbeing.

Issue CONTAM.1

Contaminated land that has not been adequately identified, assessed or managed may contribute to increased risk to the environment (including community health).

Objective CONTAM.1 – Identify, investigate and manage contaminated land

Land affected by soil contamination is identified, investigated and managed.

Objective CONTAM.2 – Avoid, remedy or mitigate adverse effects

Adverse effects on the environment (including human health) from contaminated land are avoided, remedied or mitigated.

Policy CONTAM.2 – Management of contaminated land

- (a) Protect human health when undertaking activities on land that is potentially, or known to be, contaminated.*
- (b) Manage contaminated land to avoid, remedy or mitigate adverse effects on the environment.*

As outlined in the applicant's DSI the proposed change of use will not give rise to adverse effects on the environment, including human health as a result of contaminants in the land.

As such, the proposal is considered consistent with the Southland Regional Policy Statement 2017.

5.2. Section 104D Restrictions for Non-Complying Activities

With respect to the assessment above, the first gateway test for a non-complying activity required under section 104D(1)(a) has been met in that the application will not have an adverse effect on the environment which is more than minor.

With respect to the second gateway test under section 104D(1)(b), the application is not contrary to the relevant policies and objectives of the Operative District Plan or the Proposed District Plan.

Accordingly, as the application has passed both of the gateway tests in s104D, consent can be granted for this non-complying activity.

6. SECTION 106A REQUIREMENT FOR LAND USE CONSENT

A consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards. In this case, the site has not been identified as being risk from natural hazard within Council's Hazard Maps. As such, there is no reason not to grant consent under section 106A of the RMA.

7. PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

Section 6 relates to matters of national importance. There are no matters of national importance relevant to this proposal.

Section 7 requires particular regard to be given to other matters that include, but not limited to the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values and maintenance and enhancement of the quality of the environment. The proposed development represents an efficient use of natural and physical resource, has been determined that it will maintain amenity values and quality of the surrounding environment.

The principles of Te Tiriti o Waitangi have been taken into account throughout this decision as required by section 8.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

8. DECISION ON RESOURCE CONSENT

Pursuant to Section 104B of the RMA, consent is **granted** for a Marae development subject to the following conditions imposed pursuant to Section 108 of the RMA:

Consent Conditions

1. The development must be undertaken generally in accordance with the application as submitted and the following plans:
 - McNab Marae Relocation & Development Site Plan Dated 28 January 2026
 - Finesse Consulting Engineers – North and East Exterior and Elevations – Rev A Dated 30/04/2026
 - Finesse Consulting Engineers – South and West Exterior and Elevations – Rev A Dated 30/04/2026

These plans are attached as Appendix A.

2. The use of the site for activities shall be limited as follows:
 - (a) Events involving fewer than 60 persons at any one time are permitted without restriction under this consent with the exemption of condition 2(c),
 - (b) Events involving more than 60 persons and up to a maximum of 1,000 persons at any one time shall not occur more than six times per calendar year. The duration of any such events (excluding set-up and pack-down periods) shall not exceed three consecutive days.
 - (c) The consent holder shall ensure that there is no use of external amplified PA systems.
 - (d) The consent holder shall maintain a record of all events falling within clause (b) above. That record shall include, for each event, the following information:
 - i. the date or dates of the activity;
 - ii. the nature or purpose of the activity;
 - iii. the estimated maximum number of persons present at any one time; and
 - iv. the duration of the event, excluding any set-up and pack-down periods.

Such records shall be retained for a minimum of five (5) years and shall be provided to the Council within 10 working days of receipt of a written request.

Note: For the purposes of this condition, the number of persons at any one time means the total number of persons present on the site at any one time during the event, including Kaumātua, manuhiri and any support personnel.

3. Prior to construction works, the consent holder shall submit to the council for certification, a Detailed Landscape Plan, prepared by a suitably qualified person. The landscape plan shall achieve the following objectives:

- a. Provide privacy and screening for neighbouring homes, except where specific viewshafts are being maintained;
 - b. Screen the property from the roading network, without shading Talbot Street adversely during winter;
 - c. The landscape plan shall be developed in consultation with the owners and occupiers of immediately adjacent properties 175 & 173 Talbot Street and 19 McKinnon Road. Evidence of that consultation, including a summary of any feedback received and how it has been considered in the design of the Landscape Plan, shall be provided to the Council alongside the plan submitted for certification.
4. The certified Detailed Landscape Plan shall be fully implemented within the first available planting season following construction of the Marae. The landscaping shall be maintained in accordance with that plan. Should any trees or plants die they shall be replaced within the next available planting season.

Note: This condition does not preclude additional planting undertaken on site provided it does not conflict with the planting required under the certified Detailed Landscape Plan

5. Prior to the occupation/operation of the building, the consent holder shall, to the satisfaction of the Chief Executive or delegated officer of the Gore District Council, construct a vehicle access on McKinnon Road, in accordance with the R09-2 "Primary Commercial Rural Access" access standard in the Gore District Council Subdivision and Land Development Bylaw 2019. Construction within the road reserve shall be carried out by a Council approved roading contractor.
6. Final design and specifications details of the proposed entrance signage shall be submitted to Council. This signage shall:
 - a. Be setback at least 0.5 metres from the road boundary.
 - b. Be no greater than 5m² in area.
 - c. Be no greater than 4m in height.
 - d. Not be illuminated.
7. Within six months of the date of this decision; and/or upon the receipt of information identifying non-compliance with the conditions of this consent, and/or within ten working days of each anniversary of the date of this decision, in accordance with Sections 128 and 129 of the Resource Management Act 1991, the Gore District Council may serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
 - a. To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
 - b. To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.

- c. To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

Advice Notes

1. Potable water source will also be assessed with any future building consent applications.
2. Wastewater will be assessed in any future building consent applications however detailed site specific design need to be submitted at that time to handle the maximum occupancy numbers (as indicated in this application) or any other future use as indicated at that time.
3. Stormwater aspects will be assessed in any future building consent applications however detailed site-specific design need to be submitted at that time to meet compliance for the roof areas to be serviced.
4. At the time of building consent the council will consider if a financial contribution is applicable for this development for the establishment of the activity.
5. This consent does not authorise any breach to the noise standards and as such any breach will be managed through the monitoring and enforcement process

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. The Monitoring Officers time will be charged to the consent holder. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by



Neil Harkin
Consultant Planner

Decision made by



Werner Murray
Delegate

Appendix A: Approved Plans

APPENDIX A – APPROVED PLANS



