

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	LU260034
Applicant	Stewart Andrew Evans and Phillippa Anne Evans
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) for the construction of a residential building and associated earthworks in an identified area of Actual or Potential Inundation.
Location	4 Raceway Lane, Gore
Legal Description	Lot 2 Deposited Plan 452410
Zone - Operative District Plan	Rural
Zone - Proposed District Plan	Rural Lifestyle
Activity Status	Restricted Discretionary
Decision Date	1 September 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 1 September 2026 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104C 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 allow for the construction of a residential building within the Actual or Potential Inundation Zone and associated earthworks at 4 Raceway Lane, Gore. Resource consent is required under the Natural Hazards chapter of the Proposed District Plan which came into legal effect in January 2026.

The earthworks associated with this proposal are expected to breach the 0.6m (600mm) maximum cut depth and fill height by 0.05m (650mm). The site at 4 Raceway Lane, Gore can be seen below in figure.



Figure 1: Subject site outlined in blue (GDC Online GIS):

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section 1 and 2 of the report entitled “*Assessment of Environmental Effects*”, prepared by Phillipa A. Evans (The Applicant), 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.

The Applicant has provided correspondence with Vicky Collard, Acting Team Leader Regional Planning, at Environment Southland. Being located within an identified area of Actual or Potential Inundation Environment Southland provide Applicant’s with the most up to date flooding data available which provides a 0.5% AEP Flooding Floor Level. In this case, Ms Collard advised the Applicant that 4 Raceway Lane is located on the very edge and not included within Environment Southland’s modelling for a 0.5% AEP event from the Mataura River. Ms. Collard provided a recommendation that finished floor levels should be at least 600mm above ground level.

2. SITE DESCRIPTION

The site is a corner lot approximately 5,327m² with a topography that is flat throughout with frontages along both Raceway Lane and Racecourse Road both are sealed road corridors.

The site which is below the minimum lot size in both the ODP and PDP was subdivided and created subject to subdivision consent SC 2016/199 which is subject to consent notice condition 2(ii) which states the following:

(ii) The site is potentially subject to inundation and any habitable dwelling erected shall be a minimum of 70.1 above mean sea level. A permanent reference mark shall be shown on the survey plan.

This will be addressed further below.

The site is mostly vacant with the exception of a shed recently constructed subject to Building Consent 211714 and Deemed Permitted Boundary Activity DPBA26506 which allowed the shed to breach setback standards to the rear boundary of the site as the shed was otherwise permitted.

Located within the Rural Lifestyle Zone under the PDP and the Rural Zone under the ODP the site is subject to the Actual or Potential Inundations Natural Hazard overlay in both the ODP and PDP (although not included within the lime green area of the ODP online GIS mapping that denotes the area potentially flood prone from the Mataura River).

The surrounding land is also zoned Rural under the ODP and Rural Lifestyle under the PDP with the exception of the racecourse on the eastern side of Raceway Lane directly opposite the subject site which is zoned Light Industrial, as seen in Figure 2 below.



Figure 2 – Subject site highlighted Rural Lifestyle with purple light industrial directly opposite. (GDC PDP GIS Mapping)

3. ACTIVITY STATUS

3.1 Gore District Plan

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

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 s43AAB, being the rules in the ODP and PDP which are listed below.

Operative District Plan

The site is zoned Rural in the Operative District Plan and the proposed activity would not require a resource consent application as the site is not located within the Lime Green Area of the GIS mapping and therefore Chapter 4 Policy 4A.4(4) applies

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:

- A **restricted discretionary** activity pursuant to Rule NH-R6 as the proposal breaches NH-R6.3(b) in regard to cut and depth fill height in the Actual or Potential Inundation Zone not exceeding 0.6m. It is proposed to breach the 0.6m minimum to allow for necessary earthworks to raise the floor level of the proposed unit. Council's discretion is restricted to:
 1. The potential to create new or exacerbate existing natural hazards, impact natural drainage patterns, redirect overland flow paths or flood flows.
 2. Effects on water quality.
 3. Sediment and erosion effects and management.
 4. The matters of discretion of any infringed Standard(s).
 5. Effects on indigenous biodiversity and ecological connection.
 6. Vehicle movements to and from the area related to the earthworks and controls to manage adverse effects on traffic safety and amenity.
- A **restricted discretionary** activity pursuant to Rule NH-R7 as the proposal is for the construction of a new residential building within the Actual or Potential Inundation Zone. Environment Southland Have provided recommended finished flooding floor levels of 600mm which the application complies with. Council's discretion is restricted to the following:
 1. The flood effect from a 0.5% AEP event for non-sensitive activities.
 2. Flood effects on people and property or displacement of flood waters onto adjacent sites.

3. Evacuation of properties during a 0.5% Annual Exceedance Probability flood event.

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

Based on the applicants review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES-CS does not apply.

3.3 Activity Status Summary

Overall, the application is being considered and processed as restricted discretionary.

4. 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.

4.1 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 and as such adverse effects on these parties have been disregarded.

Written Approval/s

There have been no written approvals submitted in relation to this application.

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, the site is located within the Actual or Potential Inundation Area. Resource consent is required for the construction of all new buildings, including the conversion of existing therefore no permitted baseline is relevant to the construction of the residential unit. Earthworks are permitted in the area so long as cut depth and fill height does not exceed 0.6m when measured vertically. The permitted earthworks baseline has limited relevance.

Assessment of Environmental Effects

The Assessment of Effects provided at section 8 of the applicant’s AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report with the following comments.

Earthworks

- *The potential to create new or exacerbate existing natural hazards, impact natural drainage patterns, redirect overland flow paths or flood flows.*

The proposed dwelling included in this application is intended to be built to the recommended finished flooding floor level provided by Environment Southland. Building to this floor level is intended to mitigate the potential of creating new or exacerbating natural hazard risks. The site’s flat topography means that there is not an established overland flow path the proposed development is not considered to exacerbate the risk of overland flow paths as the site will retain its flat nature. Overall, the proposal is not anticipated to incur so much change to the site that existing drainage patterns are affected. All stormwater is anticipated to be dealt with on-site, around 92% of the site will remain permeable vacant land which will contribute to mitigation against the risk of natural hazards, drainage patterns and flow paths.

Overall, it is considered that the potential adverse effects on the surrounding environment are no more than minor.

- *Effects on water quality and sediment and erosion effects and management*

The topography of the site is flat throughout the site, the velocity of any water flows on site are not anticipated to be of a nature that would cause adverse impacts on sediment and erosion risks. No water on site is anticipated to run-off into any nearby water bodies or reticulated drains therefore avoiding impacts on water quality. Any sediment created in association with the required earthworks are anticipated to be kept on site and managed as per EW-S4. The breach of NH-R6.3(b) is expected to be a very minor 50mm (650mm total) over the permitted 0.6m (600mm) cut depth and fill height. The minor breach is not anticipated to incur adverse impacts on the surrounding water quality or result in adverse sediment and erosion effect on the site that would require long term management.

Overall, the potential adverse effects on the surrounding environment is considered no more than minor.

- *The matters of discretion of any infringed Standard(s).*

No additional matters of discretion are required to be contemplated in relation to this application from other infringed standards. The Applicant considers the relevant earthwork standards EW-S1, EW-S 2, EW-S 3, EW-S 4 and EW-S 5 in their AEE against the proposed development it is considered that the proposal is compliant with these standards where relevant.

Overall, it is considered that the potential adverse impact will be no more than minor.

- *Effects on indigenous biodiversity and ecological connection.*

The site is not subject to any indigenous vegetation or ecological overlays. The site is located in the Rural Lifestyle Zone on the edge of the Gore urban area. Residential activity is anticipated for the zone and the minor breach in earthworks contributes to the establishment of this activity.

Overall, it is considered that the potential adverse effects in regard to the surrounding environment are no more than minor.

- *Vehicle movements to and from the area related to the earthworks and controls to manage adverse effects on traffic safety and amenity.*

The application proposes a total cut depth and fill height of 650mm which is a 50mm breach of the permitted 0.6m allowance in the Proposed District Plan. The minor breach in the earthworks rule is not anticipated to result in vehicle movements to and from the area which exceed the movements that would be required should the earthworks comply with the rule and be permitted.

Overall, it is considered that the potential adverse effects on the surrounding environment are considered no more than minor.

Actual or Potential Inundation Zone

- *The flood effect from a 0.5% AEP event for non-sensitive activities.*

The application is in relation to residential activity which in turn is classed as a sensitive activity. There are no non-sensitive activities proposed within this application.

Potential adverse effects on non-sensitive activities are therefore considered negligible.

- *Flood effects on people and property or displacement of flood waters onto adjacent sites.*

The residential dwelling will be constructed at the recommended finished floor level given by Environment Southland of 600mm above ground level. Considering the scale of the development and the appropriate mitigation methods being taken by the Applicant to minimise the potential for adverse impacts of flooding on displacement of flood waters on the surrounding environment.

Overall, it is considered that potential adverse impacts on the surrounding environment will be no more than minor.

- *Evacuation of properties during a 0.5% Annual Exceedance Probability flood event.*

The site directly fronts Raceway Lane which connects to Racecourse Road, both are sealed roads. The topography of the surrounding roads and land allows for evacuation of the property during a 0.5% AEP event. The Environment Southland modelling shows that the majority of the land to the south-west, west and north west is outside of the 0.5% AEP Maitai River event overlay.

Evacuation would be possible should a 0.5% AEP event occur, Racecourse Road can be directly accessed from the site and travels west away from the flood modelling risk areas.

Overall, it is considered that the potential adverse effects on the surrounding environment 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.

4.2 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 3 – Subject site and neighbouring properties identified in red (Grip)

80 Racecourse Road, 68B Racecourse Road and 68A Racecourse Road

The owners and occupiers at 80 Racecourse Road, 68B Racecourse Road and 68A Racecourse Road are located on the northern side of Racecourse Road across from the subject site. The construction of the proposed residential dwelling at 4 Raceway Lane is setback into the southern portion of the site away from 80 Racecourse Road, 68B Racecourse Road and 68A Racecourse Road.

The proposed dwelling will be built to the recommended finished flooding floor levels recommended by Environment Southland and will otherwise be compliant with the district plan in regard to height, setbacks, daylight admissions and other relevant standards.

The owners and occupiers of 80 Racecourse Road, 68B Racecourse Road and 68A Racecourse Road will not be adversely affected by the displacement of flood waters from the subject site onto their land in the event of a flooding event. The proposed residential unit is to be built to the required standards expected for the Rural Lifestyle Zone and Actual or Potential Inundation Zone. The owners and occupiers of the adjoining sites to the north of Racecourse Road are sufficiently setback from the subject site. An added element of mitigation from flood water form the subject site is captured by an existing natural swale on the northern boundary of the site which would catch potentially displaced water.

Overall, it is considered that the potential adverse effects on the owners and occupiers of neighbouring 80 Racecourse Road, 68B Racecourse Road and 68A Racecourse Road are less than minor.

81 Racecourse Road, 6 Raceway Lane and Lot 2 DP 3861

The owners and occupiers of adjoining sites 81 Racecourse Road and 6 Raceway Lane on the southern and western boundaries and Lot 2 DP 3861 to the east on the eastern side of Raceway Lane.

The owners and occupiers of 81 Racecourse Road, 6 Raceway Lane and Lot 2 DP 3861 will not be adversely affected by the displacement of flood waters from the subject site onto their land in the event of a flooding event. The proposed residential unit is to be built to the required standards expected for the Rural Lifestyle Zone and Actual or Potential Inundation Zone.

It is considered that the owners and occupiers of the existing residential units of 81 Racecourse Road, 6 Raceway Lane and associated accessory buildings of 81 Racecourse Road are not anticipated to be adversely impacted by the construction of the residential unit at 4 Raceway Lane

Lot 2 DP 3861 is part of the wider Gore Racecourse, the owners and occupiers of such are not anticipated to be adversely impacted by the construction of the residential dwelling within the Actual or Potential Inundation area.

Overall, it is considered that the potential adverse impacts of the proposal on 81 Racecourse Road, 6 Raceway Lane and Lot 2 DP 3861 will be no more 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.

5. 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.

6. SECTION 104 ASSESSMENT

6.1 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.*

6.2 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.

6.3 Relevant District Plan Provisions

Operative District Plan

The relevant operative objectives and policies are contained within Part 3 Land Use Activities – A Framework and Part 4A Natural Hazards of the Operative District Plan.

Land Use Activities – A Framework

Objectives

- (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.
- (7) Ensure that the effects of earthworks and other land disturbance are avoided, remedied or mitigated

Policies

- (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.

Natural Hazards

Objectives

- (1) Ensure the public is aware of the likelihood and consequences of natural and man-made hazards within the District.
- (2) Minimise the risk to people and property from inundation.

Policies

- (1) Promote public awareness of natural and man-made hazards.
- (2) On sites subject to actual or potential flooding, promote:
 - (a) identification and use of elevated ground for those activities that could be adversely affected by flooding; and
 - (b) elevated floor levels within any buildings
- (4) Within areas shown as “Subject to Actual or Potential Inundation” on the District Plan Maps the Gore District Council will:
 - (a) with the exception of the urban area of Gore shown as lime green on the District Plan maps, refer all resource, subdivision and building consents to Environment Southland for comment prior to determining whether to approve or issue those consents.
 - (d) in respect of areas of the District subject to actual or potential inundation as shown on the District Plan maps, other than those described in (b) and (c) above, require any buildings accommodating people to be built with their floor levels at least 600 mm above the level of past flooding or for sites for which there is no record of past flooding, 600 mm above ground level.

The proposed development is in relation to residential activity which is a permitted activity within the Rural Zone. The minimal breach in earthworks will not result in adverse impacts on site or in the surrounding environment, the earthworks are a necessary part of ensuring the proposed dwelling can be built to the recommended flooding floor level of 600mm given by Environment Southland. (Land use activity objectives 2 and 7 and policies 10 and 11 and Natural Hazard Objective 2 and Policy 2 and 4(b))

Proposed District Plan

The relevant operative objectives and policies are contained within the Natural Hazards Chapter of the Proposed District Plan.

Natural Hazards

Objectives

- NH-O1 Identify and manage the risks associated with natural hazards to human health, property, infrastructure and the wider environment.
- NH-O2 The risks associated with natural hazards and their impact on people, property and the environment are recognised and avoided or mitigated, including the likely long-term effects of climate change.
- NH-O3 New subdivision and development for sensitive activities is avoided in areas where the natural hazard risk creates a danger to people and property and where it is not practical, the adverse effects are:

1. appropriately managed to mitigate the hazard effect on people and property; and
2. not exacerbated beyond the site.

Policies

NH-P1 Adopt a precautionary approach and use best available information when assessing the risk from natural hazards.

NH-P2 Identify and map areas subject to natural hazards, taking into consideration the effects of climate change and the best available information, and apply through zoning and rules, a risk-based approach to the management of subdivision, use and development based on the following:

1. the type of natural hazard that applies;
2. the level and severity of risk from natural hazards;
3. the sensitivity of activities to loss of life or damage to property from a natural hazard; and
4. the ability for communities to recover after a natural hazard event.

NH-P3 Within areas mapped as subject to Actual or Potential Inundation Areas:

1. As part of any subdivision require assessment of the flood risk identifying and providing for areas where future development should be:
2. avoided;
3. managed, including the location of suitable building platforms; and
4. enabled;
5. Require hazardous substance storage to be resilient to inundation;
6. Have regard to the ability of people within buildings to evacuate safely and in a timely manner in the event of a natural hazard event;
7. Require a minimum floor level above the 0.5% AEP design flood level for buildings used for sensitive activities;
8. Locate and design buildings to avoid significant damage in a flood event;
9. Consider the off-site effects of any development or change in ground level, including:
10. on the functioning of the flood plain;
11. the impact of displacing or diverting water onto other land or into waterways; and
12. potential risks to the safe and efficient operation and function of critical infrastructure; and
13. Limit the extent and location of any future development to avoid the need for new or upgraded public hazard mitigation works to mitigate the natural hazard.

NH-P7 Manage subdivision, use and development in areas subject to risks of slope instability and subsidence to avoid or mitigate hazard risks to people and property.

The proposed development is to be constricted to the finished flooding floor level recommended by Environment Southland; the proposal is otherwise compliant for the Rural Lifestyle Zone and the minor breach in earthworks anticipated for the Actual or Potential Inundation zone are almost negligible. As the proposal is compliant with Environment Southland's recommendations and rules and standard set for the Lifestyle zone it has been considered that the proposal will not have

adverse effect on people and property in the surrounding area as per NH-O2 and NH-O3. As per NH-P1 information from Environment Southland has been used to understand the risk of the natural hazard overlay on the site and surrounding lines.

As per NH-P3.7 and NH-P3.8 the residential building will be designed and built to Environment Southland recommended finished floor levels mitigating potential adverse effects in a flood event. The subject site is flat and the topography of the site will not be adversely impacted the proposed development.

Overall, it is considered that the proposal is compliant with the relevant Objectives and Policies in both the ODP and 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.

6.4 Other Relevant Statutory Documents

National Policy Statement for Natural Hazards (NPS-NH)

When considering a proposal within a Natural Hazard overlay the NPS-NH the decision maker must make a risk-based assessment while considering the necessary scale and detail of the best available information in order to accurately assess the subdivision and/or development in relation to the Natural Hazard risk.

Policy 1 in Section 2.2 of the NPS-NH sets out that when considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix. The risk matrix sets out the likelihood level of risk associated with various flooding events. The risk of a 0.5% event does not exceed medium risk. It is considered that the proposed development within this application has a no more than minor consequential level of risk therefore has a low level of risk in the Risk Matrix.

Overall, it is considered that the NPS-NH has been adequately adhered to and considered in the decision making of this application.

7. PART 2 OF THE RMA

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

Section 5 – Purpose

The proposed activity takes into account Section 5 of the RMA. The proposed activity will sustain natural and physical resources and whilst enabling people and communities to provide for their social, economic and cultural well-being. As assessed above, the proposal is compliant with standards set out in the ODP and PDP meaning effects are less than minor.

Section 6 – Matters of national importance

Attention has been given to matters of national importance. This site does not contain any outstanding natural features or landscapes, nor any area of significant indigenous vegetation. It is considered the proposal is appropriate within this residential landscape.

Section 7 – Other matters

Particular regard has been given to the maintenance and enhancement of amenity values (section 7(c)) and maintenance and enhancement of the quality of the environment (section 7(f)). The amenity of the land and surrounding area will be maintained, and the proposed activity will not have adverse effects on the quality of the environment.

Section 8 – Treaty of Waitangi

This site is not within any known heritage sites or statutory acknowledgement areas and therefore, this recommendation is not inconsistent with the principles of the Treaty of Waitangi.

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

8. DECISION ON RESOURCE CONSENT

Pursuant to Section 104C of the RMA, consent is **granted subject to conditions** to construct a residential unit and associated earthworks in an identified area of Actual or Potential Inundation subject to the following conditions imposed pursuant to Section 108 of the RMA:

Consent Conditions

1. The activity must be undertaken in accordance with the application made to the Council on 07/08/2026 and the following plans, prepared by Architecture Unlimited dated 13/07/2026.
 - “Site Plan” Dwg. No. 2 (dated 13/07/2026)
 - “Floor Plan” Dwg. No. 5 (dated 13/07/2026)
 - “Roof Plan” Dwg. No. 6 (dated 13/07/2026)
 - “North & South Elevations” Dwg. No. 8 (dated 13/07/2026)
 - “East & West Elevations” Dwg. No. 9 (dated 13/07/2026)

Advice Notes

1. Consent Notice 10771948.2 from subdivision consent SC2016/199 continue to apply to the site. The Gore District Council Roading Manager has advised access must be built to R09-1 as per the Subdivision and Land Development Bylaw 2019.
2. The proposed new vehicle access along Raceway Lane cannot meet the separation distance requirement for a 100 km/h speed environment within the Subdivision and Land Development Bylaw 2019, As the operating speed is likely to be significantly less than 100 km/h, it is considered appropriate that a dispensation be granted to allow the new vehicle access to be located no less than 30 m from the Racecourse Road boundary.

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



Molly O'Sullivan
Planning Consultant

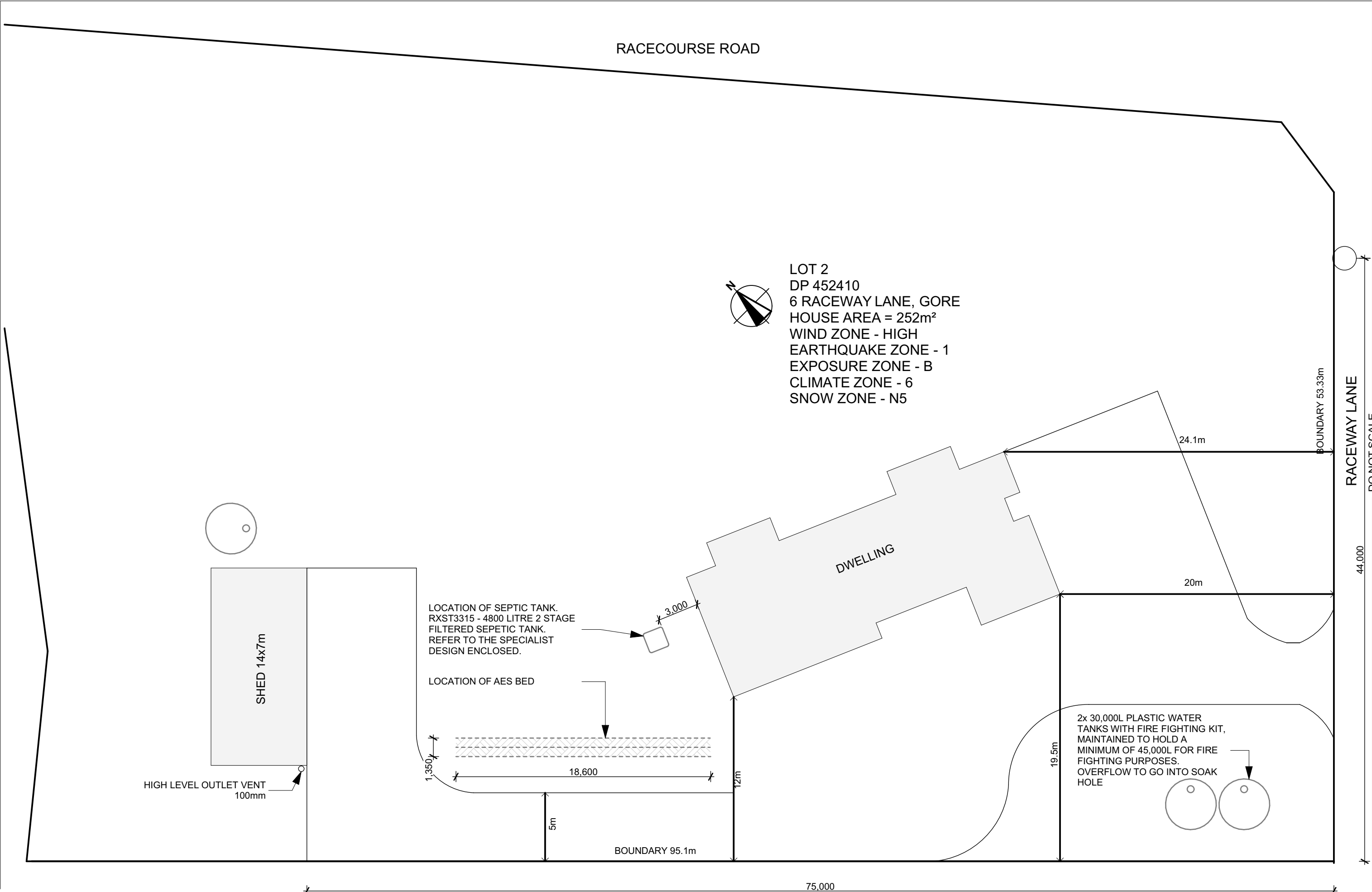
Decision made by



Werner Murray
Delegate

Appendix A: Approved Plans

APPENDIX A – APPROVED PLANS



REV.	DATE	ISSUE

AD
NZ

Architectural
Designers
New Zealand

Professional
Member

A

ARCHITECTURE
UNLIMITED

LTD

Ph 021 067 9436 - 18 FERNGROVE WAY
OTATARA - INVERCARGILL

SOUTHERNWIDE

BUILDING

PROJECT

PHILLIPPA & STEWART EVANS
6 RACEWAY LANE
GORE

DRAWING TITLE

SITE PLAN

DRAWING USAGE

CONCEPT

DESIGN

JT

DRAWN

WP

CHECK

WP

CODE

26-015

DATE

13/07/2026

SCALE:

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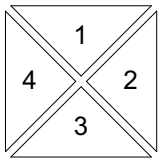
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SET OF

20

All dimensions, levels and site conditions to be checked and verified by Contractor prior to commencing any works. Drawings to be read in conjunction with specifications and Engineers calculations. All aspects of construction to comply with NZBC and Approved Documents, NZS 3604:2011, Building regulations and all other applicable standards.



REFERENCE TO ORIENTATION OF ELEVATIONS

NOTES:

1. REFER RELIGIOUSLY TO NZS 3604 (2011) FOR ALL ASSEMBLY AND CONSTRUCTION DETAILS NOT INDICATED ON THESE DRAWINGS.
2. REFER ALSO TO SPECIFICATION FOR STANDARD OF WORKMANSHIP & MATERIALS REQUIRED, AS WELL AS ANY ATTACHED OR LOOSE SHEETS FOR ADDITIONAL INFORMATION.
3. VERIFY ALL DIMENSIONS AND LEVELS ON SITE.

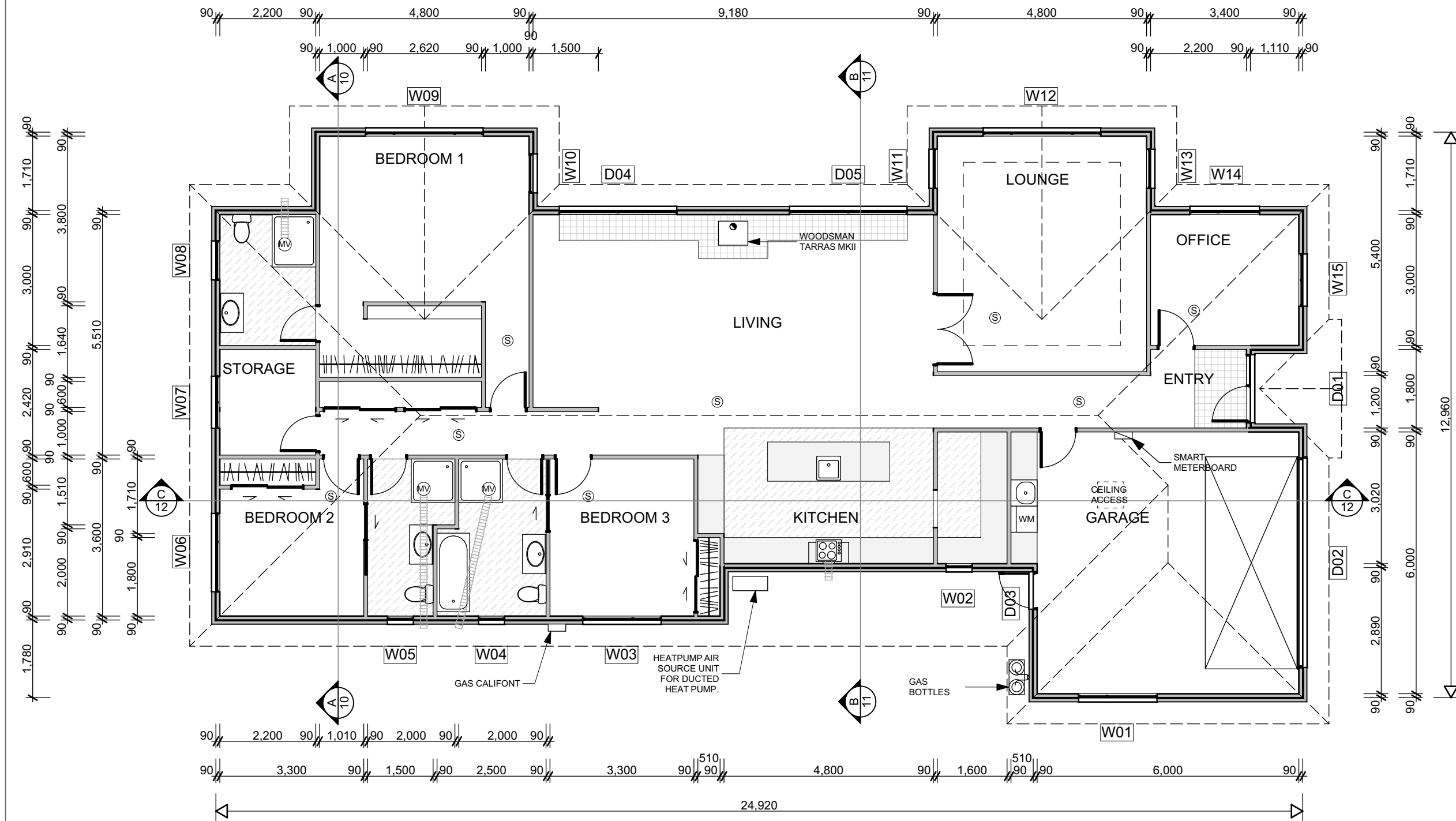
ALL DIMENSIONS TO FRAMING LINES ARE NOMINAL ONLY, REFER TO SITE PLAN SHEET 01 FOR DIMENSIONS TO OVER-ALL SET OUT.

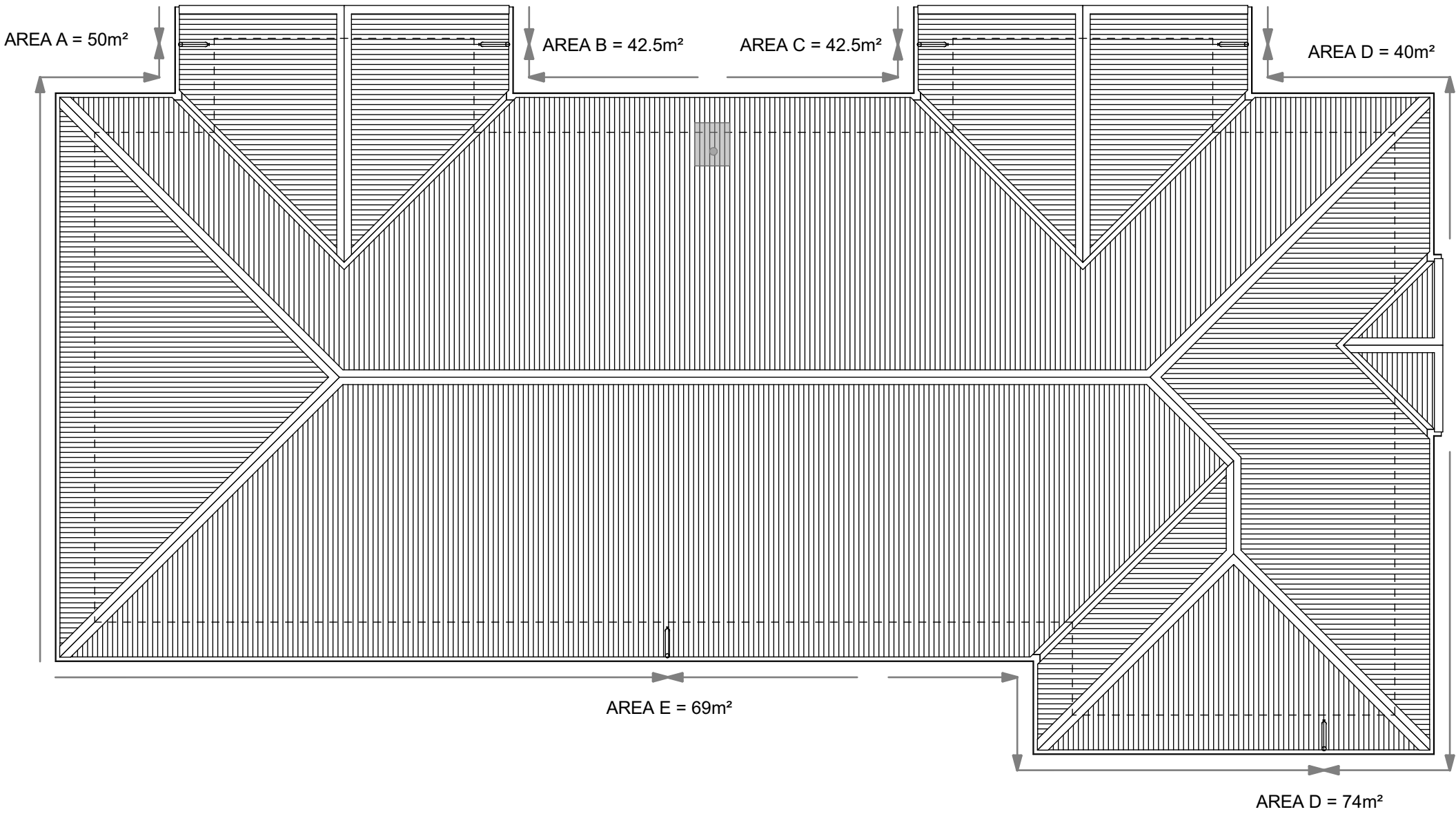
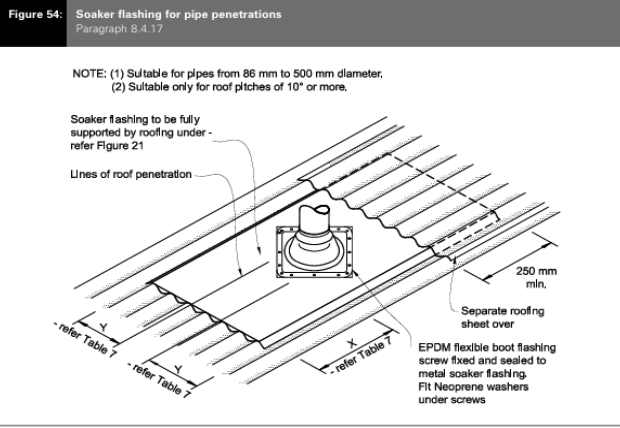
ALUMINIUM JOINERY - DOUBLE GLAZED GENERALLY - SEE DOOR & WINDOW SCHEDULE.
25mm H3.1 TIMBER REVEALS TO TAKE ARCHITRAVES.

NOTE:
ALL WINDOWS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NZS 4211 TO SUIT LOCATION.
ALL GLAZING SHALL BE TO NZS 4223 pt.3 2016
REFER TO DOOR & WINDOW SCHEDULE FOR DIMENSIONS.

GROUND FLOOR AREA = 252m²

- PROPRIETARY SHOWER
- TILES
- VINYL
- MECHANICAL VENT
- INTERCONNECTED SMOKE ALARMS

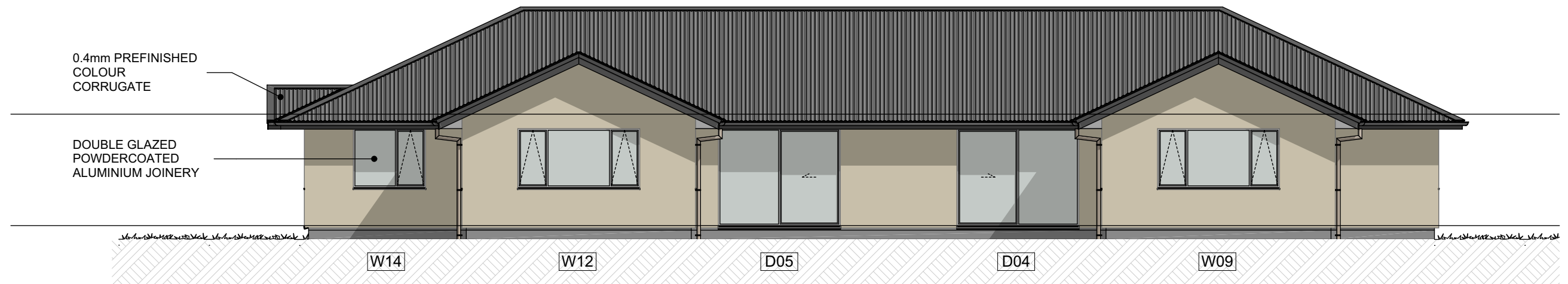




GENERAL NOTES

- ROOF PITCH:
- 25 DEGREES
- ROOF AREA:
- 318m²
- ROOF CLADDING:
- 0.40mm GAUGE PREFINISHED COLOUR COATED STEEL CORRUGATE, OVER SELF SUPPORTING ROOFING UNDERLAY, 70 x 45 PURLINS AT 900crs TO TRUSS SYSTEM SUPPLIED BY MANUFACTURER.
- SPOUTING:
- CONTINUOUS SPOUTING 125Ø QUAD WITH INTERNAL BRACKETS @ 700crs.
- EAVE WIDTH:
- 600mm
- FASCIA:
- PALTEC COLOURCOTE OR SIMILAR
- DOWN PIPES:
- 80Ø uPVC CONNECTED TO STORM WATER SYSTEM
- MINIMUM FALL TO SPOUTING TO BE 1:500
- ALL ROOFING, ROOF ACCESSORIES, MATERIALS AND WORKMANSHIP TO COMPLY WITH NZBC E2 AND AS/NZS 2179
- CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE
- DO NOT SCALE

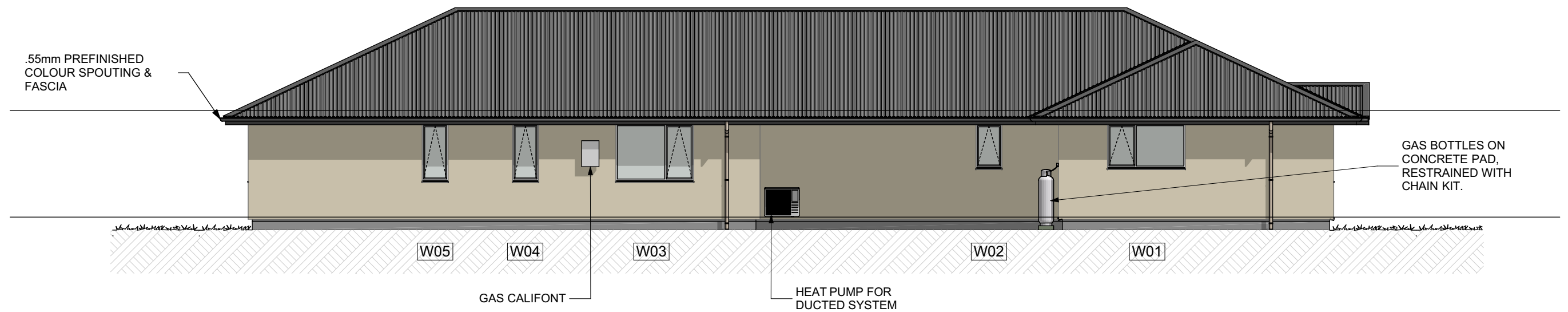
DO NOT SCALE



E-01

NORTH ELEVATION

1:100

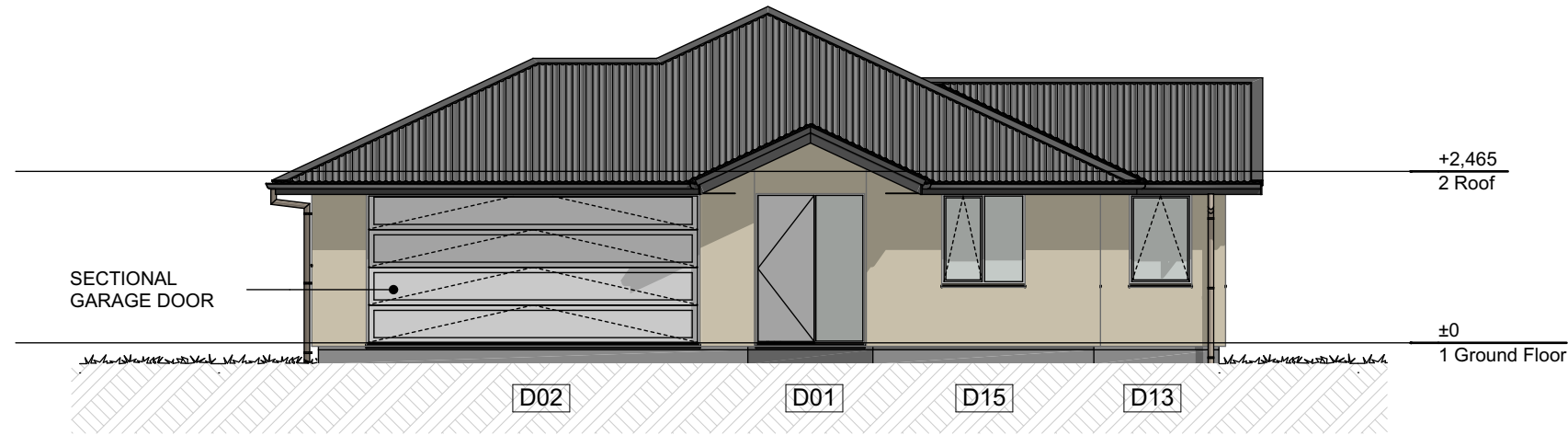


E-03

SOUTH ELEVATION

1:100

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					AD NZ Architectural Designers New Zealand Professional Member A ARCHITECTURE UNLIMITED LTD Ph 021 067 9436 - 18 FERN GROVE WAY OTATARA - INVERCARGILL SOUTHERNWIDE BUILDING	PROJECT	PHILLIPPA & STEWART EVANS 6 RACEWAY LANE GORE			DRAWING TITLE NORTH & SOUTH ELEVATIONS			DRAWING USAGE CONCEPT		DESIGN JT	DATE 13/07/2026	DWG NO 8
											DRAWN WP						
											CHECK WP	SCALE: 1:100	SET OF				
											CODE 26-015			20			



E-02

EAST ELEVATION

1:100



E-04

WEST ELEVATION

1:100

DO NOT SCALE