

Gore District Plan - Plan Changes

Plan operative 31 July 2006

Plan change	Notified	Status	Proponent
Heritage Structures	15 July 2005	Operative - 31 July 2007	Council
Significant Trees	9 August 2012	Operative - 27 August 2014	Council
Mixed Use Zone	9 August 2012	Operative - 27 August 2014	Council
Heritage Structures	9 August 2012	Operative - 27 August 2014	Council
Gore Townscape Areas	9 August 2012	Operative - 27 August 2014	Council
Areas Susceptible to Inundation	9 August 2012	Operative - 27 August 2014	Council
Geotechnical Investigations	9 August 2012	Operative - 27 August 2014	Council
Subdivision	9 August 2012	Operative - 27 August 2014	Council
Residential Zone - Height	9 August 2012	Operative - 27 August 2014	Council
Residential Zone Density/unserviced sites	9 August 2012	Operative - 27 August 2014	Council
Residential B Zone	9 August 2012	Operative - 27 August 2014	Council
Rural Zone - Site coverage	9 August 2012	Operative - 27 August 2014	Council
Rural Zone - Residential Density	9 August 2012	Operative - 27 August 2014	Council
Industrial Zone - Height	9 August 2012	Operative - 27 August 2014	Council
Signs	9 August 2012	Operative - 27 August 2014	Council
Yards	9 August 2012	Operative - 27 August 2014	Council
Transport Section Deletions	9 August 2012	Operative - 27 August 2014	Council
Reference to NZS 4404	9 August 2012	Operative - 27 August 2014	Council
Utilities - Electricity Transmission	9 August 2012	Operative - 27 August 2014	Council
Hazardous Substances Table	9 August 2012	Operative - 27 August 2014	Council
Definitions	9 August 2012	Operative - 27 August 2014	Council
South Gore Industrial Area	17 October 2015	Withdrawn - 15 December 2015	Council

Gore District Plan - Plan Amendments		
Name	Notified	Reason for amendment
Section 55 amendment for NPS-UD	16 February 2022	Amendments to give effect to Policy 11(a) of the NPS-UD, the removal of provisions for minimum on-site parking rates within the urban environment.

Details

Heritage Structures - Addition of 16 items to Scheduled Heritage Structures (from 5 to 20)

Documents: Pamphlet for public consultation, Section 32 report, Decision

Significant Trees – Removal of one tree from table 4.3

Documents: Council resolution, Track change document

Mixed Use Zone – Rezoning a block of land north of Gore town centre on Hokonui Drive to Mixed Use (block bounded by Traford Street, Ordsal Street, Lyne Street and Hokonui Highway)

Documents: Track changes document, Decision 1, Council resolution

Heritage Structures - Addition of 12 items to Scheduled Heritage Structures (from 20 to 32)

Documents: Council resolution, Section 32 report, Decision Plan Change 6, Track change document

Gore Townscape Areas - Gore townscape precinct, separated in to Central Area and Secondary Area, protection of the town character and pedestrian amenity.

Documents: Council resolution, Decision Plan Change 7, Track change document

Areas Susceptible to Inundation - New areas mapped and included in the District Plan.

Documents: Council resolution, Hearing report, Decision, Track change document

Geotechnical Investigations - Permitting geotechnical investigations as a temporary activity

Documents: Track changes document, Decision 1, Council resolution

Subdivision - Controlling subdivision minimum areas to: 2ha Rural Zone; 400 sqm Residential Zone A; 300sqm Residential Zone B

Documents: Track changes document, Decision 2, Council resolution

Residential Zone – Height – Reducing the Residential Zone height limit from 9 metres to 8 metres

Documents: Decision 2, Council resolution, Track changes document

Residential Zone Density/un-serviced sites – Setting minimum areas for residential densities: 400 sqm for Residential A Zone; 300 sqm for Residential B Zone; 2000 sqm for and unserviced site in the Rural Zone and Residential Zone

Documents: Track changes document, Decision 2, Council resolution

Residential B Zone - Creation of Residential B Zone to the west and north of the Gore commercial centre, including Crombie Street, Broughton Street, Devon Street, Onslow Street and Preston Street. The zone allows residential densities down to 300sqm and up to 50 percent site coverage.

Documents: Track changes document, Decision 2, Council resolution

Rural Zone - Site coverage – Changing site coverage standard for the Rural Zone to: the lesser of 500 sqm or 40 percent for sites below 2 hectares; a maximum of 1500sqm building coverage for animal shelters and non-agricultural buildings for sites above 2 hectares.

Documents: Track changes document, Decision 2, Council resolution

Rural Zone - Residential Density – Permitting residential activities in the Rural Zone on sites larger than 2 hectares, or existing sites larger than 2000 sqm or approved for subdivision prior to 27 March 2014.

Documents: Track changes document, Decision 2, Council resolution

Industrial Zone – Height – Introducing a maximum height of 15 metres for the Industrial Zone and Mixed Use Zone.

Documents: Track changes document, Decision 1, Council resolution

Signs – Permitting property for sale signs and traffic management signs, and introducing standards for the design, dimensions, number of signs, location and height relating to the Residential Zones and Rural Zone.

Documents: Track changes document, Decision 1, Council resolution

Yards – Introduction of a range of setback requirements for the Rural Zone and Residential Zone including:

Rural Zone - 6 meters from boundaries and waterways over 2m wide, 2 meters for buildings less than 10sqm, 30 metres from roads and 50 metres from private boundaries for animal housing, and 20 metres between dwellings on adjoining properties.

Residential Zone - 4.5m from road boundaries, and 1m from side boundaries with exception for carports and garages no longer than 6 metres.

Documents: Track changes document, Decision 2, Council resolution

Transport Section Deletions – Transportation access standard deletions from District Plan, on-site manoeuvring remains and limitations for vehicle access for pedestrian frontages for the Gore commercial area apply. Transportation design standards are in the Subdivision and Land Development Bylaw 2011.

Documents: Track changes document, Decision 1, Council resolution

Reference to NZS 4404 - Deletion of reference to NZS4404:2004 Land Development and Subdivision Engineering in the District Plan. Standards for development are in the Subdivision and Land Development Bylaw 2011.

Documents: Track changes document, Decision 1, Council resolution

Utilities - Electricity Transmission - Providing for utilities and the electricity transmission network

Documents: Track changes document, Decision Plan Change 17, Council resolution

Hazardous Substances Table – Including reference to the Mixed Use Zone in the permitted quantities of hazardous substances table.

Documents: Track changes document, Decision 1, Council resolution

Definitions - Introducing new and amended definitions to reflect plan changes

Documents: Track changes document, Decision 1, Council resolution

South Gore Industrial Area – Proposed rezoning of land north of Racecourse Road from Rural Zone to Industrial Zone.

Documents: Section 32 report, public notice to withdraw Plan Change 21