DEVELOPMENT AREAS – DEV

Overview ~~and Purpose~~

Development Areas utilise Outline Development Plans (ODP) to provide guidance on the pattern of development over a large greenfield *site*. The provisions within the Development Area Chapter apply in addition to the underlying Zone provisions and district wide chapters to ensure growth occurs in a coordinated and integrated manner and provide a degree of certainty for all parties around the establishment of future *land* uses. Where there is any conflict with the Zone provisions, the Development Area provisions ~~shall~~ must prevail.

Given development of these areas is likely to occur over time, sporadic development could result in poor urban design outcomes such as multiple *road access* points, ad hoc service connections which do not adequately provide for future development and a lack of integrated open space or green corridors. The inclusion of ODPs is therefore a key method for guiding development and achieving high quality environmental outcomes. A singular ODP for each Development Area is provided to maintain focused strategic outcomes for each area.

Outline Development Plans provide certainty for the community, developers, *network utility* providers and territorial authorities that all constraints associated with development have been considered and identified at the time of initial urban zoning. Development is intended to align with *infrastructure* requirements and positive urban design outcomes, including landscaping and open space, and transport (*road*, cycle and *pedestrian* network) connectivity.

When assessing resource consents for development within a Development Area a key consideration will be consistency with the ODP. It is anticipated that resource consents will only be granted where they demonstrate consistency with the key principles and outcomes sought in the ODP unless the proposal achieves higher or better outcomes than those sought by the ODP. Where development is proposed for a portion of the ODP area the applicant will need to demonstrate that their proposal will not compromise the overall outcomes sought for the entire ODP area. New development should provide high quality urban design outcomes.

The following Development Areas are provided:

1. Gore South *Industrial* Development Area (DEV1)
2. Gore West *Residential* Development Area (DEV2)
3. McNab Development Area (DEV3)

~~Note 1~~[1]	~~Provisions in Other Chapters~~
	~~The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a~~

[1] Decision 22, paragraph 6.2.1

~~whole.~~

~~This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.~~

Gore South Industrial Development Area – DEV1

~~Context~~ Overview

This area is located to the south of the Gore township on the western side of State Highway 1.

Land to the north (between Charlton Road and Falconer Road) has historically been zoned *Industrial* and is developed with a range of *industrial activities*. Resource consent approvals for other *industrial activities* between Falconer Road and Saleyard Road have resulted in *industrial activities* spreading south along the State Highway. The presence of these existing *industrial activities* is likely to attract similar activities and indicates a potential transition to an urban *environment*. The District Plan recognises this changing character and provides for the predicted demand for industrial zoned land through the General and Light Industrial Zones.

Additional *land* is zoned *Industrial* to the north and south of the Development Area, however, these areas already contain existing *industrial activities* and are smaller areas with greater options for *road access* without new direct *access* onto the State Highway. It is therefore not necessary to manage development within these areas through an Outline Development Plan. In contrast the majority of *land* within the Development Area is currently undeveloped and therefore future development should be managed to ensure high quality urban design outcomes which mitigate adverse *effects* on the state highway and[2] adjoining landowners outside of the Industrial Zone areas. Matters such as *roading* connectivity, servicing and landscape buffers are provided for in the Outline Development Plan to manage future development in an integrated manner and reduce multiple *accesses* onto the State Highway.

The Gore Racecourse is located within the Development Area and is likely to remain *operational* for the immediate future with development occurring along the State Highway frontage in areas which are not critical for racecourse activities. While the Outline Development Plan does not require staging of development to allow for flexibility, it is anticipated development will occur in a staged manner.

Land Use

It is anticipated that a range of general and *light industrial activities* will establish in the area on varying *site* sizes which may be dictated by activity and servicing demands. Ensuring development is undertaken in a well-designed and integrated manner will be key to providing high quality urban design

[2] Decision 22, paragraphs 4.1.3

outcomes and maintaining compact urban form.

The Light *Industrial* and General *Industrial* Zone Chapters explain the purpose of each Zone and it is anticipated that activities compatible with the purpose and predominant character of each Zone will establish within the Development Area. The mix of Zoning recognises the potential for cumulative *effects* from General *Industrial activities* which may have greater potential for noxious discharges.

Until such time as the land is developed for *industrial activities* agricultural, *residential* and racecourse activities may continue under existing use rights.

Access and Transport

The Outline Development Plan includes an indicative *road* layout to serve the Development Area. The indicative *road* layout seeks to allow for staged development and minimise additional *access* points onto the State Highway ~~unless they are justified by traffic demand~~. It is anticipated that the Development Area will be developed in a staged manner which aligns with the future use of the racecourse and other landowner's aspirations. ~~The indicative road layout seeks to allow for staged development and minimise additional *access* points onto the State Highway unless they are justified by traffic demand~~.[3]

Future *subdivision* and development must be consistent with the indicative *road* network or provide for the same outcomes. Although the Outline Development Plan does not show *pedestrian*, cycle and bridleway connectivity these may be part of a future *subdivision* or development and should align with the indicative *road* network.

Open Space and Landscaping

The Development Area adjoins a Rural Lifestyle Zone and General Rural Zone. To assist with mitigating potential *effects* on the *amenity values* of adjoining *sites* from future activities within the Development Area, a landscaping buffer is required along the western *boundaries* of the Development Area.

Landscaping buffering is also required between development, the Light *Industrial* and General *Industrial* Zones to recognise likely future staging of development and the differing characteristics between the two Zones.

All planting within the landscape buffer should be flood tolerant and include indigenous, native species to provide medium to high native revegetation.

Servicing

Where possible new activities should connect to Council's reticulated water and *wastewater*. However, upgrades to the wider network could be required due to insufficient capacity within the existing network to meet demand. If connection to reticulated services is not possible due to a lack of capacity, developers should work with Council to upgrade and install adequate reticulated services. Alternatively onsite management of three waters would be required and resource consent may be required for Environment Southland.

[3] Decision 22, paragraphs 4.1.3

All *stormwater* should be managed onsite to ensure that post-development flows do not exceed pre-development levels. Any *stormwater* discharge system must be designed to comply with the Southland Regional Plan rules or consent will be required from Environment Southland. Where *hazardous substances* are stored on-*site* additional requirements apply.

Objectives

DEV1-O1 Development occurs in the Gore South *Industrial* Development Area in a co-ordinated and integrated manner that ensures:

1. connectivity of traffic, *pedestrian*, ~~and~~ cycle and horses riding[4] routes provides for future development and minimises ~~additional~~[5] *accesses* onto the State Highway; and
2. *infrastructure* is provided in accordance with the Outline Development Plan with connection to reticulated services where possible; and
3. *green infrastructure* is adopted for the management of water supply, *stormwater* management and *wastewater* treatment and disposal; and

~~4 future development respects and responds to the underlying relationship between Ngāi Tahu and the natural environment ; and~~[6]

~~5~~4 the anticipated character and purpose of the underlying Zone is met; ~~and~~

~~6~~5 new development is screened from adjoining rural lifestyle *sites* by appropriate buffers and landscaping; ~~and~~

~~7~~6 adverse *effects* from *natural hazards* are avoided, remedied[7] or mitigated; and

7 the safe, efficient and effective operation of the surrounding *roading environment*, including the State Highway network, is maintained.[8]

Policies

DEV1-P1 Enable *subdivision* and development that provides for high quality design and is in accordance with the Outline Development Plan, unless an alternative design solution achieves the same or better outcomes.

DEV1-P2 Ensure *subdivision*, development and activities are designed and located in accordance with the Outline Development Plan having regard to:

[4] Consequential to Decision 30, paragraph 5.2.3
[5] Decision 22, paragraphs 4.5.3
[6] Decision 22, paragraphs 4.3.3
[7] Decision 22, paragraphs 4.2.5
[8] Decision 22, paragraphs 4.3.5

1. the management of *natural hazards* on people, property and the *environment*;
2. the potential impacts on Ngāi Tahu cultural values ~~as~~ listed in MW1.2 ~~and relationship with the natural environment~~[9];
3. A development layout and sequencing which aligns with the indicative *road* layout and avoids multiple connections onto the State Highway;
4. the provision of *pedestrian*, cycle and bridleway routes which serve the community;
5. measures which mitigate adverse effects on the *amenity values* of *sites* within the *rural environment*; and
6. Retention of existing landscape features and provision of new landscaping which utilises flood resistant species and native vegetation within the site.
7. Maintaining the safe, efficient and effective operation of the *road* network, including the State Highway[10]

DEV1-P3 Require development to be serviced via Council's reticulated network where available. Otherwise, development should adopt *green infrastructure* for the management of water supply, *stormwater* management and *wastewater* treatment and disposal.

Rules

DEV1-R1	**New *buildings* and *structures***	
DEV1 – Gore South *Industrial* Development Area	**Activity status:** Permitted Where: 1. *Buildings* and *structures* are located in accordance with the Gore South Industrial Outline Development Plan or an approved resource consent that supersedes the Outline Development Plan; ~~and~~ 2. All *buildings* which require servicing are serviced either via Council's reticulated network or with onsite servicing; ~~and~~ 3. No *buildings* or *structures* are constructed over the indicative roads shown on the Gore South *Industrial*	**Activity status where compliance is not achieved with:** **DEV1-R1(1) to DEV-R1(3):** Discretionary **DEV-R1(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of the infringed standard.

[9] Consequential to Decision 14
[10] Decision 22, paragraphs 4.4.3

	Outline Development Plan; and 4. All *buildings* and structures comply with DEV1 Standards.	

Standards

DEV1-S1	Landscaping	
DEV1 – Gore South *Industrial* Development Area	1. A landscape buffer is provided in the location indicated on the Outline Development Plan. 2. The landscape buffer is at least 5 metres wide and planted with at least 30 % of species that will grow to at least 2 metres in height. 3. A landscape plan is provided with any building consent or resource consent (whichever is lodged first) which shows the following: (a) Species and quantity; ~~and~~ (b) Retention of any existing vegetation; ~~and~~ (c) Coverage area; ~~and~~ (d) Density of planting; ~~and~~ (e) Percentage of mix; ~~and~~ (f) Anticipated maximum growth rate and *height*; and (g) An ongoing weed control and maintenance programme.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Adverse *effects* on the *amenity values* of adjoining *sites*. 2. Adverse *effects* on public *amenity values* and the streetscape. 3. The ability to mitigate adverse *effects* by other methods. 4. Whether topography and natural features mitigate any reduction in landscaping. 5. The extent landscape features utilises flood resistant species and native vegetation within the *site*.
DEV1-S2	**Roading**	
DEV1 – Gore South	1. Prior to any new or relocated *buildings* being occupied, all necessary *roads* to provide *access* must be constructed in	**Activity status where compliance is not achieved:** Restricted Discretionary

***Industrial* Development Area**	accordance with the layout shown on the Outline Development Plan; ~~and~~ 2. There is only one *road access* to / from State Highway 1 and prior to any new *road access* to / from State Highway 1 being used the existing State Highway 1 *accesses* are permanently closed; ~~and~~ 3. *Roads* are designed and constructed in accordance with the requirements of the Transport Chapter and Council's relevant standards at the time of development; and 4. *Buildings*, *structures* or activities are located in a manner which does not hinder or restrict the ability for adjoining *land* to connect into the new *road* as provided for in the Outline Development Plan.	**Matters of discretion:** 1. The *effects* of traffic generation and the new *road* layout, including *accesses* onto Racecourse Road, Saleyard Road and State Highway 1, on the safe and efficient operation of the *transport network*, including the State Highway intersections.[11] 2. The provision of *pedestrian footpaths* and cycleways to serve the future activities and surrounding community. 3. The ability to provide connections to other *sites* within the Development Area.

[11] Decision 22, paragraph 4.6.5

DEV1-~~ODP~~ Figure 1: Gore South Outline Development Plan

Gore West Residential Development Area – DEV2

~~Context~~ Overview

The Gore West *Residential* Development Area is considered an ideal area for greenfield *residential* development. The *land* is identified in the Gore Ready for Tomorrow Spatial Plan for future urban growth. It is also an area that enables the Council to meet its housing supply requirements. The area is located to the west of the Gore township urban edge. The area is bounded by Reaby Road to the north and Terry Road to the west.

The Development Area contains a mix of *Residential* Zones to provide comprehensive development with varied housing choice. Ensuring development is undertaken in a well-designed, integrated manner will be key to providing high quality urban design outcomes, fit for purpose *infrastructure*, and maintaining compact urban form.

Land Use

It is anticipated the area will be predominantly *residential*, however the density will vary depending on the underlying Zone. A large portion of the Development Area is zoned for Rural Lifestyle use where a historic *mining* activity has occurred. Low impact *agricultural activities* are anticipated in this area as a form of *land* management. A Neighbourhood Centre has been included to enable small-scale commercial development to support the Development Area and surrounds.

Access and Transport

The Outline Development Plan includes an indicative *road* layout to serve the Development Area. The *road* layout has been designed to ensure connectivity with the existing urban *environment* and provide *access* to the wider Development Area. The indicative *road* layout seeks to allow for staged development.

Consequential *roading* upgrades to Wilden Street and Thomas Street will likely be required as part of the development.

Open Space and Landscaping

The Outline Development Plan identifies an integrated open space area throughout the Development Area. This area will be for the dual purpose of recreation and *stormwater* management. This area will have a significant role to play in providing for the overall stormwater conveyance and treatment system for the area. A small reserve or pocket park is expected within the medium density zone. Open space areas and opportunities for landscaping are to be provided. These will provide amenity to residents as well as connectivity for the development.

Servicing

Reticulated services ~~shall~~ must be designed and constructed by any developer at the time of land use, *subdivision* or development. To ensure any development can be appropriately serviced, details on servicing will need to be provided at time of resource consent. Servicing expectations for the area include:

- Any necessary upgrades to Council's network required to achieve the desired development are expected to be undertaken at the cost of the developer.

- Ongoing operation and maintenance costs will need to be considered as part of the design process, with an expectation to utilise options with lower operation and maintenance costs.
- *Stormwater* will need to be managed within the development site. Stormwater design is expected to ensure downstream flooding from the Council's Primary *Stormwater* and *Wastewater* network in a 20 % AEP rainfall event is not increased, and downstream flooding of private property in a 1 % AEP rainfall event is not increased.
- The developer will need to demonstrate Council's existing network for potable water can support the proposed development capacity.
- A *wastewater* system will need to be designed to address any impact on Council's reticulated *wastewater* network, such that the overflows during all 20 % AEP rainfall events are not increased.

Hazard Area

Intensive mining has occurred in the Development Area. Future surface deformation from ongoing collapse is a potential possibility and will affect areas directly above the historic mine and nearby surrounds. Hazard Areas 1 and 2 are detailed on the Outline Development Plan to identify the areas at risk and specific rules are provided below to manage the risk. Hazard Area 1 has known mines, whereas Hazard Area 2 has a possible mined area. Development within these areas will not be appropriate without further intrusive investigations being completed and appropriate geotechnical data provided to support such development.

Objectives

DEV2-O1 Development occurs in the Gore West *Residential* Development Area in a comprehensive manner that ensures:

1. Efficient provision of suburban *residential* development, that results in a range of housing typologies and *allotment* sizes;
2. A centrally located, well connected neighbourhood centre;
3. Development is integrated and coordinated with *infrastructure*;
4. *Road* and *pedestrian* networks are efficient, connected and safe;
5. The development is integrated with the area's topography and natural drainage channels;
6. Adverse *effects* of *natural hazards* are avoided or mitigated; ~~and~~
7. *Stormwater* is managed to improve downstream effects, and
8. Adverse *effects* of historic *mining* hazards are avoided, remedied or mitigated[12]

[12] Decision 22, paragraphs 5.2.3

Policies

DEV2-P1 Enable *subdivision* and development which is in general accordance with the Outline Development Plan, unless an alternative design solution achieves the same or better outcomes whilst providing for high quality urban design, and efficient and sustainable service provision.

DEV2-P2 Require *subdivision*, development and activities to be designed and located in general accordance with the Outline Development Plan that delivers:

1. A suburban *residential* development that provides a range of housing typologies and *allotment* sizes;
2. A centrally located, well connected neighbourhood centre;
3. Development that is integrated and coordinated with *infrastructure,* ensuring Council's existing network can support the proposed development capacity;
4. *Roading* and *pedestrian* networks that are efficient, connected and safe;
5. Integration with topography and natural drainage channels;
6. The avoidance or ~~and~~ mitigation of *natural hazards*; and[13]
7. *Stormwater* management that improves downstream *effects*.

DEV2-P3 In Hazard Area 1, recognise the benefits of clustering *residential* development in areas identified as appropriate by geotechnical testing, and require, where necessary *building* platforms to distinguish the extent of these areas, in order to avoid the historic *mining* hazard.

DEV2-P4 [14]~~Require efficient and sustainable stormwater control and disposal systems to be designed and installed at the time of subdivision and development that:~~

~~1. incorporates low impact design principles, utilising the natural contours of the land where possible, that are sufficient for the amount and rate of anticipated runoff, in accordance with Council's standards; and~~

~~2. mitigates the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land.~~

[15]Require *stormwater* management and conveyance systems to be designed and installed in accordance with Council's standards at the time of *subdivision* and development that:

[13] Decision 22, paragraph 5.3.3
[14] Decision 22, paragraph 5.3.5
[15] Decision 22, paragraph 5.3.5

1. mitigates the *effects* of *stormwater* resulting from development on-*site* using *stormwater* management area to prevent uncontrolled inundation within the *subdivision* and avoid increasing inundation on adjoining and downstream *land*; and~~;~~

2. where practical incorporates low impact design principles and the natural contours of the *land*.

DEV2-P5 Ensure *subdivision*, development and activities, including *earthworks*, proposed within Hazard Area 1 and Hazard Area 2 incorporates:

1. an assessment by a suitably qualified and experienced geotechnical professional and appropriate geotechnical data; ~~and~~
2. techniques proposed for remediation and/or mitigation of the *effects* of the hazard identified are reasonably achievable; and
3. a siting and layout plan that adequately avoids or mitigates adverse *effects* of the hazard identified.

DEV2-P6[16] Avoid *land* use within *sites* that are identified as Hazard Area 1 and Hazard Area 2 until further investigations have been completed in the mapped area to determine that either:

1. there is no risk from historic *mining* activity, or
2. that any identified risk can be managed to mitigate risk from the historic *mining* activity to people or property.

DEV2-P7[17] Development in the Gore West *Residential* Development Area may occur in stages to ensure a comprehensive and efficient approach to:

1. deliver a range of housing types and *allotment* sizes to support diverse suburban *residential* options,
2. establish *infrastructure* and services that will ensure seamless integration with future stages and the overall development,
3. develop safe and connected *roads* and *pedestrian* networks,
4. mitigate adverse impacts of natural and historic *mining* hazards throughout each stage, and
5. align with the Outline Development Plan.

Rules

DEV2-R1	***Primary Production***	
General ***Residential***	**Activity Status:** Permitted Where:	**Activity status where compliance is not achieved:** Non-Complying

[16] Decision 22, paragraphs 5.3.8
[17] Decision 22, paragraphs 5.4.7

Zone, Medium Density *Residential* Zone, Large Lot *Residential* Zone and Neighbourhood Centre Zone	1. the Development Area land is ~~undeveloped~~ not subject to a: (a) *subdivision* consent for which a certificate has been issued under s224c of the Resource Management Act 1991; or (b) *land* use consent for a *residential activity* that has been given effect to; or 2. is a balance ~~Lot~~ *allotment* resulting from a *subdivision*.[18] ~~Except that~~ 3. The activity does not involve: (a) *intensive indoor primary production;* ~~or~~ (b) milking sheds; ~~or~~ (c) *buildings* used to house or feed milk stock; ~~or~~ (d) stock effluent holding tanks; ~~or~~ (e) treatment or storage ponds; ~~or~~ (f) *intensive winter grazing*; ~~or~~ (g) *quarry* or *quarrying activities;* or (h) *mining*.
Rural Lifestyle Zone	**Activity Status:** Permitted Where: 4. ~~Except that~~ The activity does not involve: (a) *intensive indoor primary production;* ~~or~~ (b) milking sheds; ~~or~~ (c) *buildings* used to house or feed milk stock; ~~or~~

[18] Decision 22, paragraphs 5.4.6

	(d) stock effluent holding tanks; ~~or~~ (e) treatment or storage ponds; ~~or~~ (f) *intensive winter grazing*; ~~or~~ (g) *quarry* or *quarrying activities;* or (h) *mining*.	
DEV2-R2	**New *buildings, structures, earthworks,* and *land disturbance***	
General *Residential* Zone, Medium Density *Residential* Zone, Large Lot *Residential* Zone and Neighbourhood Centre Zone **Except *land* within Hazard Area 1 and Hazard Area 2**	**Activity status:** Permitted Where: 1. The *building* or *structure* is in accordance with an implemented subdivision or land use consent; and 2. The *building* or *structure* is in accordance with the relevant zone chapter Standards. *Note: A subdivision consent is implemented when Section~~s~~224© of the RMA has been issued; a land use consent is considered to be implemented when it is given effect to.*	**Activity status where compliance not achieved with:** **DEV2-R2(1)**: Restricted Discretionary Where: ~~7.~~ 3. New *buildings* and *structures* are located in general accordance with the Gore West Residential Outline Development Plan, or subsequent amendment via approved resource consent; and ~~8.~~ 4. All DEV2 standards are complied with. **Matters of discretion:** 1. The suitability of *building* design and orientation, including ensuring future comprehensive development of the Development Area can be achieved; 2. *Access* and *roading* design, including *roading* connections for future *subdivision* or development on adjoining *land*; 3. The *effects* of traffic generation on the safe and efficient operation of the *transport network*; 4. Provision for servicing, including water supply, fire-fighting water supply, *sewage* treatment and disposal, *stormwater* design and disposal, electricity and *telecommunications*; 5. *Earthworks*, including the alteration of contours and retention of

		existing natural features; 6. The provision of esplanade reserves and strips; 7. The adequacy of measures to address the risk *of natural hazards*; 8. Ngāi Tahu cultural values~~, as~~ listed in MW1.2.[19] ~~including those listed in MW2.3~~ [20] **Activity status where compliance is not achieved with:** **DEV2-R2(~~7~~3) and DEV2-R2(~~8~~4):** Discretionary **Activity status where compliance not achieved with:** **DEV2-R2(2)**: Relevant Zone chapter provisions apply.
DEV2-R3[21]	**New *buildings, structures, earthworks,* and *land disturbance***	
Rural Lifestyle Zone within Hazard Area 1	**Activity status: Permitted** Where: ~~3.~~1. The *building, structure*, *earthworks* or *land disturbance* is in accordance with an implemented subdivision or land use consent, and ~~4.~~2. The *building* or *structure* is in accordance with the relevant Zone chapter Standards; and 3. The *site* is not at risk from historic *mining* hazards or the risk	**Activity status where compliance is not achieved with:** **DEV2-R~~23~~(~~3~~1)**: Discretionary Where: ~~9.~~4. New *buildings* and *structures* are located in general accordance with the Gore West Residential Outline Development Plan, or subsequent amendment via approved resource consent; ~~and~~ ~~10.~~5. All *residential units* are serviced either via Council's reticulated network or with on-*site* servicing; ~~and~~

[19] Decision 22, paragraphs 5.1.2
[20] Consequential to Decision 14
[21] Decision 22, paragraphs 5.4.4

	has been mitigated[22]. *Note: A subdivision consent is implemented when ~~ss~~ Section 224(c) of the RMA has been issued; a land use consent is considered to be implemented when it is given effect to.*	~~11.~~6. DEV2-S1 is complied with; ~~and~~ ~~12.~~7. *Residential units* are established with a maximum density of one unit per 2,000m^2 provided the average ~~lot~~ allotment size over the whole Rural Lifestyle Gore West Development Area is not less than 1 hectare~~.~~; and 8. The *site* is not identified as being at risk from historic *mining* hazards or the risk has been mitigated.[23] **Activity status where compliance is not achieved with:** **DEV2-R~~23~~ (~~9~~ 4) to (~~12a~~ 8):** Non-Complying **Activity status where compliance is not achieved with:** **DEV2-R~~23~~(~~4~~ 2)**: Relevant Zone chapter provisions apply. **Activity status where compliance is not achieved with:** **DEV2-R3(3):** Non-Complying[24]
DEV2-R4[25]	**New *buildings, structures, earthworks,* and *land disturbance***	
General Residential Zone and Large Lot Residential Zone GRZ within Hazard Area 2	**Activity status: Permitted** Where: ~~5.~~ 1. The *building, structure*, *earthworks* or *land disturbance* is in accordance with an implemented subdivision or land use consent, and ~~6.~~ 2. The *building* or *structure* is in accordance with the relevant Zone chapter standards.	**Activity status where compliance is not achieved with:** **DEV2-R~~24~~(~~5~~1)**: Discretionary Where: ~~13.~~ 4. New *buildings* and *structures* are located in general accordance with the Gore West Residential Outline Development Plan, or subsequent amendment via approved resource consent; and 5. The *site* is not identified as being at risk from historic *mining*

[22] Decision 22, paragraph 5.4.4
[23] Decision 22, paragraph 5.4.4
[24] Decision 22, paragraph 5.4.4
[25] Decision 22, paragraph 5.4.4

	3. The *site* is not at risk from historic mining hazards or the risk has been mitigated.[26]	hazards or the risk is able to be mitigated; and[27] ~~14.~~ 6. All *residential units* are serviced either via Council's reticulated network or with on-*site* servicing; and ~~15.~~ 7. All DEV2 standards are complied with. **Activity status where compliance is not achieved with:** **DEV2-R~~2~~ 4(~~13~~ 4) to (~~14~~ 7):** Non-Complying **Activity status where compliance not achieved with:** **DEV2-R~~2~~ 4(~~6~~ 2)**: Relevant Zone chapter provisions apply. **Activity status where compliance not achieved with:** **DEV2-R4(3):** Non-Complying[28]

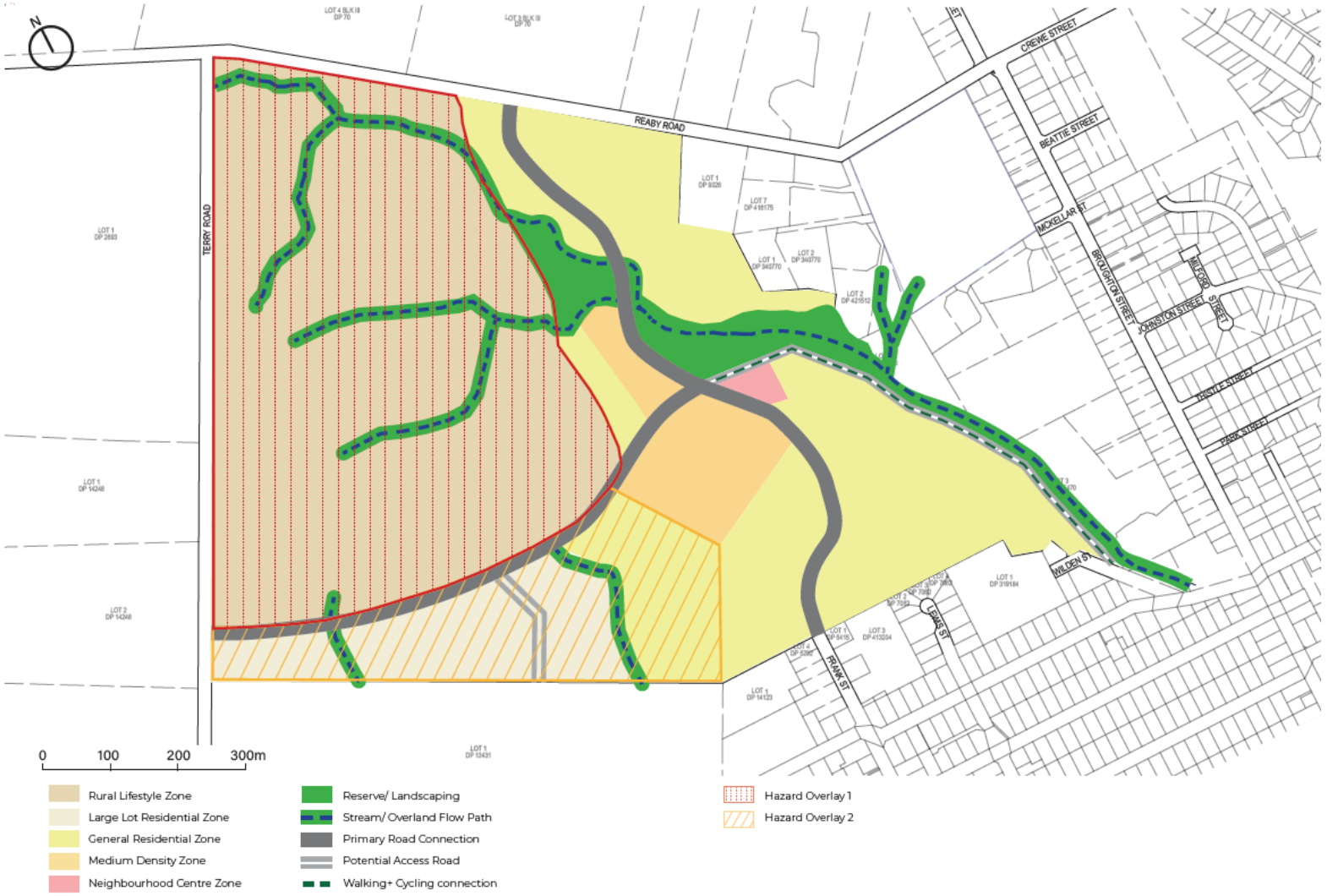
Standards

DEV2-S1	*Roading*	
All areas	1. At the time of land use, *subdivision* or development and prior to any new *buildings* being occupied, all necessary *roads* ~~shall~~ must be constructed in general accordance with the layout shown on the Outline Development Plan; ~~and~~ 2. *Roads* are designed and constructed in accordance with the requirements of the Transport Chapter and Council's relevant standards at the time of development; and 3. *Buildings*, *structures* or activities do not hinder or restrict the ability for adjoining *land* to connect into the new *road*	**Activity status where compliance is not achieved:** Discretionary

[26] Decision 22, paragraph 5.4.4
[27] Decision 22, paragraph 5.4.4
[28] Decision 22, paragraph 5.4.4

	as provided for in the Outline Development Plan.	
DEV2-S2	***Stormwater***	
All areas **except the Rural Lifestyle Zone**	1. At the time of *land* use, *subdivision* or development and prior to any new or relocated *buildings* being occupied *stormwater* provision ~~shall~~ must be designed and constructed by the developer such that: (a) downstream flooding from the Council's Primary *Stormwater* and *Wastewater* Network in a 20 % AEP rainfall event is not increased; and (b) downstream flooding on any private property in a 1 % AEP rainfall event is not increased.	**Activity status where compliance is not achieved:** Discretionary
DEV2-S3	**Water supply**	
All areas **except the Rural Lifestyle Zone**	1. At the time of land use, *subdivision* or development and prior to any new or relocated *buildings* being occupied, reticulated water supply provision ~~shall~~ must be provided to each development *site*.	**Activity status where compliance is not achieved:** Discretionary
DEV2-S4	***Wastewater***	
All areas **except the Rural Lifestyle Zone**	1. At the time of land use, *subdivision* or development and prior to any new or relocated *buildings* being occupied, reticulated *wastewater* provision ~~shall~~ must be designed and constructed by the developer such that: (a) the overflows of Council's reticulated *wastewater* network during all 20 % AEP rainfall events are not increased.	**Activity status where compliance is not achieved:** Discretionary

DEV2-Figure 2: Gore West Outline Development Plan



~~DEVELOPMENT AREAS – DEV~~

~~Overview and Purpose~~

~~Development Areas utilise Outline Development Plans (ODP) to provide guidance on the pattern of development over a large greenfield site. The provisions within the Development Area Chapter apply in addition to the underlying zone provisions and district wide chapters to ensure growth occurs in a coordinated and integrated manner and provide a degree of certainty for all parties around the establishment of future land uses. Where there is any conflict with the Zone provisions, the Development Area provisions shall prevail.~~

~~Given development of these areas is likely to occur over time, sporadic development could result in poor urban design outcomes such as multiple road *access* points, ad hoc service connections which do not adequately provide for future development and a lack of integrated open space or green corridors. The inclusion of ODPs is therefore a key method for guiding development and achieving high quality environmental outcomes. A singular ODP for each Development Area is provided to maintain focused strategic outcomes for each area.~~

~~ODPs provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with development have been considered and identified at the time of initial urban zoning. Development is intended to align with *infrastructure* requirements and positive urban design outcomes, including landscaping and open space, and transport (road, cycle and pedestrian network) connectivity.~~

~~When assessing resource consents for development within a Development Area a key consideration will be consistency with the ODP. It is anticipated that resource consents will only be granted where they demonstrate consistency with the key principles and outcomes sought in the ODP unless the proposal achieves higher or better outcomes than those sought by the ODP. Where development is proposed for a portion of the ODP area the applicant will need to demonstrate that their proposal will not compromise the overall outcomes sought for the entire ODP area. New development should provide high quality urban design outcomes.~~

~~The following Development Areas are provided:~~

1. ~~Gore South Industrial Development Area (DEV1)~~
2. ~~Gore West Residential Development Area (DEV2)~~
3. ~~McNab Development Area (DEV3)~~

[29]McNab Development Area – DEV3

~~Context~~ Overview

This area is located at McNab on the northern side of State Highway 1. It is strategically located adjacent to State highway 1 to the north and near State Highway 90 to Central Otago and while enabling rural lifestyle development it is envisaged it will develop as a hub for a range of light and *rural industry* activities near to the Mataura Valley Milk factory located on the opposite side of the Highway.

While the land generally rises up from the Highway, part of the area adjacent to McKinnon Road is subject to a flood hazard in association with the *stream* that passes through the Development Area. The O Te Ika Rama *Marae* is located within the area subject to flooding and is to be relocated from its current location to a new location on higher ground. A Māori Purpose Zone is being provided for this purpose. The *stream* and adjoining *land* is proposed to be developed for *mahinga kai* and flood protection purposes.

Land Use

The Development Area provides for light and rural *industrial activities* within the identified Zone and Precinct areas. The Māori Purpose Zone will allow for *mana whenua* to utilise an area of *land* which is subject to low hazard risk, for activities which support *Māori* values and aspirations, including *residential*, *community facilities*, education and health facilities. The Rural Lifestyle Zone provides for choice in living for the Gore community and is a natural extension of the surrounding Rural Lifestyle Zone.

The Light *Industrial*, Rural Lifestyle, General Rural and Māori Purpose Zone Chapters explain the purpose of each Zone and it is anticipated that activities compatible with the purpose and predominant character of each Zone will establish within the Development Area.

Until such time as the land is developed in accordance with the purpose of each Zone, agricultural, *residential* and *marae* activities can continue pursuant to existing use rights.

Access and Transport

The Outline Development Plan includes an indicative location of an *access* to serve the Development Area from McKinnon Road. As *subdivision* and development takes place within the Development Area regard will be required to be given to the standard of that *access* and any other *access* that may be sought onto the State Highway. Consideration will also be required of the *transport network* in the vicinity of the Development Area and provision made to undertake improvement works to McKinnon Road and its intersection with Talbot Street and also the intersection of Talbot Street with State Highway 1. It will be necessary to undertake works adjacent to the State Highway *boundary* to avoid light and *glare* from activities and traffic within the Development Area

[29] Decision 12 McNab

impacting on the Highway.

Open Space and Landscaping

The McNab Development Area includes a Māori Purpose Zone, Rural Lifestyle Zone, Light *Industrial* Zone and General Rural Zone. To assist with mitigating potential *effects* on the *amenity values* of these Zones from future *light industrial* and *rural industrial* activities a landscape buffer is required along the outer boundaries of the Light *Industrial* Zone and Rural *Industry* Precinct as shown on the Outline Development Plan. To enhance the ecological values of the Development Area a range of indigenous species are to be required within the landscape buffers.

Servicing

The Development Area is not currently served by water or *sewerage* reticulation. In the absence of reticulated services integrated community or individual on-*site* management will be necessary. *Stormwater* management will require co-ordination and integration to ensure that post development flows do not exceed pre-development flows. Where *hazardous substances* are stored on-*site* additional requirements apply.

Effects resulting from on-*site* servicing will be considered when *land* is subdivided and during future development, particularly in relation to impacts on the *stream* and the *mahinga kai* area shown on the Outline Development Plan.

Objectives

DEV3-O1 Development occurs in the McNab Development Area in a comprehensive manner that ensures:

1. The anticipated character and purpose of the underlying Zones are met;
2. Provision of rural *residential activities* and compatible rural activities on larger allotments within rural *environments*, providing a generally high level of amenity and responding to the *mahinga kai* areas and the way *water* flows through the *site*;
3. The development integrates with the natural topography and natural drainage channels;
4. Adverse *effects* of *natural hazards* are avoided, remedied or mitigated;
5. *Road* connections and networks are efficient, effective and safe; and
6. Landscaping is provided in accordance with the Outline Development Plan.

Policies

DEV3-P1 Enable *subdivision* and development which is in general accordance with the Outline Development Plan and provides for high quality urban design, and efficient and sustainable service provision having regard to:

1. Maintaining the safe, efficient and effective operation of the *road* network, including State Highway 1;
2. Managing the *effects* of light and *glare* spill onto State Highway 1 and avoiding ice formation from shading of the sealed *carriageway* of State Highway 1;
3. Integration with topography and natural drainage channels;
4. The avoidance and mitigation of *natural hazards*;
5. The extent to which reticulated water and ~~*sewage*~~ *wastewater* is provided within the Development Area; and
6. The provision of landscaping to provide visual buffers between Zones within and external to the Development Area, and to enhance *amenity values*.

DEV3-P~~3~~2 Manage adverse *effects* resulting from activities, *buildings* and *structures* in the Light *Industrial* Zone and *Rural Industry* Precinct on adjoining Rural Lifestyle, General Rural and Māori Purpose Zones.

DEV3-P~~4~~3 Recognise and protect the ecological, *stormwater* management and *mana whenua* cultural values associated of the *mahinga kai* area.

DEV3-P~~5~~4 Require efficient and sustainable *stormwater* control and disposal systems to be designed and installed at the time of subdivision and development that:

1. incorporates where practical *nature based solutions* utilising the natural contours of the land; and
2. mitigates the *effects* of development on-*site* using *stormwater* management areas to avoid inundation within the *subdivision* or on adjoining *land*.

Rules

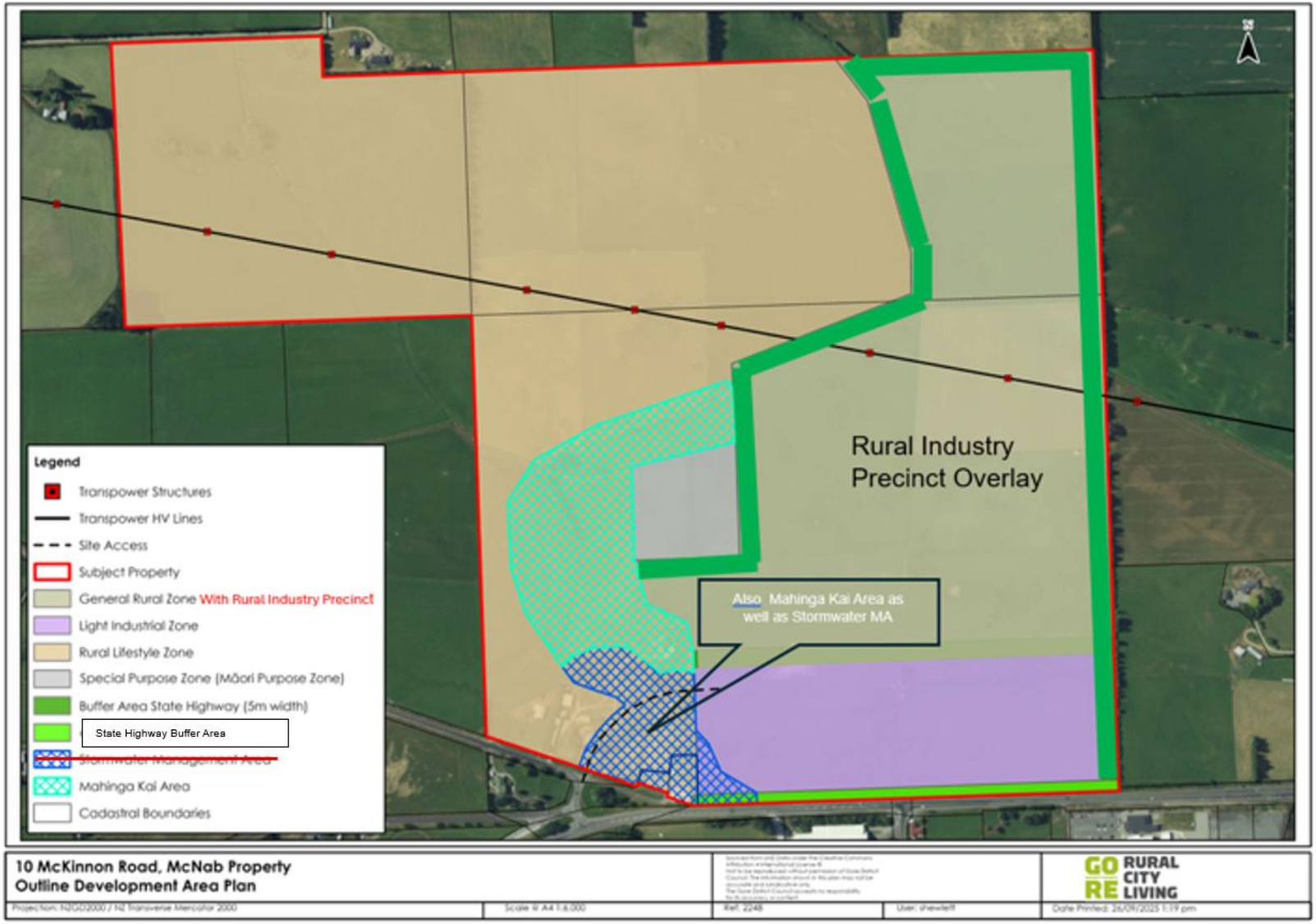
DEV3-R1	**Activities, *buildings* and *structures* in the *Mahinga Kai* Area**	
	Activity status: Permitted Where: 1. The *building* or *structure* is an *access*, *road* or bridge (including footings); 2. The activity is for *stormwater* management; or 3. The activity is *Mahinga Kai*.	**Activity status where compliance not achieved:** Non-Complying

DEV3-R2	**New *buildings* and *structures***	
All areas	**Activity status:** Permitted Where: 1. All *buildings* which require servicing are serviced by Council's reticulated network; 2. All new, extended or relocated *buildings* and *structures* comply with relevant Zone and Development Area Chapter Standards; and 3. Within the Light *Industrial* and Rural Lifestyle Zones, all *buildings* and *structures* are setback a minimum of 20 metres from a O Te Ika Rama *Marae*, except that: (a) No *setback* is required for a *fence*. 4. All *buildings* and *structures* comply with DEV3 Standards.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. Provision of servicing, including water supply, fire-fighting water supply, *sewage* treatment and disposal, *stormwater* management, electricity and *telecommunications*; 2. Adverse effects on the amenity values of adjoining zones and/or O Te Ika Rama *Marae*; 3. Adverse *effects* on ecological values within the Mahinga Kai area; 4. Impacts on Ngai Tahu cultural values listed in MW-1.2 5. The matter of discretion for the infringed standard.
DEV3-R3	**Site Access**	
All areas	**Activity status:** Permitted Where: 1. The *site* and development is undertaken in ~~conformity~~ accordance with an approved Traffic Impact Assessment and Management Plan prepared in conformity with Rule SUB-R10(3).	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. Provision of *roading* connections for future *subdivision* on adjoining *land*. 2. The standard of any *access* or *road* connection to the McNab Development Area from McKinnon Road or State Highway 1. 3. Improvements to the *transport network* including the McKinnon Road/Talbot Street and Talbot Street/State highway 1 intersections.

		4. The outcome of any consultation undertaken with New Zealand Transport Agency Waka Kotahi.
DEV3-R4	**Lighting and Glare**	
Light *Industrial* Zone	**Activity status:** Permitted Where: 1. The *site* and development is undertaken in ~~conformity~~ accordance with an approved Lighting and *Glare* Management Plan prepared in ~~conformity~~ accordance with Rule SUB-R10(4).	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. Measures and their timing to mitigate the *effect* of light and *glare* from traffic and activities on the safe and efficient operation of users of State Highway 1; 2. Avoiding shading and ice formation on the State Highway as a result of any screening. 3. The outcome of any consultation undertaken with New Zealand Transport Agency Waka Kotahi.

Standards

DEV3-S1	**Stormwater**	
All areas	1. At the time of land use, subdivision or development and prior to any new *buildings* being occupied stormwater provision ~~shall~~ must be designed and constructed by the developer such that: (a) downstream flooding on any private property in a 1 % AEP rainfall event is not increased.	**Activity Status where compliance is not achieved:** Discretionary
DEV3-S2	**Landscaping**	
Light *Industrial* Zone and *Rural Industry*	1. A landscape buffer is provided in the locations indicated on the Outline Development Plan. 2. The landscape buffer must be:	**Activity status where compliance is not achieved with DEV3-S2:** Restricted Discretionary

Precinct (PREC14)	(a) at least 20 metres wide on the outer boundary of the Development Area; (b) at least 20 metres wide from the Māori Purpose Zone boundary; and (c) at least 10 metres wide from the Rural Lifestyle Zone boundary. 3. The landscape buffer ~~shall~~ must be planted with indigenous vegetation with at least 30 % of species that will grow to at least 2 metres in height within 5 years.	**Matters of discretion:** 1. Whether topography and natural features mitigate any reduction in landscaping; and 2. The ability to mitigate adverse *effects* by other methods.
Rural Lifestyle Zone and Māori Purpose Zone	4. A landscape buffer at least ~~ten~~ 10 metres wide is to be provided adjacent to the *stream* that is adjacent to the Zone *boundary*. 5. The landscape buffer ~~shall~~ must be planted with indigenous vegetation with at least 30 % of species that will grow to at least 2 metres in *height* within 5 years.	

DEV3-Figure 3: McNab Outline Development Plan