



READY FOR TOMORROW – GORE DISTRICT SPATIAL PLAN



Contents

1.	Introduction	3
2.	Vision	4
3.	Principles in planning for growth	4
4.	Townships - Issues and Outcomes	7
	4.1 Overview	7
	4.2 Gore	7
	4.3 Mataura	26
	4.4 Waikaka	34
	4.5 Mandeville	39
	4.6 Pukerau	43
	4.7 Rural Environment	49
5.	Implementation	50
	5.1 Key Implementation Methods	50
6.	Appendices	56

1. Introduction

The spatial plan, *Ready for Tomorrow*, provides a framework for future development and growth of the District. It defines the place that the Gore District could become and gives meaning to the vision defined through the ‘*Ready for Growth*’ project for Gore District to “*embrace the concept of Rural City Living, to make it the best place in New Zealand to work, visit, and do business*”.

As a spatial plan, *Ready for Tomorrow* presents the outcomes sought for the District and each of the towns of Gore, Mataura, Mandeville, Pukerau and Waikaka, the focus of which is on how growth is to be managed and where it is accommodated. It illustrates how these towns can grow by identifying opportunities for development within the existing urban areas and beyond them, as well as how existing spaces, such as the Heritage Precinct in Gore can be enhanced. It seeks to provide sufficient land for what may occur and to maximise the choice of locations for investment by business, developers, residents and the wider community.

The plan also seeks to address existing issues and challenges facing the wider District. Key to achieving the outcomes defined in this plan are the following principles:

▶ Integration

An integrated approach is required to the future development of the District that is aligned with the delivery of infrastructure. Infrastructure in this context includes roading and wastewater, water supply and stormwater facilities, schools, health, open space, recreation and other community facilities to meet future needs. Alignment is achieved through a co-ordinated approach to funding and the timing of infrastructure delivery as well as across agencies i.e. the Council, Ministry of Education, Southland District Health Board.

▶ Collaboration

Ready for Tomorrow is a spatial plan led by the Council and will be subject to consultation for input from the community. Important to implementing this plan and achieving the outcomes is the recognition from stakeholders that it is an appropriate way forward. Delivery sits across organisations and is therefore dependent on their buy-in.

▶ Implementation

Ready for Tomorrow is about delivery and provides an action plan of what needs to be achieved, by who, when and how in order to achieve the outcomes defined for the Gore District. A framework is put in place through this document for monitoring progress toward achieving the outcomes and methods by which the plan can respond to change.

This spatial plan, ‘*Ready for Tomorrow*’, and the ‘*Ready for Growth*’ project give effect to the Southland Regional Development Strategy and the strategic direction of the Council’s Long Term Plan. This document defines economic, social and environmental outcomes and methods which together with the ‘*Ready for Growth*’ project will stimulate growth in the District.

Ready for Tomorrow begins by presenting the vision and outcomes for the District as a whole. Thereafter, the issues and outcomes for each township are defined, including maps identifying future potential capacity to accommodate growth, and the methods to achieve those outcomes. The context, and issues and challenges facing the District are provided as appendices.

2. Vision, Outcomes and Principles

For the Gore District to embrace the concept of Rural City Living, to make it the best place in New Zealand to work, visit, and do business.

The vision statement emphasises the importance that the Spatial Plan places on the people of the Gore District (both present and future generations) to make the district the best place in New Zealand to work, visit and do business. The vision statement reflects the District's mission to 'punch above its weight' and combine the benefits of a city life, but within a rural setting.

In the context of this plan, 'Rural City Living in action' is characterised by the following:

- ▶ The advantages of a city, such as the café culture, nationally renowned arts and events, outstanding sports facilities, good employment and housing opportunities, and a diverse range of cultures; and
- ▶ The benefits and values of living within a rural location, including the friendly, community atmosphere of the area, as well as the surrounding rural amenity and lifestyle opportunities.

By 2030, at least 13,500 people are anticipated to be calling Gore District their home. Ready for Tomorrow seeks that the Gore District remains a great place to live, work, visit and do business well into the future. The Spatial Plan provides a clear framework outlining what it is the District aspires to have as its offer of Rural City Living, including the locations for housing and employment, methods to facilitate development and present opportunities for the existing and future population, and when and how this is to be achieved. Underpinning all of this is the desire to ensure that in planning for and managing growth, the character that distinguishes the Gore District from elsewhere remains and is enhanced.

The following articulates the vision as a series of outcomes for the Gore District. These draw on themes identified by the Council and through the 'Ready for Growth' project.

2.1 Outcomes

Key outcomes include:

Healthy communities

- ▶ The district has a strong sense of place with the identity of each town recognised and enhanced.
- ▶ People and communities have equitable access to a range of integrated community infrastructure, facilities and services, including education, health, sport, recreation and core Council services.
- ▶ The increasing diversity of the population is recognised and provided for. This includes the provision of a diverse range of housing with choices in terms of location, types, sizes and densities, and services/ facilities to meet the different needs of the population i.e. retirement villages, intergenerational living spaces and smart houses.¹ One of the medium-term priorities of Southland's Regional Development Strategy is 'Intergenerational Gore'. Intergeneration Gore is an inclusion and participation pilot with an emphasis on an aging population, which is anticipated for Gore. This will include the preparation of a Master Plan for creating an age-friendly community in Gore. It may be possible to have an age-friendly community hub that would develop and prototype services and facilities for older people in the Gore community.
- ▶ With good urban design, neighbourhoods and their centres have spaces that are liveable, walkable, safe and attractive for the community to enjoy, and with good connectivity and accessibility.
- ▶ Infrastructure networks serve land use activities and development in an efficient and effective manner to meet future growth needs.
- ▶ The distinct 'rural' environment of the District is maintained and promoted, recognising the role that rural areas play in underpinning local, regional and national economic performance.

¹ Ready for Living: A concept for active aging (August 2018)

Enhanced natural environments

- ▶ Water quality and quantity of ground and surface water is maintained and/or improved
- ▶ The values associated with indigenous biodiversity, ecosystems and culturally significant areas are protected and enhanced.
- ▶ Air quality is maintained and improved towards complying with the National Environmental Standards on air quality.

Prosperous and sustainable economies

- ▶ Employment opportunities are maintained and promoted in sectors that support rural activities, including manufacturing e.g. milk processing, and services e.g. sales of vehicles/ machinery.
- ▶ Diverse business environments support retention of the workforce and population within the District.
- ▶ Commercial areas are vibrant and supported by demand from the local population and investment in retail and service activities.
- ▶ Sufficient land is available to meet needs and demand over the long term.
- ▶ Improved attractions and facilities encourage and support the growth of tourism.
- ▶ Infrastructure including transport is comprehensively integrated with land uses and development.

The vision for the Gore District will be implemented through actions defined in this plan, which also identifies other strategies and plans that will support delivery of the outcomes described above.

2.2 Principles in Planning for Growth

Reflecting the outcomes defined above, there are a number of principles applied in the context of this spatial plan and planning for growth in the Gore District. These principles provide the reference point in assessing the appropriateness of locations for housing and business in the future i.e. the criteria for assessment are derived from these principles.

Key **principles** include the following:

Healthy communities

- ▶ A range of housing, including care, serves the needs of an ageing population and is located to enable access to essential services such as open spaces and convenience services.
- ▶ New housing is accessible to open space, education and local convenience services.
- ▶ Water supply infrastructure and treatment is improved to meet drinking water standards.
- ▶ Stormwater can be adequately managed on-site through appropriately located retention and treatment facilities.
- ▶ Land use activities are integrated with the transportation network and undertaken in a manner that maintains safety and efficiency.
- ▶ Reduced car dependence and promotion of active transport modes such as cycling and walking.

Enhanced natural environments

- ▶ The rural setting is maintained by promoting rural values.
- ▶ Rural land practices are sustainable, particularly in relation to managing activities in riparian margins and discharges from land to water;
- ▶ Land use practices adapt to the impacts of climate change (i.e. increased rainfall during winter and spring, with warmer and drier summers), including reducing the risk of exposure to effects.
- ▶ Development does not result in adverse effects on natural or cultural values or the community.
- ▶ Housing, critical services and infrastructure are not located in areas where there is a risk of adverse effects

associated with natural hazards that cannot be managed.

- ▶ Sensitive activities are adequately separated from nationally significant infrastructure including the National Grid, and strategic road and rail networks to minimise adverse effects.

Prosperous and sustainable economies

- ▶ Prime agricultural land, particularly Class 1 soils, is protected from development.
- ▶ The urban area is consolidated within existing urban areas, while supporting outward expansion in a managed way.
- ▶ Sufficient land is available to accommodate demand over the short, medium and long term for housing and businesses.
- ▶ The location of the Gore District and its connectivity via State Highways 1, 90, 93, 94, and 96 to the surrounding area is promoted and attracts visitors and business growth.
- ▶ Innovation and technology is embraced and is supported by effective and efficient transport and infrastructure.
- ▶ Development supports the efficient and effective use of infrastructure.
- ▶ New housing and business activities are separated where there is the potential for adverse effects between activities.
- ▶ Development is integrated and sympathetic to the surrounding environment.
- ▶ There is a greater understanding and planning to manage the risks associated with natural and other hazards, including flooding, seismic activity, and climate change.



3. Townships - Issues and Outcomes

3.1 Overview

The Southland Regional Development Strategy (SRDS) has a goal to attract 10,000 more people to Southland by 2025. As stated in the SRDS, “*Southland has never before achieved the population growth we are targeting*” with an action plan focussed on achieving this together with diversification of industry and strengthening employment, skills level, and household income. To support the strategy and achievement of these goals, it is anticipated that the Gore District will have an additional 1,500 people by 2030 as well as supporting existing and new business in a manner that contributes to development and growth of the wider Southland region.

Reflecting the opportunities that exist, there is potential for growth in the population and employment beyond this as the District becomes a more attractive location to do business in, live and enjoy the surroundings.

Through Ready for Tomorrow, it is anticipated that the majority of the population of Gore District will be accommodated within Gore and Mataura. The urban areas are currently defined by the extent of urban zonings in the Gore District Plan and the growth areas identified within this strategy provide for an extension of those areas. It is anticipated there will also be infill development within the existing urban area on vacant and under-utilised sites.

It is proposed in this strategy that the majority of the industrial development is provided for in Gore and Mataura, with a smaller area in Waikaka providing for light industrial and service activities.

The subsections that follow describe the issues and anticipated outcomes for Gore, Mataura, Waikaka, Mandeville, Pukerau and the wider rural environment.

3.2 Gore

The history of the town shapes the present and its future. “*The very geography of the Mataura Valley where Gore is sited has dictated the nature of the town’s infrastructure development*”². The confluence of the Mataura River and Waikaka Stream was a seasonal encampment for Mana whenua in pre-european times and the early European settlement was located here for the convenience in crossing of the river on their journey between Otago and Southland.

The town grew in prominence and size during the late 19th Century and 20th Century, increasing from 5,000 people in 1945 to 9,000 in 1976³. The population began to decline in 1976 with the farming sector not being as buoyant⁴, and there has been limited growth since.

In recent times with the conversion of farms to dairy, there has been greater levels of spending and development in the town. This has also attracted growth in business, with the construction of the Mataura Valley Milk Plant at McNab.

Gore had a population of 7,353 people in 2013 and the majority of the anticipated 1,500 additional people by 2030 will be accommodated in Gore. Gore has over 3,000 households, with a third of these being in West Gore. The household occupancy rate in 2013 was approximately 2.4 persons per household, unchanged from the 2006 census.

² <https://southlandnz.com/gore-eastern-southland/activity/gore-heritage-trail>

³ <https://teara.govt.nz/en/southland-places/page-4>

⁴ <https://teara.govt.nz/en/southland-places/page-4>



Figure 1: Aerial photograph of Gore from the north (looking south), Source: Stuff⁵

3.2.1 Issues

In planning for growth, there is a need to consider the issues that may impact on development and conversely, the effects of development. Figure 2 on the following page provides an overview of these issues, with the points indicating examples of locations where these issues are known.

The key issues identified in the context of Gore

Ageing population

The population of Gore is ageing with 41% of the population being over 50⁶, and 19% being over 65 at the time of the last census⁷, an increase from 13.7% in 1996. The population is projected to have 3,550 people aged over 65 in 2043, being 33% of the total population and a 14% increase relative to 2013.⁸ There will be an associated decline in the labour force from 67% of the total population to 59% in 2031.⁹

The rate of growth in the population over 65 is greater due to the limited growth in total population over the last decade and projected. This may influence the services available to the community and could result in greater demand for retirement villages, smaller residential units, or intergenerational living arrangements associated with the increase in the number of aging people.

⁵ <https://www.stuff.co.nz/business/farming/82568204/chinese-company-majority-investor-in-200m-southland-dairy-plant>

⁶ Ready for Living draft document

⁷ Census 2013: http://archive.stats.govt.nz/Census/2013-census/profile-and-summary-reports/quickstats-about-a-place.aspx?request_value=15152&reportid=10&tabname=Ageandsex

⁸ StatsNZ Subnational Population Projections: 2013(base)-2043. http://archive.stats.govt.nz/browse_for_stats/population/estimates_and_projections/SubnationalPopulationProjections_HOTP2013base/Tables.aspx

⁹ Gore District Growth Study Phase 1 Social and Economic Background Report, prepared for Gore District Council, March 2012 (Market Economics).

Issues Map

1. Gore township

- Comments point to examples where the issue is prevalent.
- It is noted that these issues may be wider spread and are not necessarily site specific. Growth area boundaries are indicative and subject to further refinement at the time of a plan change process
- Potential for the loss of high quality soils in the surrounding environment.
- Potential for rural residential subdivision to create conflict in rural areas.
- Few physical features to define boundaries to urban from rural areas.
- Lack of green space in some areas
- Potential for rural residential subdivision to create conflict in rural areas.
- Lack of accessibility between housing and services.
- Lack of green space in some areas.
- Potential for industrial/commercial activities to expand into residential zones.
- Shortage of land zoned and available for residential purposes.
- Potential opposition to increased residential subdivision densities.
- Limited area for extension of hospital.
- Potential for commercial activities to creep along SH1.

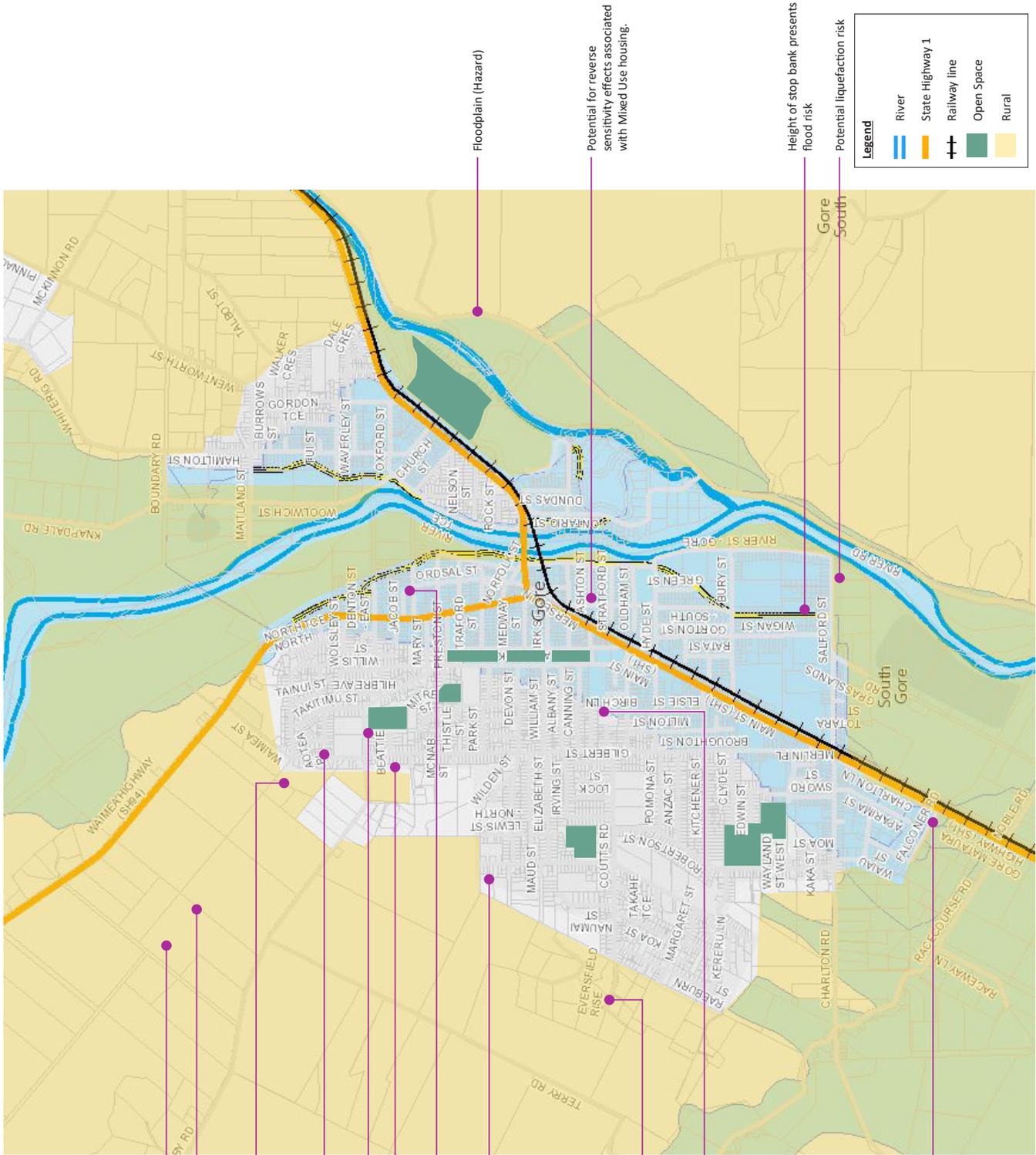


Figure 2: Overview of the issues and examples of their locations in Gore

A lack of land for residential and industrial purposes

The subdivision and development of residential and industrial land in Gore has reduced the overall supply. According to Council records, there is estimated to be 81 ha of vacant residential, commercial and industrial land in Gore, the majority being zoned Residential A (70 ha) as summarised in Table 1 below. However, this land may be constrained by factors including landowner intentions and (geo)physical constraints. Therefore, the land may not be available to meet potential demand in a logical or timely manner.

Table 1: Summary of vacant land and total zoned land by zone in Gore

Zone	Quantum of vacant land (ha)	Total zoned land (ha)	Percentage vacant of total zoned land
Commercial	0.39	30.71	1%
Industrial	8.04	72.95	11%
Mixed use	1.32	21.84	6%
Residential A	70.35	582.29	12%
Residential B	0.88	61.69	1%
Total	80.98	769.48	11%

The lack of vacant commercial or industrial land limits the capacity to accommodate additional growth and demand for new business and the expansion of existing business. The Mataura Valley Milk Plant at McNab (north east of Gore) utilised the last available large block of readily developable zoned land in the District. Without the certainty of new locations for industry to locate, there is a risk of demand for sites in an unplanned manner. This could give rise to effects on adjoining land use activities and amenity, and inefficiencies in the delivery and costs of infrastructure to serve new areas.



Figure 3: Matura Valley Milk factory under construction, Source: Stuff ¹⁰

Pressure on the infrastructure network, particularly water supply quality and the combined systems for stormwater and wastewater conveyance

The existing infrastructure network is under pressure and investment in new infrastructure and upgrades to existing infrastructure are required to meet current demands, not accounting for the demand associated with future growth provided for by this plan.

These issues include:

- ▶ Maintenance of the quality of drinking water to the highest standards and which is safe to drink
- ▶ There is a risk of insufficient water supply to meet demand in the peak periods and need to identify new sources of water; and
- ▶ The capacity of the wastewater network is constrained, with 40% of the network being combined with stormwater. There is an associated risk of overflows in storm events, which could have an adverse effect on the environment.

The investment required to address these issues is significant with the costs of upgrades being borne by the local community. This is underway and progress is being made, however given the investments being made in this area, it is of greater importance to maximise the alignment of new development with existing infrastructure planning.

Potential for the loss of high quality soils for primary production purposes with the subdivision of rural land.

With growth of the town, there is a risk of high quality soils not being utilised to their potential for productive purpose and being lost to development. With an economy heavily reliant on the rural sector, the loss of land for productive use can impact on industry, which is reflected in Issue ‘Rural.1’ of the Southland RPS -*“Maintaining the productive capacity of rural land resources to sustain the agricultural and primary sector activities dependent on them is of critical importance to the future economic wellbeing of the Southland region”*. In this context, the RPS seeks to “avoid the irreversible loss of high value soils from productive use, through inappropriate subdivision, use and development” (Policy Rural 4).

¹⁰ <https://www.stuff.co.nz/business/farming/102129070/matura-valley-milk-offers-strong-milk-price>

As illustrated in Figure 5, the areas identified as Class 1 and 2 soils around Gore include:

- ▶ Land on the western side of the Mataura River, north of the urban area and extending in a north west direction either side of SH94 (Class 2 soils); and
- ▶ Land south of Racecourse Road and generally west of SH1 (Class 2 soils).

While recognising the potential that exists for utilisation of these soils, the opportunities are constrained by the proximity to the urban area.



Figure 4: Photograph of rural land to the north of Reaby Road

3.2.2 Outcomes Sought

Gore will continue to be the largest town in the District with a significant population and major hub for commerce and industry that provides a diverse range of goods and services to the District and wider region.

It is proposed through this strategy that growth is consolidated within the existing urban area, while enabling outward growth in a planned manner and logical manner that is integrated with infrastructure, as opportunities arise.

Reflecting its role as the primary urban area of the District, it is anticipated to be where the majority of growth occurs and the scale and extent of development reflects this. The outcomes sought for Gore through implementation of this strategy are as follows:

Gore remains as the primary hub of the District and centre for a range of services and employment.

- ▶ A high quality urban area with a range of scales of buildings, including provision for taller and larger buildings in appropriate locations;
- ▶ A place where a mix of housing types and densities are provided for and encouraged in appropriate locations, with provision for retirement living, suburban living and rural-residential living;
- ▶ A quality environment with the character and amenity of residential and commercial areas maintained or enhanced where opportunities arise;
- ▶ A location providing for a diverse range of industries and commerce, including:
 - Commercial activities (Retail and Office) and niche industries e.g. high technology seeking a higher amenity environment to locate in;

- Commercial and industrial activities with a large footprint and requiring a larger land area;
- ▶ Small scale/ finer grained retail and commercial activity in the existing town centre with provision for large format retail activity on larger sites adjoining the town centre;
- ▶ A centre of opportunities for:
 - investment in existing and new development, including the redevelopment of previously developed sites (brownfield sites) and the utilisation of vacant land in quality way;
 - mixed use developments, particularly in areas close to the town centre;
- ▶ A focus for arts and heritage, with its history coming together in a high quality heritage precinct with connections to the River;
- ▶ Education facilities serve the needs of the existing and future population, remaining resilient to changes in demand while maintaining capacity for growth; and
- ▶ Quality health facilities to accommodate the increased demand, particularly with an ageing population, with care services appropriately located.

Outcomes for the town are illustrated in Figure 6 on the following page. The greenfield areas defined for growth are also identified and discussed further in the section that follows. While areas are identified for growth there are existing land uses within these areas that may preclude development and/or land that should be protected.



Figure 5: Plan identifying Class 1 and 2 soils in the rural area surrounding Gore

Outcomes Map

1. Gore township

Largest town in the district with a significant population and is a major hub. Comments point to examples where the outcome could be achieved.

A recreational area is established in the north west area of Gore.

The Heritage Precinct is developed in an integrated way with the Matoura River. Provision for larger scale buildings in Commercial and Mixed Use Zones

Large formal retail activity occurs in the Mixed Use area. Commercial activity does not encroach into suburban residential areas. Growth is consolidated in the existing urban area through infill.

The Gore Health Centre is expanded to meet the needs of an aging population.

The existing commercial area provides for a range and scale of activities, while maintaining its character.

A mix of housing types and densities are available through brownfield development.

Mixed Use development occurs in areas close to the Commercial Zone.

Provision is made for service logistics and other industries in the South of Gore

Provides for a diverse range of industries with separation from sensitive activities in the north east of Gore.

Visual and physical connections are provided to the Matoura River.

Improved opportunities are available for access to and from activities in the riverside recreational area.

Existing housing stock is regenerated through redevelopment and investment.

Increased flood bank protection reduces the risk of flooding of the township. Provision is made for a low amenity/industrial environment, including wet industries surrounding the oxidation ponds.

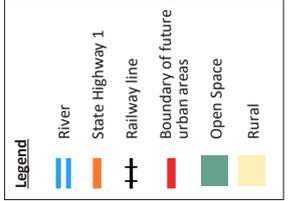
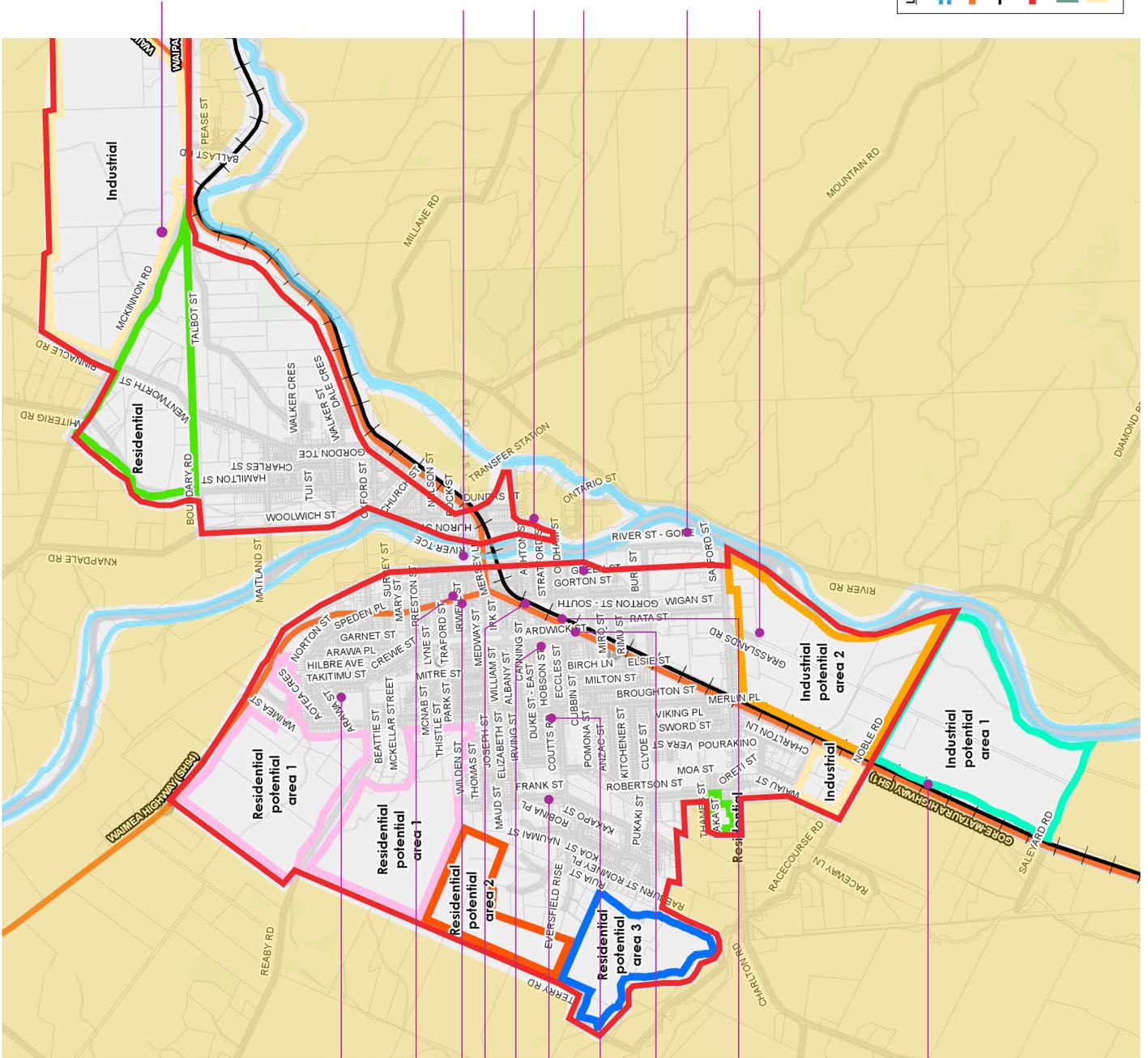


Figure 6 : Outcomes sought for Gore, including the areas defined for future growth

3.2.2.1 Residential Growth Strategy

The area to the west and north-west of Gore has provided for growth of the township in recent years in response to market demand. Recent or planned developments include Bupa retirement village (Refer to Figure 7) and the Eversfield Rise subdivision. In East Gore, a new subdivision is proposed by Council off McDougall Street and known as Matai Ridge (planned).¹¹



Figure 7 Bupa Retirement Village in North West Gore

The factors influencing the location of residential development and growth within and beyond the existing urban area of Gore includes the following constraints:

- ▶ Land either side of the Mataura River and other waterways is in a Significant Flood Plain.¹²
- ▶ While flood waters in the area defined as a ‘Significant Floodplain’ will vary in terms of depth and velocity, further investigation is required to determine the implications for development.
- ▶ Either side of the Mataura River and other waterways, there is a greater risk of liquefaction which could present a risk to land and buildings in the event of an earthquake;
- ▶ Beyond the flood plain to the east, the hills present a challenge to any development with increased costs of development relative to other areas;
- ▶ Proximity to industries could impact on the amenity of a residential area; and
- ▶ Former mines around the town may pose a risk to the ground conditions for any development.

Also influencing the location of residential activities is proximity to the following amenities, which can contribute to greater levels of accessibility for residents and other benefits as described below in the context of infill development.

- ▶ Schools;
- ▶ Open Space;
- ▶ Convenience services, serving day to day needs of the community; and
- ▶ Community and Health Facilities, particularly with a growing elderly population.

These factors have been considered in defining the future areas for growth and reflecting the principles described earlier. While not mapped, consideration has also been given to the proximity to community facilities in defining areas for growth. The next section defines the opportunities for future infill and brownfield redevelopment followed by a description of the greenfield areas identified for future growth.

¹¹ <http://www.matairidge.nz/living-in-gore>

¹² Defined by Environment Southland

Infill Development

There has been limited evidence of infill development occurring in Gore in recent times. The operative Gore District Plan provides for a higher density of residential development in the Residential B zone, reflecting its proximity to the town centre and access to open spaces. Through the mapping of locations within 400 metres of the Commercial zone, open spaces and primary schools, an area has been defined as suitable for a higher density of development than is provided for in the Operative District Plan (subject to appropriate amenity controls having regard to the high level of accessibility to amenities and services, as defined in Figure 8 below. This could form the basis for defining a larger area beyond the Residential B zone as part of the forthcoming District Plan Review.

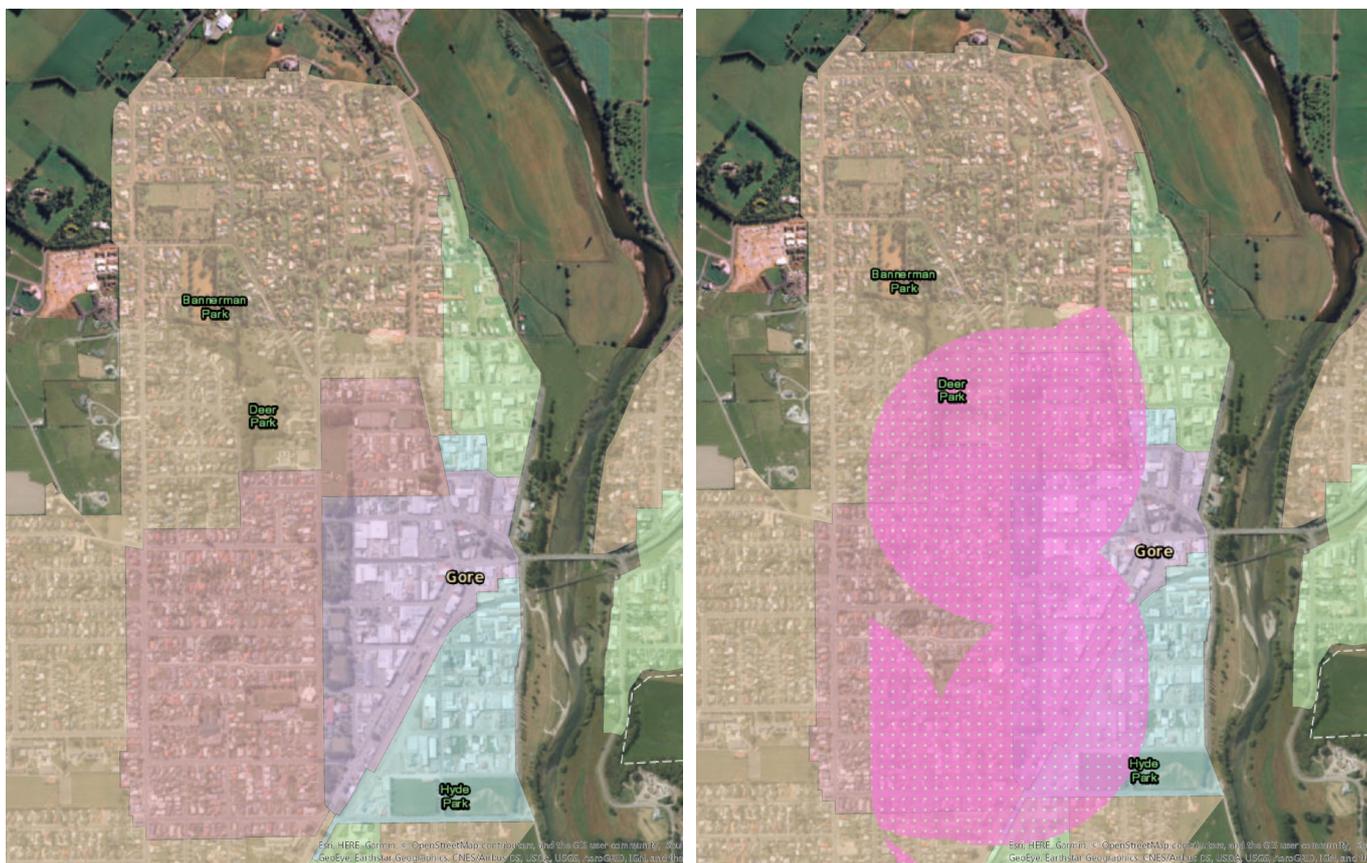


Figure 8: Map of the existing operative zoning in Gore. Figure 9: Map of potential areas for intensification (refer below). Figure 8 on the left defines the extent of the Residential B zone (pink), Commercial zone (Purple), Mixed use zone (Blue) and Industrial zone (green) of the Operative District Plan.

Figure 9 on the right defines an area within 400 m of the Commercial zone, open spaces and primary schools (Pink) as the potential extent of an area for intensification. This is overlaid on top of the same image as Figure 8.

Provision for infill development/ including higher density mixed use and/or commercial/ residential development in proximity to the town centre can:

- ▶ provide access to amenities and services for those who do not have use of a motor vehicle and/or are less mobile e.g. elderly;
- ▶ facilitate demand for goods and services in the town centre, due to the increased population in close proximity;
- ▶ provide for a variety of living choices. For example, young professionals and older people may want a flat/ townhouse/ apartment without a large garden to maintain;
- ▶ assist in the regeneration of existing areas;
- ▶ support opportunities for walking and cycling;
- ▶ Utilisation of the existing infrastructure to contribute to more efficient servicing of the area, relative to extending infrastructure to greenfield areas; and

- ▶ Maximises space within the existing urban area, potentially reducing demand for the development of greenfield areas, and supporting the ongoing use of rural land for productive activities.

In addition to the area defined above, there are a number of brownfield opportunities for new development and/or redevelopment in the urban area on sites that are:

- ▶ Vacant;
- ▶ Under-utilised; and
- ▶ Occupied by buildings that are vacant or derelict.

A number of strategic sites have been identified as presenting opportunities for regeneration, including those defined in Table 2:

Site name	Address	Size	Present use	Potential uses
Brennan Lane carpark	Brennan Lane	2,000m ²	Sealed car park	Commercial
Mersey Street carpark (small area)	Mersey Street	650m ²	Informal car park	Mixed-use
Mersey Street carpark (large area)	46 Mersey Street	2,500m ²	Former sealed car park	Mixed-use
Railway Area from Mersey to Hyde Street	Mersey Street	1.65ha	Railway yard	Commercial Mixed-use
Richmond Street	2 Richmond Street	0.5ha	Little Theatre River bank and cycle park	Connection between the river and heritage precinct. Community Activities
Coutts Road Fields	Coutts Road	3.91ha	Rugby, athletics with housing adjoining	Residential
Longford Intermediate site	5 Wayland Street	2.05ha	Multi-use playing fields, with housing and kindergarten adjoining	Residential
Gore Motor Camp	35 Broughton Street	2.76ha	Motorcamp with SH1, church adjoining	Residential

A map defining these sites is included on the following page.

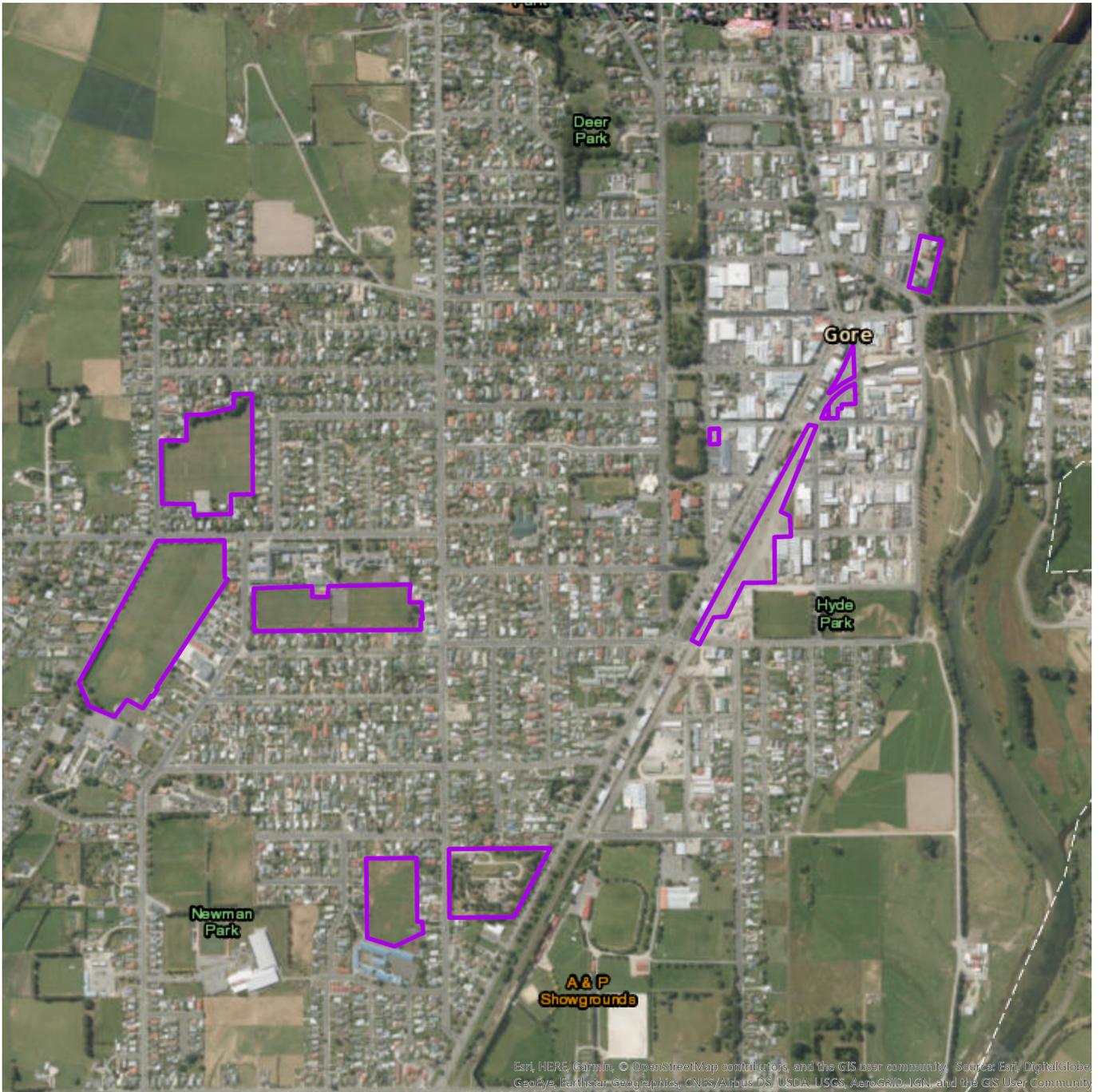


Figure 10: Brownfield sites across Gore that may be appropriate for redevelopment



Figure 11: Brownfield sites in Central Gore that may be appropriate for redevelopment

These sites are a selection and there may be issues that have precluded development from occurring. As part of the District Plan Review, the Council proposes to investigate these sites further and engage with property owners to understand the constraints and opportunities associated with each site. This will help facilitate and encourage infill development, which can contribute to the more efficient use of land and infrastructure.

Issues may be identified that preclude feasible development of sites in the short or medium term. Having regard to this and the principle of providing a range of opportunities, the next section identifies development capacity for greenfield development

Greenfield Development

The provision of land for greenfield development can contribute to

- ▶ A range of housing options, including medium density, suburban, large lot and rural residential living. In doing so, a choice of housing is promoted.
- ▶ A sufficient supply of land for housing and enabling the development market to operate efficiently.

Constraints and opportunities have been mapped to identify areas that are appropriate for development, the outcome of which has been the definition of new greenfield areas. This exercise has also enabled the identification of 'no-go' areas where development is not appropriate or there is a physical boundary beyond which development should not occur.

Reflecting the topography, areas that are less suitable for development include

- ▶ Land east of the Mataura River and the existing township; and
- ▶ Land between SH1 and Talbot Street.

A boundary has therefore been defined beyond which development at urban densities is not appropriate.

Figure 6 identifies the greenfield areas identified for a range of housing opportunities, including Rural Residential, Large Lot, and suburban residential subdivision as described below.

a. Rural residential Development

There are currently no areas surrounding Gore that are identified specifically for rural-residential development although the Operative District Plan provides for subdivision into 2 hectare parcels, atypical of a rural-residential lot. Rural-residential subdivision can vary in size from 1 to 8 ha, an example being the subdivision of 2 ha parcels¹³ and their development off Eversfield Rise. This has been attractive for the views over Gore and larger lot sizes, which may reflect a demand for larger sections in proximity to the town.



Figure 12: Photo of the rural-residential subdivision off Eversfield Rise

To provide for rural residential subdivision and development by defining specific areas provides more certainty of the anticipated outcome for an area and may activate subdivision. While there has been few examples of rural-residential subdivision observed, there is an opportunity to facilitate it through definition of an area.

¹³ As a Restricted Discretionary activity.

Through mapping of constraints, an area in the south-west of Gore has been identified for Rural Residential, subject to these lots being serviced on an individual basis without the need for extension of the reticulated system. This has regard to the topography of the area defined and distance from the existing urban area.

b. Large Lot Development

Few areas around Gore have been identified with large lots of between 2,000 square metres and 1 hectare, an example being sections off Keruru Lane. In recognition of development occurring to the west of the urban area and this area being less constrained relative to other areas, the area east of Terry Road has been identified for growth. This encompasses a large area for subdivision into large lots and in doing so, provides an additional choice to the market.

c. Suburban Residential Development

As presented in Table 2, there is a limited supply of greenfield land for residential development. Areas zoned and previously undeveloped include land north of East Gore and west of Frank Street. However, there is a risk that the land zoned and vacant does not come forward in a timely manner to meet demand due to landowners intentions and/or constraints. This spatial plan therefore proposes that the areas listed in Table 3 and defined in Figure 6 provide for residential development of a suburban scale. The following describes those areas.

West Gore

The land to the west of Broughton Street and south of SH94 can be integrated with the existing urban area through connections with the existing road network and services. This area benefits from proximity to existing open spaces, and other services. Being some distance from the Mataura River (to the north) and other waterways, there are not risks of flooding or liquefaction. However, there are high voltage lines through the site.

As illustrated in Figure 13, the land form is suitable for development with no visible constraints.



Figure 13: Photograph of the area identified as ‘Residential Potential area 1’ in West Gore, taken from Reaby Road, Source: Google Street View.

East Gore

The area to the north of East Gore has been defined as an extension of the existing area zoned for residential development in the Operative District Plan. A planned approach to development of the area can integrate any new

subdivision with East Gore to the south. The identification of this area for residential growth promotes development in proximity to the Mataura Valley Milk Plant and a future industrial area, providing access to employment while maintaining separation to minimise effects.



Figure 14: Photograph of the area identified as ‘Residential’ to the north of East Gore, taken from Wentworth Street, Source: Google Street View.

South West Gore

Land has also been identified to the south west, off Charlton Road and Kaka Street, which provides for a natural extension of existing residential areas. The size of the area is limited to exclude land within the Significant Floodplain although there is an opportunity to extend the development area to the north and west if further investigations determine that the land is suitable for residential development. This development area benefits from close proximity to commercial services, a school and Newman Park. It could also be serviced by the water and wastewater network without a significant extension of services.

Overview of Residential Growth Areas

A summary of the areas identified for residential growth are summarised as follows, with the potential yield, assuming 10 households per hectare. This takes into account a proportion of the subject land being developed for roads and stormwater areas.

Table 3: Overview of the residential greenfield areas identified in Gore, including their size and potential capacity

Growth Area	Land Area	Overview and Anticipated Capacity
South-west Gore	5 ha	This area is currently zoned Rural in the Gore District Plan and has the potential to provide for 47 lots* and 113 people**
West Gore Potential Area 1	204 ha	This area has the potential to provide for 2040 lots* and 4896 people**
West Gore Potential Area 2	50 ha	This area is intended for large lot residential development and has the potential to provide for 220 lots (2,000m ² lots assumed, with land excluded for development infrastructure i.e. roads) and 530 people**
West Gore Potential Area 3	57 ha	This area is intended to provide for rural residential development and has the potential to provide 25ha lots (2 ha lots assumed, with land excluded for development infrastructure
North-east Gore	96 ha	The area is zoned rural but has the potential to provide for 965 potential lots* and 2,315 people**

* 10 households per ha assumed

** 2.4 persons per household assumed

The District Plan Review will consider the timing and sequencing of greenfield development to achieve an integrated approach in terms of urban form outcomes and alignment with the delivery of infrastructure to manage costs. As presented in Figure 6, an indication of possible staging has been provided.

The potential growth areas identified in *Ready for Tomorrow* provide more than sufficient land capacity for an additional 1,500 residents by 2030. There is uncertainty with the timing of when land may come forward to the market so there is benefit in identifying additional land to provide a buffer and additional choice to the market.

3.2.2.2 Commercial Growth Strategy

Commercial activities are located in a number of areas¹⁴, with the largest area of employment being the town centre of Gore, which provides for both small scale commercial and large format retailing, for example, Countdown and Mitre 10 Mega.

Other areas of commercial activity in Gore include:

- ▶ Hokonui Drive and the Waimea Highway (SH96) north of Traford Street, with a number of retail activities seeking visibility to traffic on the State Highway;
- ▶ SH1 south of Gore, including agricultural machinery and sales, car sales and other yard based businesses, also seeking visibility to traffic on the State Highway; and
- ▶ Local suburban centres.

As indicated in Table 1, there is a very small amount of vacant land zoned commercial and there is a risk of future growth having adverse effects if not appropriately managed including:

- ▶ Impacts on amenity of commercial activity in residential areas;
- ▶ Reverse sensitivity effects associated with commercial activity in industrial areas;
- ▶ Traffic effects associated with retail and other commercial activities in inappropriate locations;
- ▶ Urban form effects with commercial development occurring in areas that are not anticipated for such activity and creating uncertainty of where commercial activity is anticipated; and

¹⁴ For example, the commercial zone between Irwell Street and Civic Ave, along SH1 and Lyne Street.

- ▶ Effects on the function, vitality and viability of the town centre and commercial zone associated with development in other locations.

While recognising that there is a limited supply of commercial zoned land in the town centre, there are a number of vacant or under-utilised sites in the Mixed use zone that present an opportunity for commercial activities in close proximity to the town centre.

The industrial area south of Hyde Street also provides for some forms of commercial activity including yard based commercial activity e.g. car sales yards. As part of the District Plan Review a potential issue is the future of the industrial area south of Hyde Street and the potential for some forms of commercial activity compatible with an industrial environment while not compromising the function of the town centre. This could include yard-based retailing e.g. landscape supplies, trade suppliers that serve the trade sector and other forms of retailing inappropriate in the town centre due to the potential effects on character and amenity.

3.2.2.3 Industrial Growth Strategy

Industrial activity is currently located in areas zoned Industrial and Mixed use, including:

- ▶ East of SH1, between Hyde Street and Bury Street;
- ▶ Land off Ontario Street;
- ▶ East of Hokonui Drive to the north of Traford Street East;
- ▶ South of Charlton Road; and
- ▶ McNab where the Maitava Valley Milk Factory is.

As indicated in Table 1, the development capacity for industrial activities is limited with a number of vacant sites in the industrial area south of Charlton Road. The Council records require updating of actual land use in this area in order to ensure future opportunities for development are not lost. As stated in the context of residential areas, there is a risk that the land zoned and vacant does not come forward in a timely manner to meet demand due to landowner's intentions, and/or constraints including the existing use of sites. This spatial plan therefore proposes that the areas listed in Table 4 below provide for future industrial development.

Through mapping of constraints and opportunities, areas have been identified as suitable for future industrial growth, which are described below.

Land at the junction of SH1 and SH90

The land to the north east of Gore benefits from direct frontage to two State Highways, providing access to the wider region, and provides an opportunity for an industrial hub that incorporates the Maitava Valley Milk factory. With separation from residential areas, there is space to accommodate larger buildings and heavy industries. The size of the defined area provides flexibility to accommodate the needs of business while taking account of potential constraints in the area that could preclude development e.g. liquefaction, former mine.

Land south-east of Gore

Like the area above, the land identified as Industrial Potential area 1 and Industrial Potential area 2 in Figure 6 has separation from more sensitive activities and is of a size that can provide flexibility for business. It adjoins the railway line with potential for direct access, while also benefiting from access to State Highway 1 via Noble Road.

It has been divided into two potential areas as shown in Figure 6. The area in the south is identified as Potential Area 1, Potential Area 2 being occupied in part by the Council's oxidation ponds, with the staging reflecting the anticipated availability of each area becoming available for development.

The land close to the oxidation ponds is anticipated to be for businesses that generate odour, or wet industries that benefit from proximity to the treatment plant for the discharge of wastewater. The risk of providing for wet industries in other locations is the cost of infrastructure i.e. larger pipes over a greater distance than a location close to the plant. The size of the area identified also enables a buffer to be retained around the treatment plant, while providing flexibility to accommodate the needs of different industries and taking account of potential constraints that could preclude development e.g. liquefaction.

The land is within an area defined as a 'Significant floodplain' and further investigation is required to understand the potential risks. Given the advantages that this land presents for development, works to protect this area from flooding could be considered.

Land on the corner of SH1 and Racecourse Road

The land identified as "Industrial" on the southern edge of Gore provides for a natural extension of an existing industrial area between Faulkner Road and Charlton Road. Like the area identified to the east of the State Highway, this location benefits from access to SH1 via local roads.

The area is occupied by a mix of activities, including agricultural machinery sales and rural residential lots at present and has previously been considered by Council for rezoning to industrial. It is also in an area defined in a 'Significant floodplain' but is further from the river and is separated by the raised embankment of the railway line.

Figure 6 shows the location of the proposed industrial areas on a map.

Overview of industrial growth areas

A summary of the areas identified for industrial growth are summarised as follows including the land area.

Table 4: Overview of the industrial greenfield areas identified in Gore, including their size

Growth Area	Land Area
Industrial area located at the corner of SH1 and SH90	209 ha
Industrial area located at the corner of SH1 and Racecourse Road	15 ha
Industrial area located along SH1 south-east corner of Gore Potential area 1	128 ha
Industrial area located along SH1 east corner of Gore Potential area 2	116 ha

3.2.3 Recreation

The Parks, Recreation and Facility Strategy 2013 identifies the level of service guidelines for future provision of open space. Gore District Council aims to maintain a minimum of 8.0 hectares per 1,000 residents and the provision of open space within a 500 metre radius of any residential property. The Parks, Recreation and Facilities Strategy has identified a gap in access to park land in the north west sector of the Gore township. It is intended that this gap can be addressed with the acquisition of land when further subdivision occurs in this area.

Additional land may need to be acquired in specific locations to meet local recreation needs, particularly with new subdivision and an associated increase in population. This will normally be met through the purchase of land or acquired

through subdivision. The planning for recreation and community facilities will therefore need to be considered as part of the development of a Structure Plan for each development area.

3.2.4 Education

At the time of drafting this strategy, the Ministry of Education signalled that the existing schools have capacity to accommodate the further growth anticipated. Sufficient space exists at primary and secondary levels in existing classes without the need for expansion while recognising that ongoing monitoring of demand will be required to accommodate future growth. Should additional classrooms be required in the future, there is also land available on a number of school sites.

3.3 Mataura

Mataura is located approximately 12 km south of Gore on SH1 and has a junction with SH93. Historically this site was used by Mana whenua as a seasonal campsite, and was a vital crossing point of the river. In the early 1860's, the first permanent settlement was established on the banks of the Mataura River.¹⁵

Mataura developed with the extension of the railway south of Gore in 1875 and was shaped by industrial activities with the establishment of the paper mill, a dairy factory and the freezing works. Although there has been closure of industrial activities in Mataura, such as the paper mill and dairy factory, there are still significant industrial operations present, such as the Daiken Southland Limited plant to the south of the town. In 2013 Mataura had a population of 1,509 people and has capacity to provide for growth. Currently, there are over 700 dwellings in Mataura, the majority of which are located on the western side of SH1.¹⁶

3.3.1 Issues

In planning for growth, there is a need to consider the issues that may impact on development and conversely, the effects of development. Figure 15 provides an overview of these issues, with the points indicating examples of locations where these issues are known.

¹⁵ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d7-d123-d1.html>

¹⁶ http://archive.stats.govt.nz/Census/2013-census/profile-and-summary-reports/quickstats-about-a-place.aspx?request_value=15152&tabname=Populationanddwellings

Issues Map

2. Mataura

Comments point to examples where the issue is prevalent. It is noted that these issues may be wider spread and are not necessarily site specific. Growth area boundaries are indicative and subject to further refinement at the time of a plan change process

Few physical features to define future limits of the town.
Potential shortage of industrial zoned land and few opportunities for commercial activities adjoining the State Highway.

Older housing area.

Capacity at Mataura School.

High demand for housing and limited availability.

Key point of the junction of two State Highways.

Potential liquefaction, which has implications for development.

Land occupied by large buildings and not fit for purpose.

Decline of manufacturing, industry and commercial activities.

Limited investment in businesses and a challenge in attracting further investment.

Town centre is not clearly defined by zoning.

Uncertainty of the role of the township.

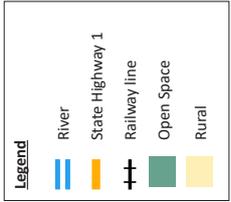
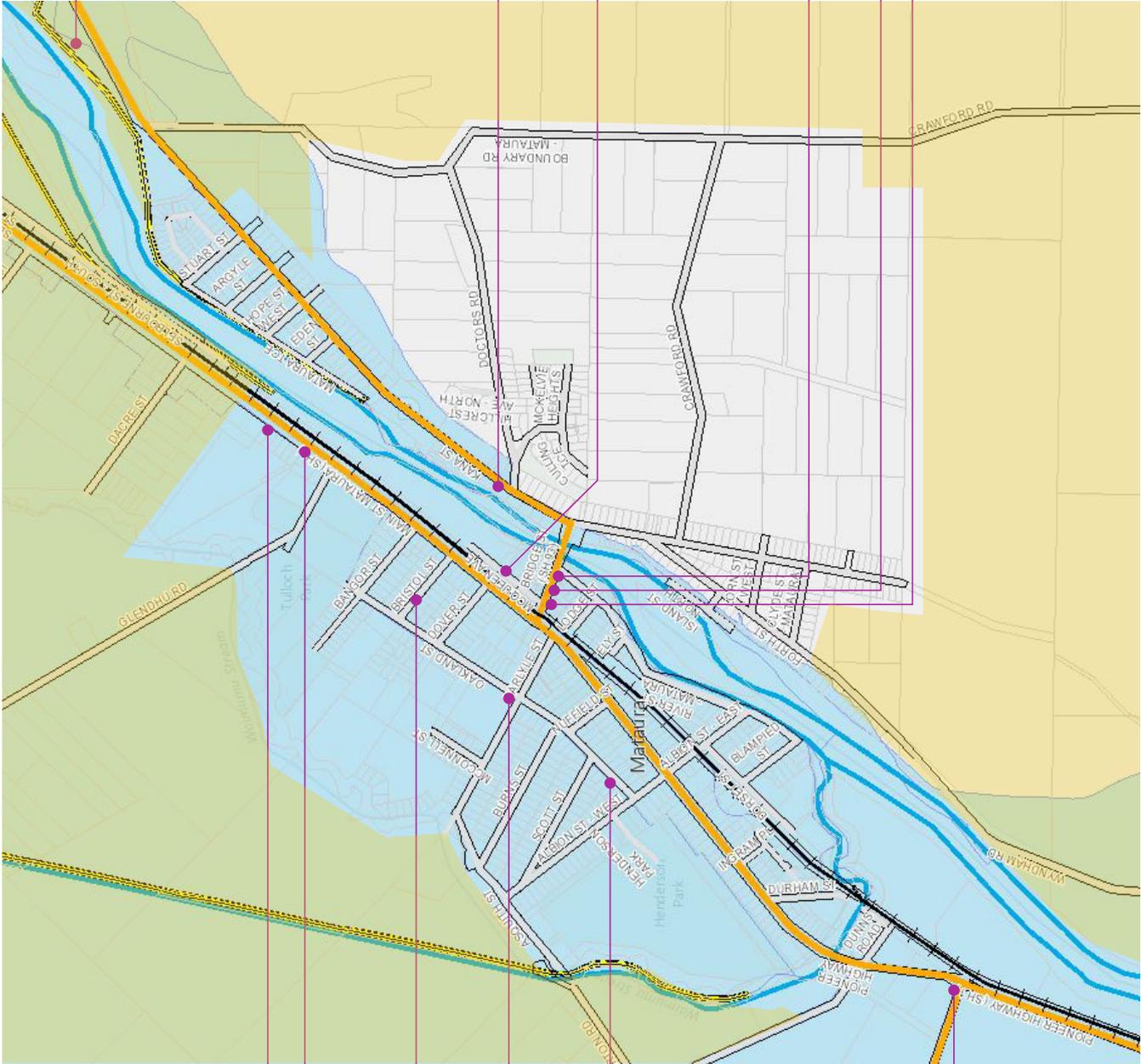


Figure 15: Overview of the issues and examples of their locations in Mataura

The key issues identified in the context of Matura are;

Decline of manufacturing and industrial and commercial activities

A decline in manufacturing and associated industrial and commercial activities has occurred in Matura as described above, the most recent closure being the sheep processing unit of the Matura Alliance Plant in 2012¹⁷. The partial closure of the plant was due to the declining numbers of sheep and lambs in Southland. The Matura Alliance Plant was the largest employer in Matura and the impact of losing 325 jobs was significant for the town.¹⁸



Figure 16: Industrial Activity in Matura- The Matura Alliance Plant located on the left of the Matura River and the closed Paper Mill located on the right.

Limited investment in business and housing

There has been limited investment in some business and housing areas of Matura. Consequently, there are derelict buildings as shown below in Figure 17. The derelict buildings and associated levels of amenity present a challenge in attracting further investment to Matura in both the residential and commercial sectors.

¹⁷ <https://www.odt.co.nz/regions/southland/matura-losing-325-jobs>

¹⁸ <https://www.odt.co.nz/regions/southland/matura-losing-325-jobs>



Figure 17: Derelict building in Mataura (left) and a lack of investment in the Bridge Street shopping area (right).

A lack of land for residential and industrial purposes

According to Councils records, there is estimated to be 21.16 ha of vacant residential land and 15.76 ha of vacant industrial land as shown below in Table 5.

Table 5: Quantum of vacant zoned Residential and Industrial land in Mataura

Zone	Quantum of vacant zoned land (ha)	Total of zoned land	Percentage of total zoned land
Residential	21.16	162.62	13
Industrial	15.76	70038	22

The majority of the vacant land zoned residential is west of Oakland Street, between Carlyne and Bagor Street. There is a smaller area on Kana Street, north of Stuart Street, and other small pockets scattered throughout the town.

The vacant land zoned industrial includes a small area located on the west side of SH1 north of Mataura and the area surrounding Lodge Street. There is a larger area of vacant land zoned industrial between SH1 and the Mataura River, north of Mataura township. However, there may be a limited supply of land in suitable locations or at different sizes to suit business needs i.e. the land may not be what the market requires at present due to its location, size or other attributes.

The extent of the flood plain restricts future options for growth

Development in Mataura has occurred to the east and west of the Mataura River and the Waimumu Stream, located to the south of Mataura. Reflecting the proximity to the Mataura River and Waimumu Stream, there is risk of flooding across the western area of Mataura. However, the land further to the east has a lower risk being above on a terrace.

The land within the defined 'Significant floodplain' as defined in Figure 18 could present a risk to safety and requires further investigation if it were to be considered as an appropriate location for housing.

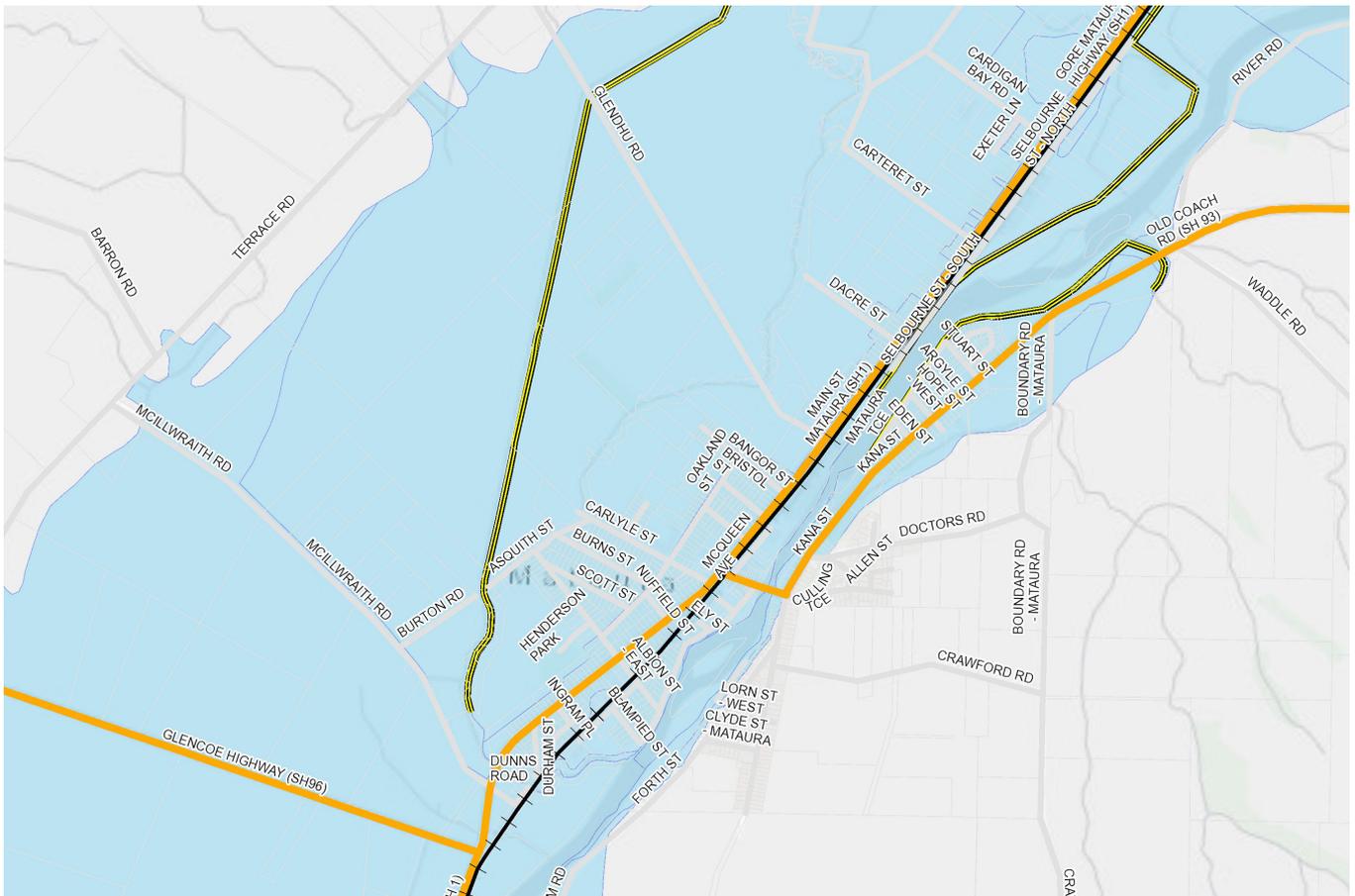


Figure 18: Location of the 'Significant Floodplain' (blue) and the location of stopbanks (yellow and black line)

3.3.2 Outcomes Sought

Matura is and is anticipated to continue to be the second largest town in the District. Matura can provide for substantial industrial and commercial activities to service the District and wider region, reflecting its location at the junction of two state highways.

The scale and extent of development possibilities provided for in this plan reflects Matura's role as the secondary urban area while recognising its potential as a hub of industry. In addition, the following outcomes are anticipated:

- ▶ A place where a mix of housing types and prices are provided for and encouraged in appropriate locations, with provisions for residential and rural-residential living;
- ▶ Existing housing stock and the commercial area off Bridge Street is regenerated through re-development and investment;
- ▶ A hub for commercial and other business activities with a variety of industries supported;
- ▶ A quality environment with the character and amenity of residential and commercial areas maintained or enhanced where opportunities arise; and
- ▶ Open spaces and riverside tracks for walking and cycling are maintained and enhanced, where practicable.

Outcomes for the town are illustrated in Figure 19 on the adjacent page. The greenfield areas defined for future growth are also identified and discussed further in the section that follows. While areas are identified for growth there are existing land uses within these areas that may preclude development and/or land that should be protected.

Outcomes

2. Mataura

Mataura is a major township with a substantial population, services and industries that services the local community. Comments point to examples where the outcome could be achieved.

The commercial area is attractive for investment and is a focal point for community activity and commercial development.

Mataura becomes a hub with a variety of industry with potential for an inland port South of Mataura.

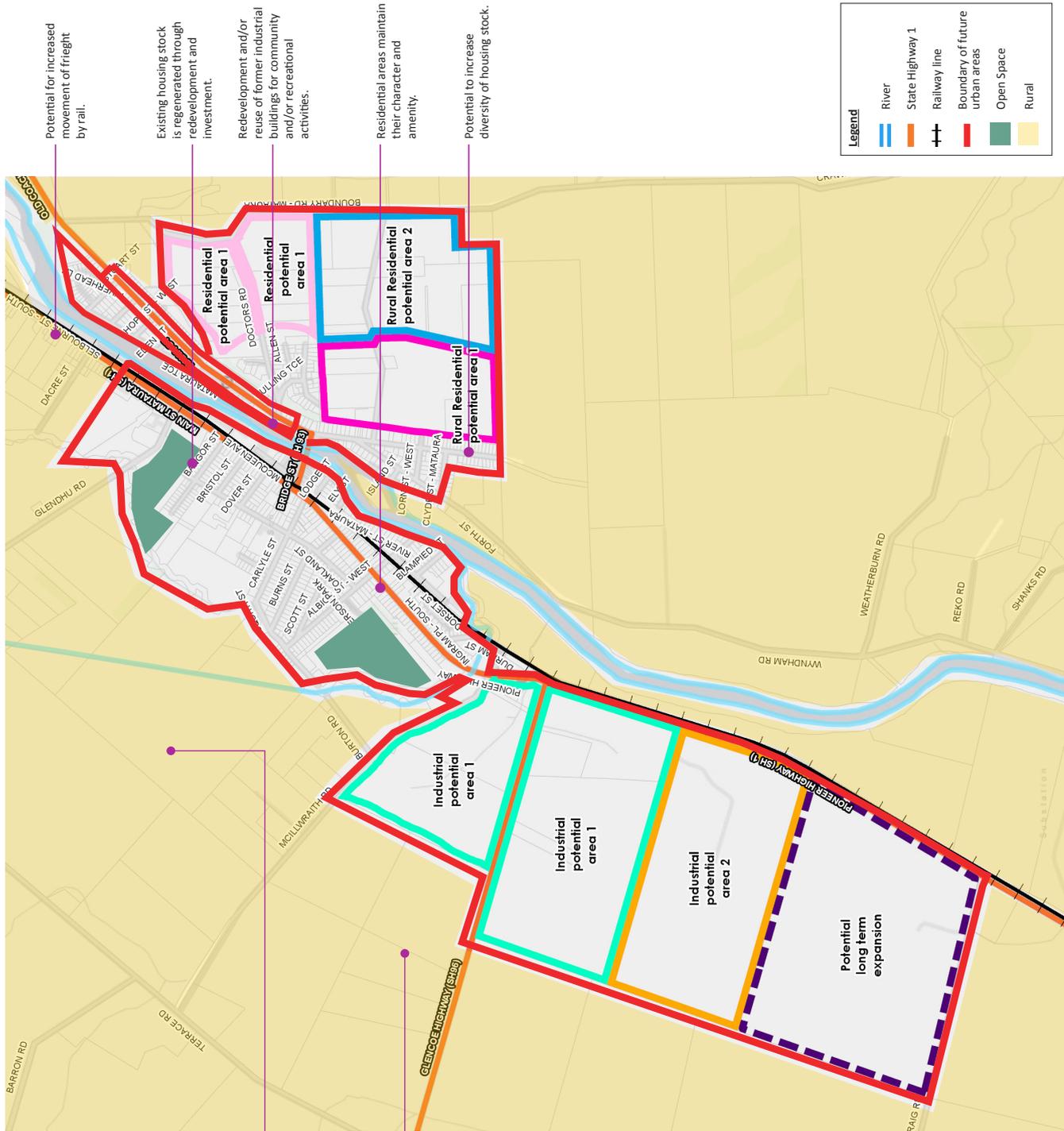


Figure 19: Outcomes sought for Mataura, including the areas defined for future growth

3.3.2.1 Residential Growth Strategy

There has been limited evidence of infill development occurring in Matura in recent times. A higher density of development i.e. medium density housing is not anticipated to occur in Matura due to its size, the availability of land for outward expansion of the town to the east and constraints to walking and cycling to amenities and services (SH1, the river and river terrace to the east).

The focus of this spatial plan is therefore on outward growth in a planned manner that is integrated with infrastructure. Based on analysis of constraints and opportunities, the following greenfield areas have been identified for growth.

a. Rural Residential Development Areas

Although there has been limited rural-residential subdivision around Matura, the definition of a specific area may stimulate this type of development and provides certainty of the outcome anticipated. Through the mapping of constraints, the area south-east of Matura, between Kana Street and Crawford Road has been identified for Rural Residential Development. This area adjoins the existing urban area and has connections to the existing road network and infrastructure. The location also benefits from being close to amenities and while the local distribution lines run through this area, they do not preclude subdivision or development.



Figure 20: Area identified for rural residential living on Crawford Road, Matura, Source: Google Street View.

b. Suburban Residential Development

East Matura

The land to the east of Matura on the river terrace on both sides of Doctors Road can be integrated within the existing urban areas through connections with the existing road network and infrastructure. The area will also benefit from being near existing open spaces, schools and the commercial area. As the identified area is on top of the river terrace there are no flooding or liquefaction risks defined by the Council within the area. However, there is the presence of PowerNet distribution lines throughout the site, which presents a constraint.



Figure 21: Area identified for residential living on top of the terrace off Doctors Road, Source: Google Street View.

3.3.2.2 Commercial Growth Strategy

Commercial activities are currently focussed on Bridge Street close to the junction of SH1 and SH93. There is also a small amount of commercial activity located on SH1. There has been limited investment in the commercial area off Bridge Street. This Spatial Plan recognises there are opportunities to increase the investment in this and consolidate commercial activities on Bridge Street.

3.3.2.3 Industrial Growth Strategy

Industrial activity is currently located in the areas listed below

- ▶ West bank of the Maitara River (Ely Street and along SH1 north of Cardigan Bay Road);
- ▶ East bank of the Maitara River (Bridge Street to Eden Street);
- ▶ South of Cardigan Bay Road; and

3.3.2.3 Industrial Growth Strategy

Industrial activity is currently located in the areas listed below

- ▶ West bank of the Mataura River (Ely Street and along SH1 north of Cardigan Bay Road);
- ▶ East bank of the Mataura River (Bridge Street to Eden Street);
- ▶ South of Cardigan Bay Road; and Small section between Glendhu Road and Darce Street.

As indicated in Table 5, the development capacity for industrial activities is limited. Some vacant sites exist, such as the larger area between SH1 and the Mataura River, north of the Mataura township. However, there is a risk that the existing vacant and zoned land does not come forward in a timely manner to meet demand and/or there are constraints on the use of the site due to the existing use. Through the mapping of constraints and opportunities, the following areas have been identified for industrial development (Table 6).

Table 6: Summary of the size of the areas identified for industrial growth

Growth Area	Land Area (ha)
Junction of SH1 and SH90	205
Potential long-term expansion	104

Land at the junction of SH1 and SH96

The land at the junction of SH1 and SH96 has the benefits of direct frontage to two State Highways and is nearby to the railway line, providing access to the wider region through freight and truck movements. The area is also separated from sensitive activities, such as residential development and the large area (205 ha) has potential to accommodate a variety of industries types. This is beyond the projected long-term requirements of the District and provides for growth in the wider region. There are potential constraints in the area, namely the presence of old mines, but the size of the area is sufficient should areas be unsuitable for development. The area is also in a flood plain and further investigations are required to understand the risk associated with development in this area before any final decisions are made of its future use.

Potential Long-Term Expansion

An area is located south of the land described above to Craig Road for long term expansion and which would provide a linkage to land already zoned for industrial purposes near Craig Road (occupied by Solid Energy). The area identified benefits from direct frontage onto SH1 and being on the main route to Invercargill and the port at Bluff, it would be attractive as an inland location for freight and industry reliant on access to markets and the port. Like the area above, it is within a flood plain and further investigation would be required.

3.4 Waikaka

Waikaka is located approximately 28 km north of Gore. The discovery of gold in 1867 attracted people to the area with a population up to 800 by 1873¹⁹. After a decline, attempts were made to retrieve gold between 1897 and 1926. Over time, Waikaka's role has changed to a service town, supporting the wider rural community, which comprises sheep, beef, grain and dairy farms. Waikaka comprises a small township, including a hall, school, churches, hotel and commercial/servicing activities around which residential and rural-residential development has occurred. The population of the wider Waikaka area was 135 with approximately 51 households²⁰ in 2013. Within the township, there is estimated to be 40 dwellings²¹. Waikaka has a primary school, with approximately 50 pupils on the role in 2017.

¹⁹ <https://nzhistory.govt.nz/keyword/waikaka>

²⁰This covers a wider geographic area, reflecting the meshblocks that cover Waikaka.

²¹Based on a review of aerial photography.

Issues Map
3. Waikaka

Comments point to examples where the issue is prevalent.

Potential for the loss of high quality soils.

Closure of commercial activities and subsequent absence of services in close proximity to the community.

Commercial activities unable to compete with those in Gore.

Potential for noise of truck movements to disturb residents.

Route to Waikaka is not on a State Highway

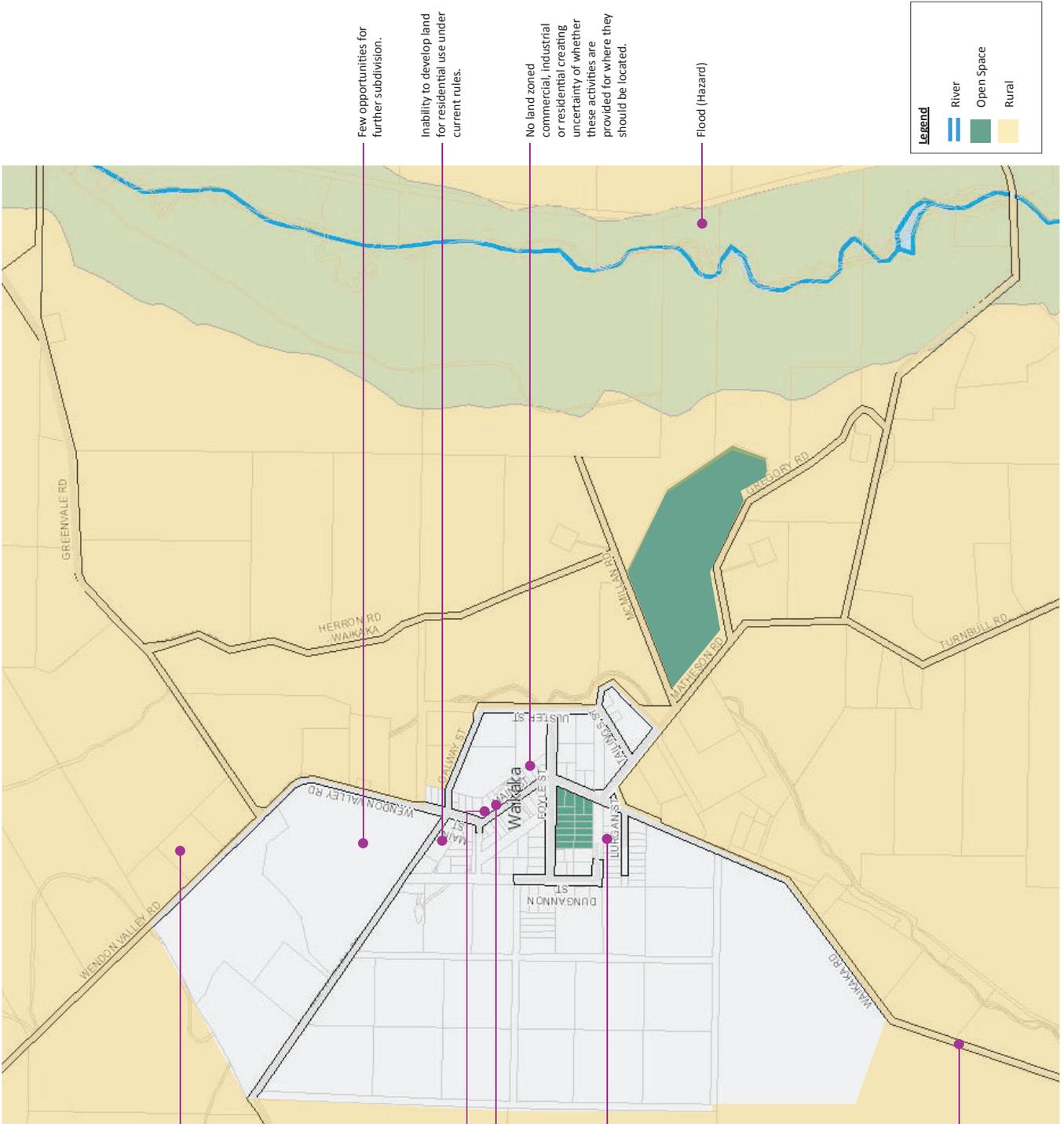


Figure 22: Overview of the issues and examples of their locations in Waikaka

3.4.1 Issues

In planning for growth, there is a need to consider the issues that may impact on development and conversely, the effects of development. Figure 22 below provides an overview of these issues, with the points indicating examples of locations where these issues are known. The key issues identified in the context of Waikaka are:

Decline in the services available

Waikaka's role as a service town is reflected in the community facilities and commercial activity present today, including a hall, school, churches, recreation grounds, fire station, hotel, mechanics, agricultural contractors, engineering business, and transport company. There are signs of investment, for example Glenthorne Motors, and the maintenance of the hotel. Conversely, the closure of the convenience store On the spot, and loss of other businesses e.g. Tamblyn Motors, suggests there is less spending in the town today as there may have been in the past. This may reflect the proximity to larger centres including Tapanui and Gore, and the distance that people are willing to travel in this modern age.

It is expected to continue to have a role serving the community and wider rural hinterland with investment in the town accompanying residential subdivision.

Limited Infrastructure

The town is currently serviced by the following:

- ▶ A water scheme, known as Glenkenich, administered by Clutha District Council;
- ▶ A stormwater system managed by Gore DC, which comprises a series of swales and discharges directly to a nearby waterway; and
- ▶ A reticulated wastewater system, managed by Gore DC. The location of the network and treatment ponds are shown in Figure 23 below.

Although the town has the above services, there is limited if any capacity to accommodate additional growth. The costs associated with servicing development may inhibit growth if it continues on a site by site basis.

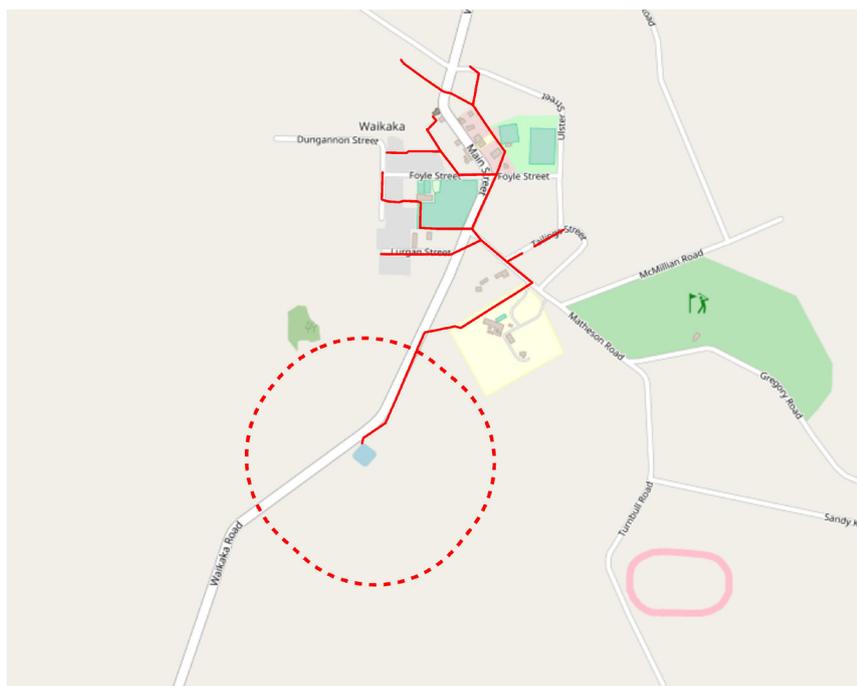


Figure 23: Map of the wastewater network in Waikaka (Red lines), wastewater treatment plant (Blue) and its buffer (Red dashed line)

Any growth or development will need to be managed without additional pressure on these networks, given their limited capacity and management.

3.4.2 Outcomes Sought

Waikaka is anticipated to maintain its role as service town with community and small-scale commercial services to meet the needs of the immediate community and surrounding rural hinterland. People will visit Waikaka for community events, entertainment, education and sport from surrounding farms and lifestyle blocks closer to the township.

The activities and character of the town and surrounding area will continue to be attractive for rural-residential living and residential subdivision, particularly for people seeking to live in the town while enjoying the rural surroundings. This may include people retiring from farms in the area or families seeking rural living.

This spatial plan provides opportunities for new business and the expansion of existing businesses with associated employment, providing a local service role e.g. contractors, engineering businesses servicing farms. Residents may otherwise commute for employment and services in other towns including Gore and Tapanui. This is in recognition that the town is part of a network and not self-sufficient.

Outcomes for the town are illustrated in Figure 24 below. The greenfield areas defined for future growth are also identified and discussed further in the section that follows. While areas are identified for growth there are existing land uses within these areas that may preclude development and/or land that should be protected.

Outcomes Map

3. Waikaka

Maintains roles as a settlement with a small population and small scale commercial and community services and light industry.
Comments point to examples where the outcome could be achieved.

Provision for rural lifestyle development similar to what is occurring now in this area.

Opportunities are supported for expansion of residential areas to the north of Waikaka.

The commercial area is rejuvenated and provides services for the local community and wider rural environment.

The heritage of the town is conserved and opportunities explored for their re-use. (Arrow points to Anglican Church)

Servicing and other light industry to meet local needs e.g. contractors.

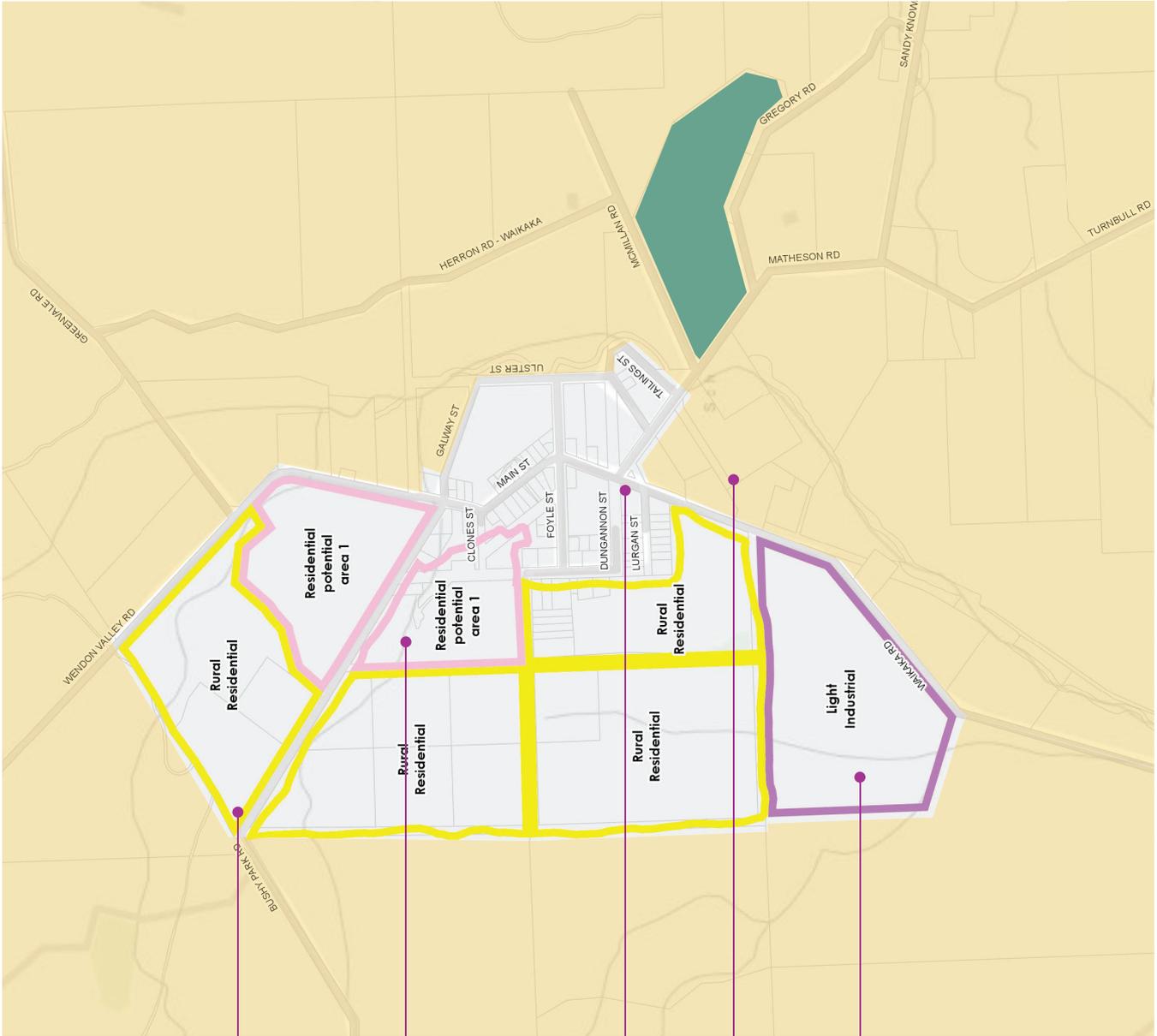


Figure 24: Outcomes sought for Waikaka, including the areas defined for future growth

Residential/ Rural Lifestyle Development Areas

In recognition of the subdivision occurring, areas are identified for rural-residential development to the north-west and west of the existing residential area of Waikaka. With houses under construction on Bushy Park Road to the north-west of the town, there is evidence of demand for rural lifestyle living.

There are no constraints to development in the area, the exception being servicing of these areas by infrastructure. It is anticipated that each lot will be serviced by a septic tank rather than extending reticulated services for low density development.

To provide choice, land has also been identified to the immediate north of Waikaka for residential subdivision. This facilitates growth of the town on relatively flat to rolling rural land that is connected to the existing urban area, achieving an integrated urban form.

Industrial Development Area

As described above, Waikaka serves a role for local businesses and employment. With potential for growth in the rural sector, an opportunity is provided for new business and the expansion of existing businesses serving the sector, including contractors, engineering businesses and trucking companies.

The location identified is on the edge of the town and adjacent to the main road into the town. This reduces the likelihood of a large number of truck movements through the town as would occur if an industrial area was to the north of the town or even within the town. The size of the area identified also provides for separation from adjoining residential/ rural-residential activity and in doing so, provides for industry that may have effects e.g. truck movements early or late in the day.

3.5 Mandeville

Mandeville is located 17 km north west of Gore on SH94 and adjoining the Mataura River. In 1901 Mandeville served a farming district with a population of 129.

Today the focus of the town is around the Croydon Aviation Heritage centre, aerodrome and aircraft company. Adjoining the centre are commercial activities, including a clothing and gift shop and café, and the Waimea Plains Railway Trust, which is establishing a railway track for tours. There is also a community hall off Waimea Valley Road, providing a second focal point for the local community. There are approximately 25 dwellings in Mandeville based on aerial photography, the majority of which front the south side of the state highway. According to the 2013 Census data, there was approximately 50 people and 21 households in Mandeville and the immediately surrounding area. It is evident that the town's function has reduced, which is reflected in the decline in population and services available. This is likely to be due to its proximity to Gore and Riversdale.

3.5.1 Issues

The key issues identified in the context of Mandeville are illustrated in Figure 25 and described below that. The points on the map are intended as examples of where these issues are known.

Issues Map

5. Mandeville

Comments point to examples where the issue is prevalent.

No convenience shops or schools potentially making it less attractive to investors/people to live in Mandeville.
No land zoned for commercial activities.

No servicing infrastructure. Residential subdivision.

Potentially susceptible to liquefaction, which has implication for development.

Low levels of development due in part to close proximity to Gore and the Rivers which have potential to flood.

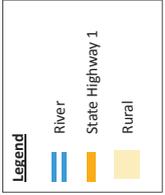


Figure 25: Overview of the issues and examples of their locations in Mandeville

Risk of hazards

Mandeville is surrounded by waterways, being the Mataura River to the east, Waimea Stream to the north, and Otamita Stream to the south, with a risk of flooding from these waterways. All of Mandeville is within a defined “Significant floodplain”, which could preclude or limit the extent of development.

Reflecting the proximity to the waterways, there are large areas, including parts of the township, potentially susceptible to liquefaction, which has implications for development and the associated costs of development.

Further investigations are required on the risk associated with flooding and liquefaction and until this is better understood, it is not proposed that additional areas are identified for residential growth in Mandeville.

Limited infrastructure

The town is currently serviced by a stormwater system, managed by the Gore District Council but is otherwise not serviced by reticulated services. The implication is that sufficient land is required for a septic tank/ alternative infrastructure, which results in additional costs for any development.

3.5.2 Outcomes sought

Mandeville has an opportunity to grow in prominence as a centre of aviation heritage. There is potential for future expansion of the aviation and other associated facilities and to attract a greater number of visitors. This can reinforce the identity and character of Mandeville and could contribute to its growth as a township and destination.

However, there remain constraints to its development including flooding and liquefaction risk according to Council records. This together with the town’s proximity to larger townships suggests that Mandeville’s role in the future is as a hub for tourism and aviation heritage.

Subdivision has occurred on the north side of the state highway, south east of the heritage centre, which will include sections with direct access to the airfield. This further reinforces the role described above and could be the niche that attracts residential development.

The tourist focus of Mandeville can be strengthened by:

- ▶ Providing facilities for overnight stay by campervans , such as a motor-home park and toilets
Outcomes for Mandeville are illustrated in Figure 26 on the following page.
- ▶ Active marketing to encourage tourists to take SH94 from the west and north to the Catlins, and the reverse direction.

Outcomes for Mandeville are illustrated in Figure 26 on the following page.

Outcomes Map

5. Mandeville

Maintains role as a settlement with a focus around aviation heritage. Comments point to example where the outcomes can be achieved.

Heritage and aviation hub that is attractive to locals and tourists.

Housing develops adjacent to the airfield support the function of the town as an aviation hub.

Encourages travellers to stop for a break and/or overnight stay.

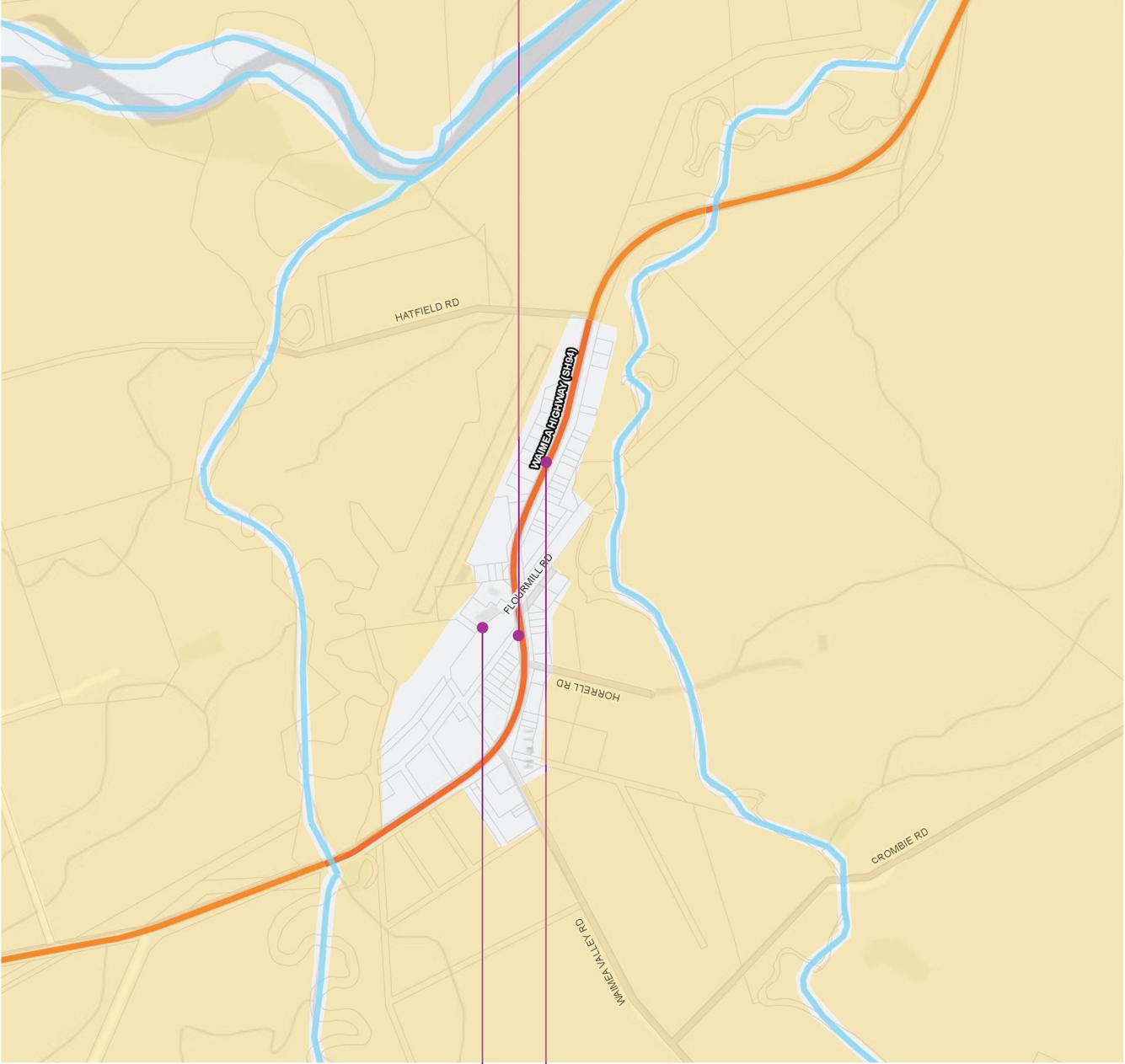


Figure 26: Outcomes sought for Mandeville

Specific locations have not been defined for further residential subdivision or a motor-home camp, which should be determined based on a better understanding of flood risk. However, it is considered appropriate that a facility for campervans and toilets adjoins the heritage centre or larger area occupied by the airfield.

3.6 Pukerau

Pukerau is located 14 km east of Gore on SH1 and comprises a small township, including a hall, school, church, and some commercial servicing activities around which residential and rural residential development has occurred. Pukerau has approximately 30 households in 2013²². Pukerau has a primary school, with approximately 45 pupils on the role in 2017.

3.6.1 Issues

The key issues identified in the context of Pukerau are illustrated in Figure 27 and described below that. The points on the map are intended as examples of where these issues are known.

²²Determined by aerial photography

Issues Map

4. Pukerau

Comments point to examples where the issue is prevalent. It is noted that these issues may be wider spread and are not necessarily site specific. Growth area boundaries are indicative and subject to further refinement at the time of a plan change process

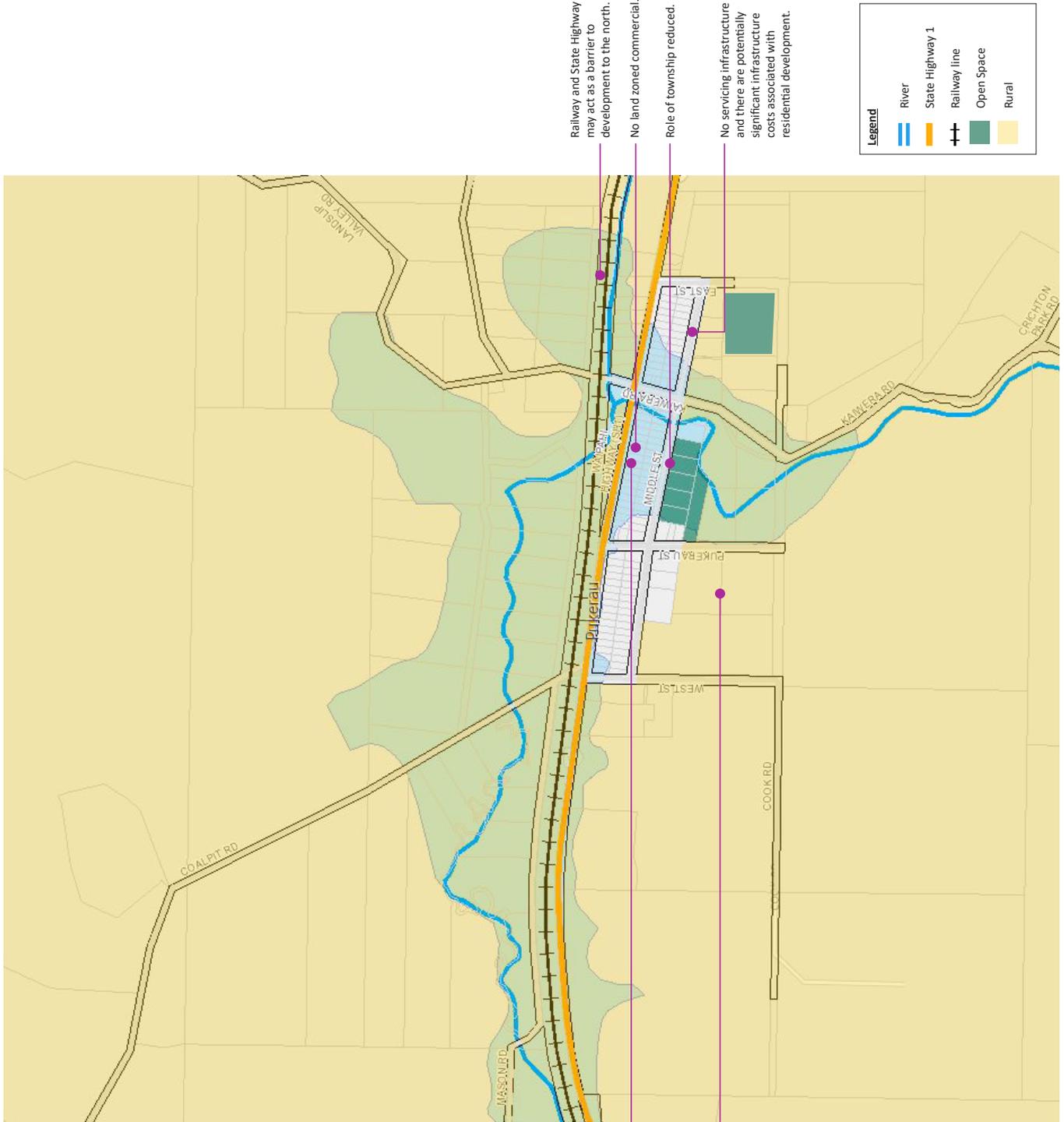


Figure 27: Overview of the issues and examples of their locations in Pukerau

3.6.1 Issues

The key issues identified in the context of Pukerau are illustrated in Figure 27 and described below that. The points on the map are intended as examples of where these issues are known.

Low levels of development and investment

There has been recent development of contractor's yards and an engineering firm to service the local area. However, local shops have closed including a local convenience store. This may suggest that there is less spending in the town today than there has been in the past and this may reflect the close proximity to Gore and the distance that people are willing to travel for certain goods and services. Pukerau is expected to continue to have a role in servicing the community.

Lack of servicing infrastructure

The town is not serviced by reticulated services (Figure 28) except a basic stormwater network. The implication is that there are potentially significant infrastructure costs associated with residential development i.e. septic tanks.

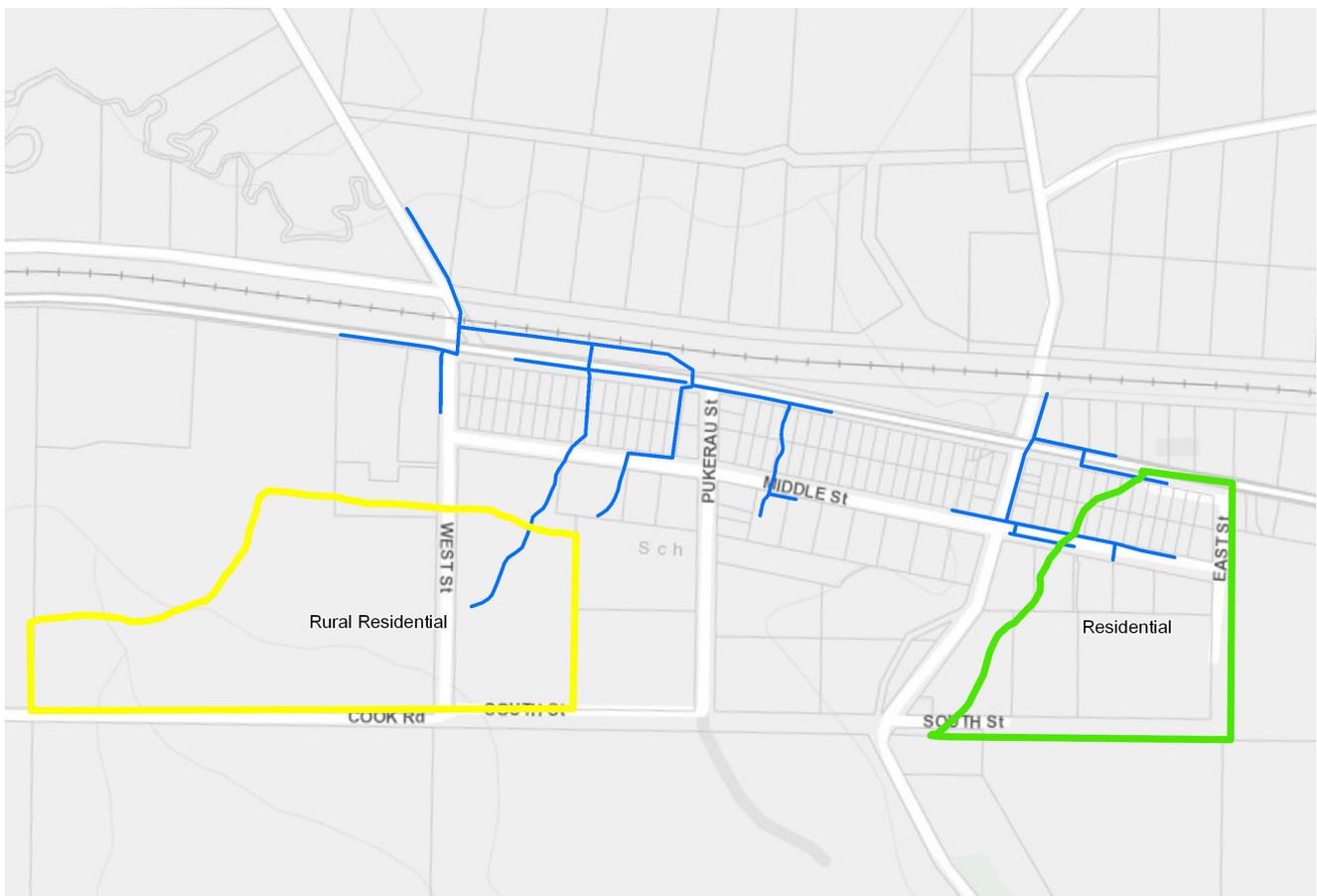


Figure 28: Stormwater network in Pukerau, defined by the blue lines

Risk of Hazards

Pukerau is at risk of flooding and liquefaction as shown below in Figures 29 and 30. The Pukerau Stream is located to the north of Pukerau and there is a risk of flooding from this waterway, which could preclude or limit the extent of development. There is also an area of the township that is potentially susceptible to moderate and high liquefaction risk according to Council records. Areas defined for development in Figure 31 have been defined to exclude land at risk of flooding or liquefaction.

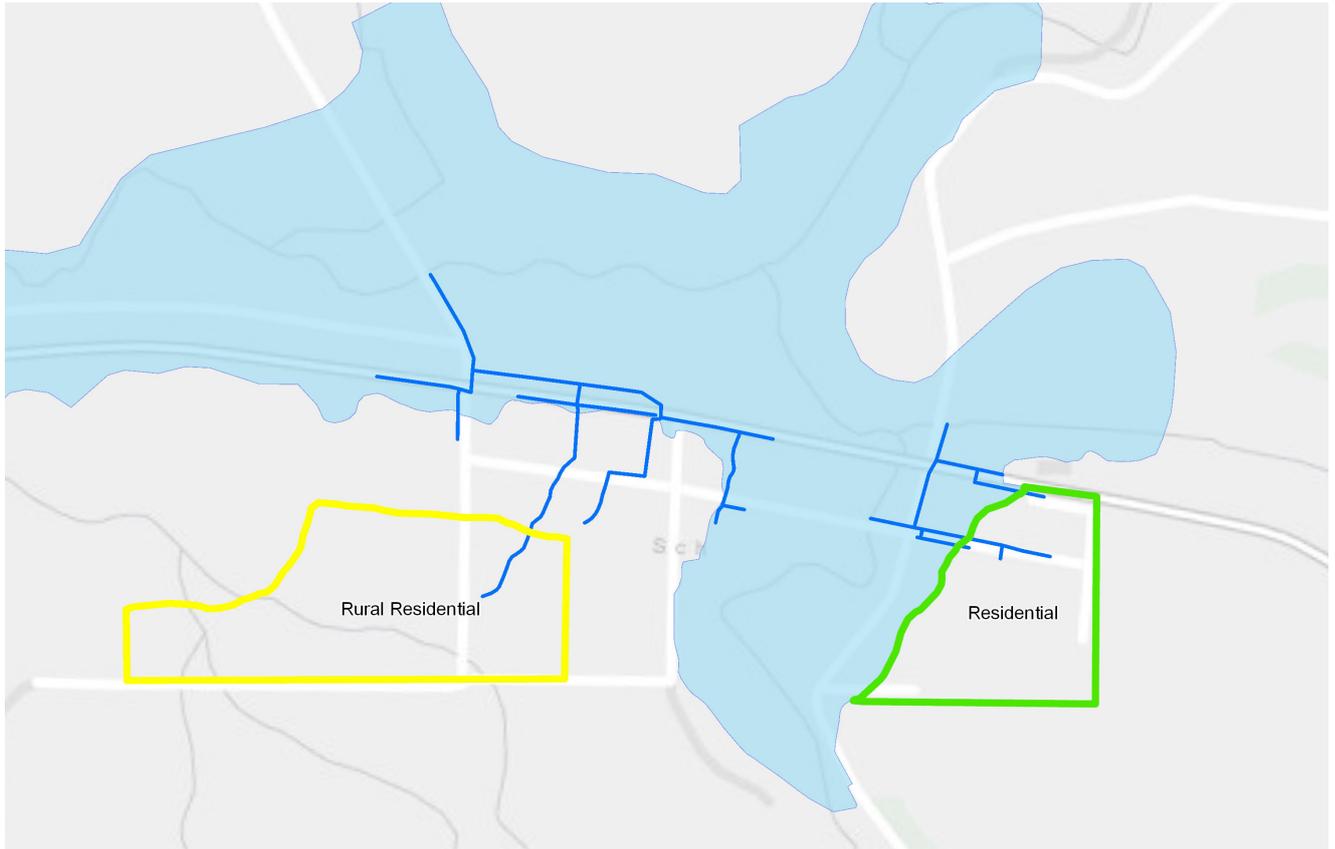


Figure 29: Significant flood plain in Pukerau

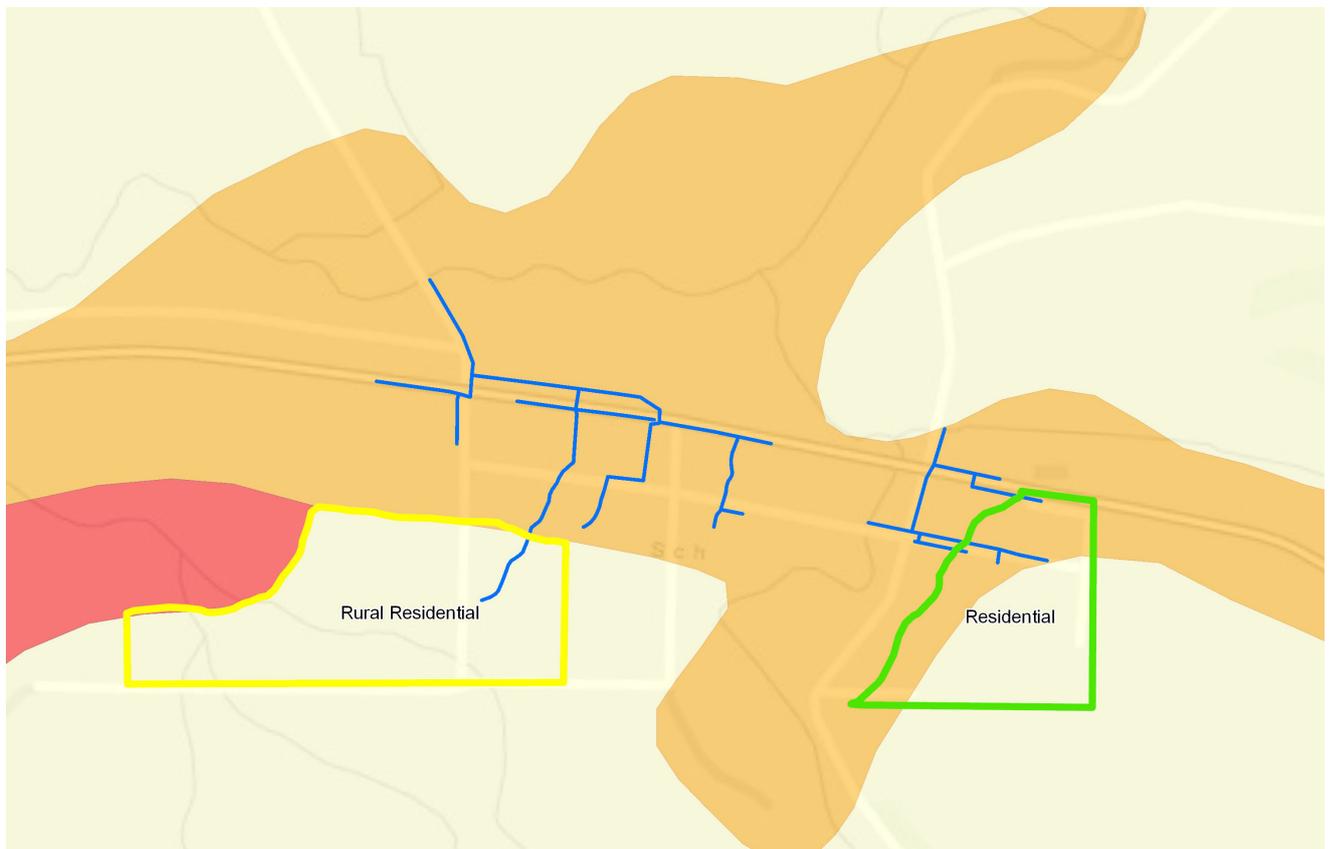


Figure 30: Areas of Pukerau at risk of flooding (top image, shown in blue) and liquefaction (bottom image, orange being medium risk and red being high risk).

3.6.2 Outcomes Sought

Pukerau is anticipated to maintain its role as a service town with community and small-scale commercial services to meet the needs of the immediate community and surrounding rural hinterland. People will visit Pukerau for community events, education and sport from the surrounding farms and lifestyle blocks closer to Pukerau.

The activities and character of the town and surrounding area will continue to be attractive for residential and rural residential living, especially for those people who seek to enjoy the rural surrounding. Community facilities such as Camp Columba will be maintained and there is an opportunity for an Arts and Creative Centre, based on local clay materials.

There will be opportunities to support existing businesses, such as Norton's Brick and Tile, as well as new opportunities, for example new commercial and industrial warehouses. This could be achieved by promoting these businesses and opportunities for new business in marketing by Council or Council advocating for rail movements from Pukerau. The location of Pukerau on SH1 and nearby to rail would allow for easy carriage of freight to and from the commercial and industrial warehouses. There will also be the expansion of the existing forestry plantation and associated employment. However, this Spatial Plan does recognise that Pukerau is a part of a network of towns and will not be self-sufficient.

Outcomes for Pukerau are illustrated in Figure 31 below. While areas are identified for growth there are existing land uses within these areas that may preclude development and/or land that should be protected i.e. Pukerau Cemetery.

Outcomes Map

4. Pukerau

Maintains a role as a settlement with a small population and small scale community services and light industry. Comments point to examples where the outcomes can be achieved.

Increased rail use for carriage of freight.

Provision of commercial and industrial warehouses in close proximity to State Highway 1.

Primary school and recreation ground continue to support the local and surrounding community.

Camp Colomba is expanded.

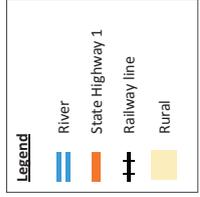
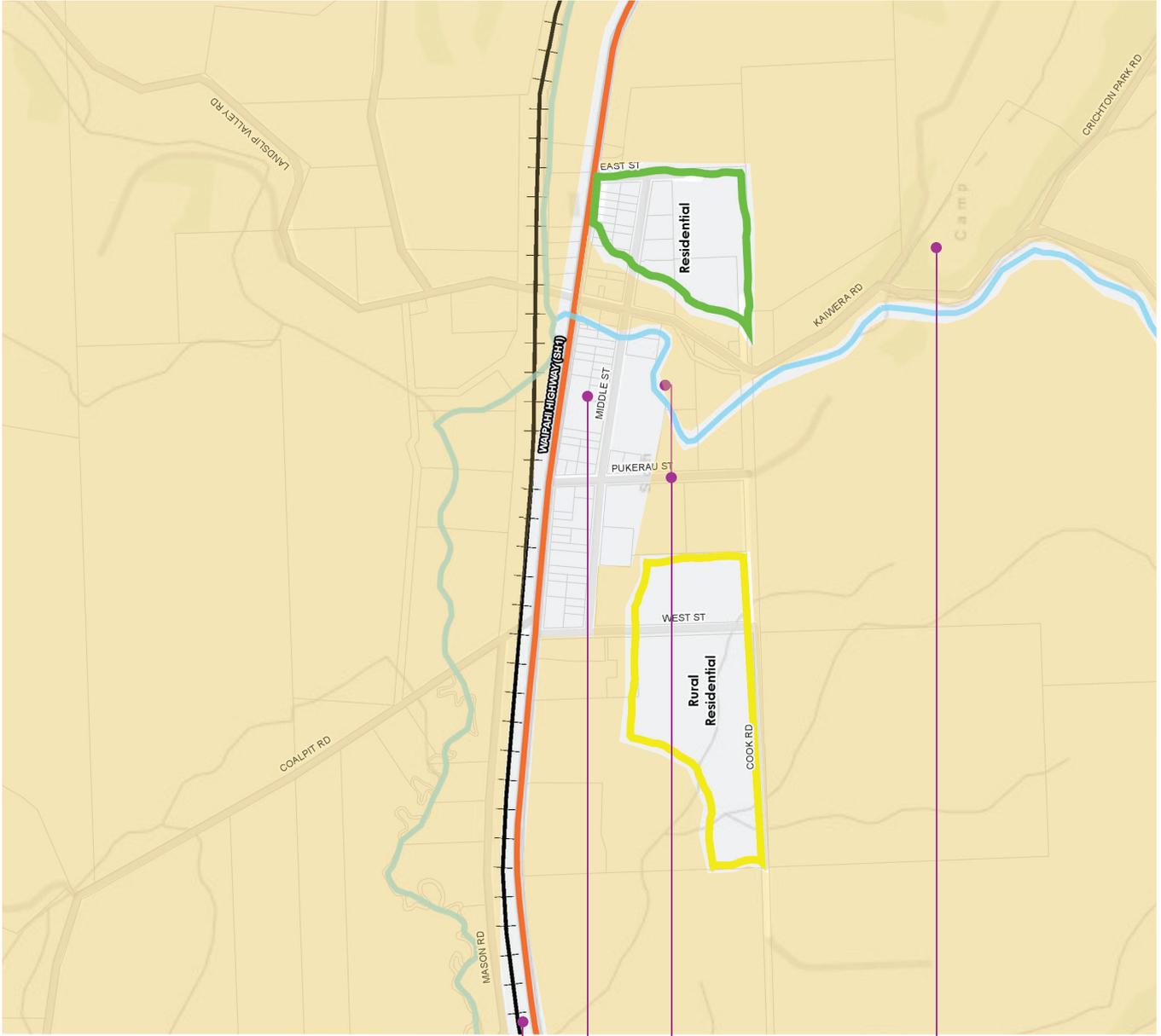


Figure 31: Outcomes sought for Pukerau

Residential/ Rural Lifestyle Development Areas

This Spatial Plan proposes the area to the east of Pukerau and defined on Figure 31 provides for residential development. The land to the east of Pukerau can be integrated within the existing urban area through connections with the existing road network. The area will benefit from being near existing open space and Pukerau School. The site does not have a risk of flooding as it is located on a small ridge, however there is a moderate liquefaction risk on the west side of the development area. Potential constraints on the site include the lack of infrastructure, which would need to be developed for residential development to occur.

An area identified to the west of Pukerau has been proposed for rural residential development (Figure 31). This area can be integrated with the existing urban area through existing road connections. The site also benefits from close proximity to open space and a school. The site is not serviced by reticulated services and therefore infrastructure would need to be implemented for rural residential development to occur i.e. septic tanks, which would increase the cost of development.

3.7 Rural Environment

The rural environment of the Gore District is an important economic, social and cultural aspect of the area and must therefore be safeguarded to provide for current and future generations. The attraction of the District has been traditionally for its rural environment, with a long history of sheep, beef, dairy and crop farming. Mineral extraction activities also contribute to the economic and social wellbeing of rural areas.

3.7.1 Issues

There are a number of issues of relevance to the rural environment, which are as follows:

- ▶ Potential for the loss of high quality soils with the subdivision of rural land;
- ▶ Climate change and its impact on the communities of the District, especially within the Rural Environment with changes in farming types and practices. It is predicted that Mataura catchment will gradually get wetter in winter and spring, followed by warmer dryer summers²³);
- ▶ Previous land use can affect the future use of rural land e.g. mining; and

Potential loss of biodiversity and landscape values associated with subdivision, development and rural activities.

3.7.2 Outcomes Sought

In order to sustain the rural environment for both the current and future generations, the following needs to be achieved:

Consolidation of development within urban areas

Urban growth must occur in a consolidated manner in close proximity to existing urban growth (i.e. townships). This will ensure that high quality agricultural soils are not lost because of the inappropriate subdivision of rural land.

Maintaining the capacity of productive agricultural land by limiting the potential for rural residential subdivision and the ease to which this can occur

While rural residential subdivision of large areas of productive land is not understood to be an issue at present, the minimum lot size in the rural zone is 2 hectares with a risk that fragmentation of productive land occurs to the extent

²³Draft Climate Change Report

that land is not available for productive use.

To address the risk described, as part of the District Plan Review it will be necessary to review the minimum lot size for subdivision and the activity status for subdivision so that any subdivision is of an appropriate size and scale to minimise the loss and fragmentation of productive land.

Maintaining indigenous biodiversity and protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna for present and future generations.

Reflecting direction in the RPS, areas of landscape and biodiversity value will need to be identified and protected with a framework to manage the effects of development and the use of land within or adjoining these areas.

Environment Southland have recently completed biodiversity and landscape assessments for the district to identify areas of significant landscape and biodiversity value. The aim is to produce a framework to manage effects associated with the use of land within and adjoining these significant areas.

Living in the Rural Environment

For those people who seek to live outside of the main urban areas, there are areas identified through this spatial plan for large lot residential living or rural residential living. Areas beyond this were not considered appropriate due to the risk of compromising high quality soils for productive use, rural amenity and to avoid the potential of reserve sensitivity effects.

4.0 Implementation

4.1 Key implementation methods

The spatial plan will be implemented in a number of ways through plans and strategies, the funding of infrastructure and other methods. A summary of each of these methods and the aspects of *Ready for Tomorrow* that they will implement are provided below.

Table 7: Methods to implement this spatial plan

Document	Aspects to be implemented	Commence/Status	Lead agency	Programmed
Evidence base for plan changes/ District Plan review	Assessment to define the risks associated with flooding, liquefaction and other natural hazards	2018/2019	Environment Southland	
	Landscape study to define Outstanding and locally significant natural features and landscapes	2018 Partially complete	Environment Southland	Yes
	Biodiversity study to define areas of significant habitats of indigenous fauna	2018 Partially complete	Environment Southland	Yes
	Heritage assessment to review heritage sites and structures	2018/2019	Gore DC	Yes

Document	Aspects to be implemented	Commence/Status	Lead agency	Programmed
Evidence base for plan changes/ District Plan review	Heritage assessment to review heritage sites and structures	2018/2019	Gore DC	Yes
	Transport assessment to determine the impacts of development areas on the transport network and mitigation required	2019	Gore DC	Yes
	Investigation of the constraints and opportunities to development of brownfield sites, including engagement with landowners	2018/2019	Gore DC	Yes
Plan changes	To rezone areas identified as Potential area 1 and other areas, as appropriate, for development/growth in the short term to address the immediate shortfall in development capacity to accommodate future growth.	2018/2019/2020	Gore DC	Yes
Structure Plans	To prepare structure plans for each development area to achieve an integrated approach to development. This should occur in parallel to or prior to the preparation of plan changes to zone the land in question.	2018/2019/2020	Gore DC	Yes
District Plan	<p>The District Plan will:</p> <ul style="list-style-type: none"> Identify the key district issues relating to resource management and the methods for managing these. Identify the policy framework to deliver the vision provided by <i>Ready for Tomorrow</i>. Rezone land that is envisaged to be required for development identified within <i>Ready for Tomorrow</i>. Provide development controls that apply to development areas. Integrate Structure Plans into the District Plan. 	2019/2020	Gore DC	Yes

Document	Aspects to be implemented	Commence/Status	Lead agency	Programmed
Infrastructure study and strategy for supporting growth	As part of the next 10 year plan or prior the Council proposes to carry out a study to determine the infrastructure requirements of servicing the development areas identified for growth, and to prepare a strategy which demonstrates how this is to be achieved.	2021	Gore DC	Yes (Review 3 yearly)
10 Year Plans (LTP)	<p>The 10 Year Plan will identify the infrastructure required to service the development areas identified through <i>Ready for Tomorrow</i>, with alignment achieved between the timing and sequencing of areas and programme for funding.</p> <p>The required infrastructure and any associated works will also need to be factored into the asset management plans to be reviewed and prepared prior to the LTP.</p>	2021	Gore DC	Yes (Review 3 yearly)
Subdivision and development Bylaw 2011	The Subdivision and Land Development Bylaw will implement any required change to infrastructure design to be required in subdivision and development in general. These changes may stem from initiatives arising from the other strategies listed above.	2011 and proposed changes 2018	Gore DC	
Other strategies/ plans	Other aspects of Ready for Tomorrow not covered elsewhere will be implemented through the following strategies. Some of these will be developed as part of the District Plan Review, particularly the Landscape and Ecological assessments.			
	<p>Ready for Living: A concept for active aging</p> <p>Aspects of the “Go-forward” Action Plan and the needs of the changing demographic i.e. housing type and locations</p>	2019	Gore DC in association with Office for Seniors and the South Regional Development Strategy	

Document	Aspects to be implemented	Commence/Status	Lead agency	Programmed
Other strategies/ plans	<p>Ready for Growth Action Plan 2018-2021 To define actions for six action groups to implement the action plan, including the key partners and what the timeframes are for delivery.</p>	2019	Gore DC in association with Office for Seniors and the South Regional Development Strategy	
	<p>Climate Change Action Plan To define actions for stakeholders in avoiding, remedying and/or mitigating climate change.</p>	In progress	Environment Southland	
	<p>Landscape Action Plan To define areas of significant landscape value and a framework for managing effects on these areas.</p>	In progress	Gore DC	
	<p>Biodiversity Action Plan To define areas of significant biodiversity value and a framework for managing effects on these areas, incl. private initiatives</p>	In progress	Gore DC	
Other initiatives	<p>Establishment of a Regional Economic Development Agency A Regional Economic Development Strategy for Southland will provide a framework for managing economic development of the region and attracting investment.</p>	2018/2019	Environment Southland, ICC, Gore DC and SDC	
	<p>Go Retail To continue investment in Go Retail to attract people to shop and do business in Gore</p>	Ongoing	Gore DC	
	<p>Implementation of the Business Plan for Venture Southland There are a number of actions in the Business Plan for Venture Southland that have implications for spatial planning and will support growth of the District.</p>	2018/2019	Venture Southland	



5. APPENDICES



Context

The following describes policies at a national, regional and local level that influence how growth is managed in Gore District. It outlines the current state and sets a starting point for managing growth. The aim of this section is to place into context the framework that this document provides for growth.

National Context

Local Government Act (LGA) (2002)

The Gore District Council is required under the LGA to meet the current and future needs of communities for good-quality local infrastructure and local public services. Ready for Tomorrow provides a framework for managing future growth and identifies the actions required in order to meet demands on infrastructure, consistent with the LGA. This includes where, when and how development will occur and local infrastructure and services will align with this.

Resource Management Act (1991)

Under the RMA (1991), Gore District Council has responsibilities including achieving an integrated approach in managing the effects of use, development, or protection of land and associated natural and physical resources of the district. In this context, Ready for Tomorrow provides for an integrated approach to development and growth while managing effects on the natural and physical resources including land, the Mataura River and its tributaries, water and other resources.

National Policy Statement (NPS) of Urban Development Capacity (2016)

Parts of New Zealand are currently experiencing high levels of population growth. To support well-functioning places, the NPS requires that that national, regional and district plans provide for growth. The New Zealand Government has responded to the issues facing urban areas, including high levels of population growth, with the NPS on Urban Development Capacity (2016). The NPS on Urban Development seeks that there are sufficient opportunities to develop land for business and housing to meets the needs of the community.²²

Policy PA1 of the NPS on Urban Development Capacity requires all local authorities to provide sufficient land for business and housing at any one time, defining the requirements for what is deemed to be short, medium and long term capacity as follows²³ :

- ▶ *“Short term (within 3 years): Development capacity must be feasible, zoned and serviced with development infrastructure.*
- ▶ *Medium term (3-10 years): Development capacity must be feasible, zoned and either: serviced with development infrastructure, or; the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002.*
- ▶ *Long term (10-30 years): Development capacity must be feasible, identified in relevant plans and strategies and the development infrastructure required to service it must be identified in the relevant Infrastructure required under the Local Government Act 2002.”*

The NPS on Urban Development Capacity requires local authorities to provide sufficient development capacity in their plans to meet demand, both in terms of total demand for housing and business and also the demand for different types, sizes and locations.

²² Objective OA2 of the NPS on Urban Development Capacity.

²³ Policy PA1 of the NPS on Urban Development Capacity.

In addition, all local authorities are required to:

- ▶ satisfy themselves that other infrastructure to support development is likely to be available (Policy PA2)
- ▶ provide for the social, economic, cultural and environmental wellbeing of people and communities in making decisions that affect the way and rate at which capacity is provided for development. In doing so, particular regard is to be had to the following
 - providing choices for a range of dwelling types and locations, working environments and places to locate businesses that meet the needs of people and communities
 - promoting the efficient use of urban land, development and other infrastructure
 - limiting adverse impacts on the competitive operation of land and development markets as much as possible (Policy PA3)
- ▶ take the following into account when considering the effects of urban development:
 - The benefits that urban development will provide with respect to people’s ability to provide for their social, economic, cultural and environmental well-being
 - The benefits and costs of urban development (Policy PA4)

While Gore District is not identified as a High or Medium Growth area as defined in the NPS on Urban Development Capacity and the projections of growth do not indicate high levels of growth, there is an expectation that Gore District will grow over the long term.

Regional Context

Southland is the second largest region in New Zealand, covering an area of 34,000 km². The coastal boundary runs from Awarua Point on the West Coast to Waiparau Head on the East Coast and it also includes Stewart Island. Over half of Southland’s land area is public conservation land, while farms occupy 85% of the remaining land.²⁴

The population of Southland has increased by 2.7% since 2006, with a 2013 census population of approximately 93,339 people, making up 2.2 percent of New Zealand’s population.²⁵ The area is managed by four Councils; Environment Southland, Southland District Council, Invercargill City Council and Gore District Council.

The region has a number of strategically important activities which are recognised for the benefits they contribute to the community. Key characteristics of the region include:

Economic

- ▶ A focus on agriculture, forestry and fishing (approximately 22% of Southlands economy and 5% of New Zealand economy).
- ▶ Manufacturing sector including meat and milk processing and the aluminium smelter at Tiwai Point.
- ▶ Tourism (10% of the regional economy).
- ▶ Invercargill International Airport and related services.

Environment

- ▶ Natural features of Fiordland.
- ▶ Rolling plains, soils and climate that supports the rural economy.
- ▶ Coastline which stretches from the Catlins to Fiordland.

²⁴ Environment Southland (2018) About Southland.

²⁵ Stats NZ (2013) QuickStats about a place.

Social

- ▶ Tertiary education - Southern Institute of Technology.
- ▶ Southland Hospital.

Cultural

- ▶ Culturally important sites (including Waahi Tapu, Waahi Taonga, Taonga or places associated with mahinga kai resources or valued indigenous vegetation).
- ▶ Historic buildings, structures and sites.

Key and important features of Gore District and the region include:

- ▶ The role of towns including Gore and Mataura like other Southland towns in serving the rural economy.
- ▶ The facilities serving a local and regional population, including the multisport complex (Gore Aquatic Centre, MLT Events Centre and Ice Sports Southland ice skating rink).
- ▶ Major businesses including the Mataura Valley Milk Plant, Dongwha (MDF plant) and Alliance Group Mataura Plant.

Ready for Tomorrow has taken into account the importance of the economic, environmental, social and cultural aspects of the whole region, while focusing on the district itself.

Regional Policy Statement for Southland (2017)

The RPS forms part of the statutory context and provides a framework for how the future of Gore District is managed. The RPS identifies a number of issues in the context of urban development, being as follows:

1. *Sporadic and uncoordinated urban growth and development in Southland can result in a loss of high value soils, create inefficiencies in the transportation network, create demand for the provision of additional infrastructure or upgrading of existing infrastructure, create reverse sensitivity effects, and can impact on soil, indigenous biodiversity, amenity values, cultural values and water quality.*
2. *Population change and patterns of urban development have caused some urban areas to experience population decline which can result in high costs to maintain infrastructure that is underutilised, and a decline in amenity values.*
3. *Urban areas in Southland which develop in ways that do not recognise the principles of high quality urban design are likely to be less cohesive, can experience reduced amenity and cultural values and can fail to provide for a range of transportation modes.*

These issues are relevant to Gore as identified in Appendix 2. This spatial plan seeks to address the first issue by planning for growth in an integrated manner that enables development while being aligned with the delivery of infrastructure and without impacts on natural, cultural and amenity values. In doing so, in-inefficiencies can be reduced. For example, the delivery of infrastructure in a timely manner to support development while not over-investing in infrastructure that is under-utilised for a long period.

Consistent with issues 2 above, there has been a decline in population in the District. The spatial plan together with *'Ready for Growth'* supports the Council's vision and outcomes to attract and support business and population growth with an aim to reverse this trend.

The urban areas of the District are at risk of further decline and/or poor outcomes if growth is not managed appropriately. *Ready for Tomorrow* provides a framework for achieving an integrated approach to development of the

townships in a cohesive manner. Through the spatial plan and the documents that support its implementation, including the District Plan, consideration can be given to how effects on existing and future environments can be managed.

A key objective of the RPS is for urban development to occur in an *“Integrated, sustainable and well-planned manner, which provides for positive environmental, social, economic and cultural outcomes”*. The reasons described in the RPS for this objective are that well planned urban environments enhance the quality of life for residents by providing a greater choice of housing, better transport options and access to services, and create vibrant, safe and cohesive town centres that enhance business activities. *Ready for Tomorrow* aligns with this objective in so far as this spatial Plan provides for a greater choice of housing, improved access to services and vibrant commercial areas that are attractive to business and investment. These outcomes support the vision for Gore to become the best place to live, work and enjoy.

Other key directions in the RPS that this plan supports include:

- ▶ The adverse effects of development being appropriately managed;
- ▶ Managing urban growth and development to support and promote existing urban areas and their development while planning ahead for the expansion of these areas;
- ▶ Promoting the use of existing infrastructure capacity and progressively upgrading infrastructure and the quality of discharges;
- ▶ Promoting a compact urban form and supporting sustainability in site and building orientation;
- ▶ Encouraging urban intensification and redevelopment opportunities;
- ▶ Encouraging high quality urban design;
- ▶ Making provision for a range of land use activities within urban areas; and
- ▶ Providing for housing choice.

Local Context – Gore District

Profile of the District

There are 12,033 people who were resident in the Gore District in 2013, which was a decrease of 75 people since the 2006 census.²⁶ Population projections for the period from 2013 to 2043 indicate that Gore District is expected to have an average annual percentage change of 0.3 percent or less.²⁷

Gore District Council wishes to promote growth and has led initiatives to not only attract investment but invest in land development with a 38 section subdivision in East Gore. The Council subdivision has utilised the last easily developed land zoned for residential purposes.²⁸ There is also no readily available, suitably zoned vacant industrial land to meet the needs of medium and large scale industry activities after the new \$240 million Mataura Valley Milk development.²⁹ The shortage of land zoned for residential and industrial activities needs to be addressed to support growth.

The Gore District is attractive for a number of factors:

- ▶ Iconic landscapes with the Hokonui Hills, Mataura River and rolling farmland, which combine to make an attractive place for people to live, work and visit.
- ▶ A local economy that provides employment primarily in the agricultural sector, which is the most significant industry in the District. However, a considerable employment base is also provided for in the manufacturing and retail trade sectors.

²⁶ Stats NZ (2013) QuickStats about a place.

²⁷ Stats NZ Subnational Population Projections: 2013(base)-2043

²⁸ Beyond Tomorrow A Spatial Plan for the Gore District Request for Expression of Interest

²⁹ Beyond Tomorrow A Spatial Plan for the Gore District Request for Expression of Interest

- ▶ Many people are moving to the Gore District for the lifestyle that living in rural areas provides.
- ▶ Well connected and centrally located between Invercargill, Balclutha, Alexandra and Te Anau.
- ▶ The rural areas of the district offer a competitive advantage due to the natural resources it provides, including fertile soils and low-lying topography, which support rural activities.
- ▶ Dolamore Park and the Croyden Bush Scenic Reserve as a significant reserve.
- ▶ Hokonui Heritage Centre incorporating the Hokonui Moonshine Museum and the Hokonui Heritage Research Centre, which are located in the heritage precinct.
- ▶ The Gore Multi-sports Complex, which includes the Gore Aquatic Centre, indoor stadium (the MLT Event Centre) for sporting and fitness activities all year round, Olympic short course sized ice rink, and Eastern Southland hockey's water turf.
- ▶ Shopping and services meeting the needs of people living, working and visiting the District.

When planning for growth, there are a number of drivers or influences that must be taken into account. Figure 32 below shows the relationship between these.

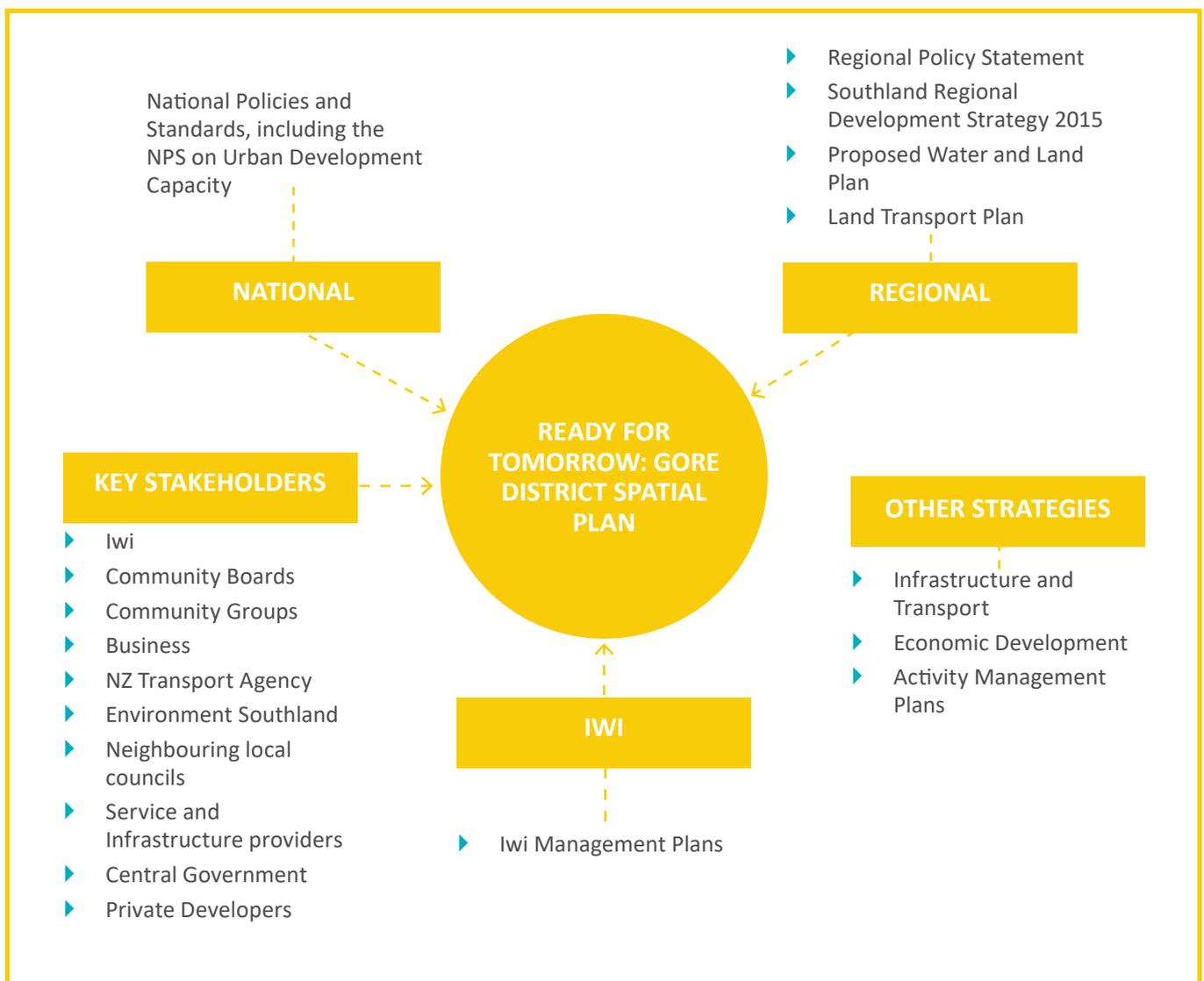


Figure 32: Statutory and Planning Framework

The above plans identify issues and challenges that are relevant to planning for growth, which are outlined in Appendix 2.

‘Ready for Growth’

- ▶ ‘Ready for Growth’ has been launched this year by Gore District Council, which is a development project for the Gore District. The purpose of ‘Ready for Growth’ is to stimulate growth to address the significant threat of population decline within the District.

Through the work to date, a vision, mission and objective has been defined as follows:

- ▶ Vision: *Rural City Living in action*
- ▶ Mission: *For the Gore District to embrace the concept of Rural City Living, to make it the best place in New Zealand to live, work, visit and do business.*
- ▶ Objective: *To grow the Gore District population by 1500 people by 2030.*

A governance structure has been established, which includes a steering group and six action teams to drive the future social and economic aspirations of the Gore District. The six specific action teams cover the following:

- ▶ Tourism and Natural Environment
- ▶ Population and Workforce
- ▶ Business and Retail
- ▶ Community Health and Wellbeing
- ▶ Industry and Innovation
- ▶ Facilitating Growth

The community input from the six action teams has informed the Spatial Plan including the identification of future priorities for growth and investment within the District.

Assumptions

The following assumptions have been made in preparing this spatial plan in respect of growth.

Population

- ▶ The District is anticipated to experience growth and policies PA1 to PA4 of the NPS therefore apply, given the reference in the preamble to Policy PA1 of the NPS on Urban Development Capacity is not specific to medium and high growth areas.
- ▶ The district’s population will increase with the greatest concentration of growth being in Gore and Mataura.
- ▶ Gore will continue to be the primary town serving the District and largest in terms of population and employment.
- ▶ There will be an aging population i.e. the number of people aged 65 years and over is predicted to be up 29% in 2031, an increase from approximately 17% in 2006.³⁰

Economy

- ▶ Additional industrial and commercial land is expected to be required to meet ongoing demand.

Transport

- ▶ Connections to State Highway 1 and 94 through Gore will continue to be important in terms of freight movements.

³⁰ http://archive.stats.govt.nz/browse_for_stats/population/estimates_and_projections/SubnationalPopulationProjections_HOTP0631UpdateOct12/Commentary.aspx#pop

Infrastructure

- ▶ Community infrastructure upgrades will be required (i.e. the hospital).
- ▶ Land development and infrastructure will be managed in an integrated way.

Venues and Events

- ▶ Major events will continue including the following: Southern Field Days, Hokonui Fashion Design Awards, New Zealand Gold Guitar Awards and the Hokonui Moonshiners' Festival.

Water Environment

- ▶ There is an increasing need to provide for improved water quality in Gore's rivers and streams.
- ▶ A three waters management strategy (water, wastewater and stormwater) is created and implemented that addresses existing issues in terms of water quality and the management of discharges associated with current demand.

Issues and Challenges

Table 9 below summarises the issues and challenges facing the Gore District that has implications for managing growth into the future. The methods to address a number of these are identified in Section 4.

Table 8: Issues and Challenges facing the Gore District

Summary of Issues	Sources
<ul style="list-style-type: none"> ▶ Population decline. ▶ Ageing population and changing needs e.g. demand for health care, retirement villages. ▶ Reduced labour force to meet the needs of the population. ▶ No readily available and suitably zoned vacant residential land. ▶ Some decline in industry i.e. paper mill closure, smaller meat processing plant and idle briquette plant. ▶ Employees residing outside of the district and commuting ▶ Construction, operation and maintenance of infrastructure assets in an affordable manner is becoming increasingly difficult. ▶ The Mataura River is a significant natural feature and historic and existing land use activities have impacted on its values (amenity, recreational, cultural, economic, and environmental). ▶ The District’s heritage resources can be adversely affected by land development, and changes to and removal of heritage structures. ▶ Earthworks and other activities have the potential to unearth cultural materials and have the potential to damage or destroy culturally important sites (including Waahi Tapu, Waahi Taonga, Taonga or places associated with mahinga kai resources or valued indigenous vegetation). ▶ Inundation by flood waters could jeopardise public safety and create risks to structures and materials within the flood plains. ▶ The operation of transportation networks can give rise to adverse effects on adjoining land uses (and vice versa) ▶ Earthquake shaking / liquefaction and the risk of harm to public safety, and damage to land and buildings. ▶ Exceedances of particulate levels in the Gore air shed under the National Environmental Standards for Air Quality (NESAQ). ▶ Perceived image of the district by those outside of the district, which may impact the ability to attract people and businesses to the District. ▶ Water quality below standards for drinking, and a shortage of supply at certain times of the year. ▶ Climate change and its impact on the communities of the District. ▶ Changes in farming types and practices i.e. technology. ▶ Increased heavy traffic which has associated impacts on infrastructure. 	<ul style="list-style-type: none"> ▶ Ready for Growth: A development project for the Gore District provided by the Gore District Council during site visit on the 24th February 2018. ▶ Ready for Tomorrow: A Spatial Plan for the Gore District request for expression of interest document. ▶ Gore Alternatives Gore Study 1976 ▶ Gore District Growth Study Phase 1 Social and Economic Background Report ▶ Our Towns...Our Streets A Streetscape Strategy for the Gore District ▶ Gore District Annual Plan 2017-2018 ▶ Gore District Council Long Term Plan 2015-2025 ▶ Southland Regional Development Strategy 2015 ▶ Our Threats Southland 2010 Part 4 ▶ Geological Hazards- Southland District Lifelines Study 2006 ▶ Proposed Southland Water and Land Plan 2018 ▶ Regional Air Plan 2016 ▶ Te Tangi a Taurira- The Cry of the People ▶ Future Projects at Multisports Area Master Plan ▶ Gore District Plan ▶ Gore District Council Parks, Recreation and Facility Strategy 2013 ▶ Gore District Physical Activity Strategy

Issues and challenges specific to each town are documented in Section 4.