

4. LAND USE ACTIVITIES - RULES

4.1 Introduction

The adverse effect of land use activities upon the amenity values listed in Section 3.2 in this District Plan need to be avoided, remedied or mitigated and this can be achieved by controls.

The rules vary, dependent upon the location of the land use activities relative to the Zones delineated on the Planning Maps.

The District is divided into four five Zones as shown on the Planning Maps to reflect the different environments and amenity values that make up the District. The Zones are part and parcel of the rules to avoid, remedy or mitigate adverse effects of land use activities upon the environment and amenity values of the District and to ensure integrated management across the differing areas of amenity.

Reference should also be made to the rules and other provisions in the following sections:

- Section 2 – Matters of National Importance;
- Section 5 – Transportation;
- Section 6 – Hazardous Substances;
- Section 9 – Financial Contributions.

In addition to the rules contained in this section of the Plan, all land use activities must also comply with the provisions of sections 2, 5 and 6. Where a resource consent is required there will also be circumstances where Section 9, Financial Contributions is also relevant.

Other RMA rules will also apply. These include:

- The provisions of the National Environment Standard for Electricity Transmission Activities (refer to Appendix 4) which apply to activities associated with the operation, maintenance, upgrading, relocation, or removal of an existing transmission line. In certain circumstances resource consent will be required from the Gore District Council.
- The provisions of the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (refer to Appendix 5) which apply where a HAIL activity has been undertaken on the land subject to specified activities and subdivision. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity sites held by the Gore District Council.
- The provisions of regional plans prepared by Environment Southland. This includes the taking, use and discharge of water, the discharge of contaminants to land, water or air and the erection of structures in riverbeds. In certain circumstances resource consent will be required from Environment Southland.

It is the responsibility of persons to ensure that they hold all consents for any activities they wish to undertake, prior to any work and activities commencing. A failure to do so could result in enforcement action under the provisions of the RMA.

4.2 Permitted activities

4.2.1 General rule

The following land use activities are a permitted activity:

- (1) Rural zone
 - (a) Agriculture;
 - (b) Animal Boarding Activity;
 - (c) Farm Quarry;
 - (d) Essential Services;
 - (e) Home Occupation;
 - (f) Home Stay;
 - (g) Land Development;
 - (h) Residential Activity on:
 - (i) a site equal to or exceeding 2 hectares in area; or
 - (ii) a site of more than 2,000 square metres and less than 2 hectares in area existing, or approved for subdivision, prior to 27 March 2014.
 - (i) Roadside Sales Activity;
 - (j) Temporary Military Training;
 - (k) Veterinary Clinic.
- (2) Residential A zone
 - (a) Health Care Activity;
 - (b) Home Occupation;
 - (c) Home Stay;
 - (d) Hospital Activity;
 - (e) Land Development;
 - (f) Residential Activity:
 - (i) on site located within 30 metres of the Council's reticulated sewerage system:
 - (a) equal to or exceeding 400 square metres in area; or
 - (b) of less than 400 square metres in area existing, or approved for subdivision, prior to 27 March 2014
 - (ii) on a site located more than 30 metres from the Council's reticulated sewerage system that has an area of at least 2,000 square metres.
 - (g) Residential Care Activity limited to a maximum of 6 persons.

- (3) Residential B zone
 - (a) Health Care Activity;
 - (b) Home Occupation;
 - (c) Home Stay;
 - (d) Hospital Activity;
 - (e) Residential Activity, on a site:
 - (i) equal to or exceeding 300 square metres in area; or
 - (ii) less than 300 square metres in area existing, or approved for subdivision, prior to 27 March 2014.
 - (f) Residential Care Activity limited to a maximum of 6 persons;
 - (g) Land Development.
- (4) Commercial zone
 - (a) Car parking;
 - (b) Commercial Activity;
 - (c) Commercial Recreation Activity;
 - (d) Communal Activity;
 - (e) Day Care Activity;
 - (f) Education Activity;
 - (g) Essential Services;
 - (h) Health Care Activity;
 - (i) Home Occupation;
 - (j) Home Stay;
 - (k) Hospital Activity;
 - (l) Land Development;
 - (m) Marae Activity;
 - (n) Residential Activity;
 - (o) Residential Care Activity;
 - (p) Service Station;
 - (q) Visitor Accommodation.
- (5) Industrial zone
 - (a) Agriculture;
 - (b) Animal Boarding Activity;
 - (c) Commercial Recreation Activity;
 - (d) Communal Activity;
 - (e) Essential Services;
 - (f) Health Care Activity;
 - (g) Industrial Activity;

- (h) Land Development;
- (i) Service Station.
- (6) Mixed use zone
 - (a) Carparking;
 - (b) Commercial Activity;
 - (c) Animal Boarding Activity;
 - (d) Commercial Recreation Activity;
 - (e) Communal Activity;
 - (f) Essential Services;
 - (g) Health Care Activity;
 - (h) Education Activity;
 - (i) Industrial Activity;
 - (j) Land Development;
 - (k) Service Station;
 - (l) Veterinary Clinic.

4.2.2 Use of reserve land

All land use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.

4.2.3 Restricted Discretionary activity rule

The following land use activities are a restricted discretionary activity:

(1) Rural zone

Residential Activity on a site of less than 2,000 square metres in area existing, or approved for subdivision, prior to 27 March 2014.

(2) Residential A zone

Residential Activity on a site located more than 30 metres from the Council's reticulated sewerage system that has an area of less than 2,000 square metres.

The matters over which Council shall exercise its discretion are:

- (a) the suitability of the site for the treatment and disposal of sewerage and storm water;
- (b) the adverse environmental effects that can arise from treatment and disposal of sewerage and storm water from that site, including any impacts on any reticulated infrastructure of Council.

4.2.4 Discretionary activity rule

Any land use activity that:

(1) does not comply with Rule 4.2.1 or Rule 4.2.2

and

(2) is not otherwise explicitly provided for as a permitted, controlled, discretionary, non-complying or prohibited activity by any other rule in this Plan is a discretionary activity.

4.2.5 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) Details of the activity proposed to be undertaken.
- (2) A plan showing the property boundaries indicating the area over which the activity will be undertaken.
- (3) An assessment of the environmental effects of the proposed activity, including the compatibility of the activity and its scale on the site and in the locality. All off-site impacts shall be identified and assessed.
- (4) A description of the measures proposed to be taken to avoid, remedy or mitigate any adverse effects.

4.3 Temporary activities

4.3.1 Rule

(1) The following is a permitted activity:

- (a) Demolition, provided that within 90 working days of its commencement the site is left clean and tidy.
- (b) Relocation of structures, provided that within 12 months of its commencement the site of where the building is relocated to is clean and tidy.
- (c) Construction, maintenance and demolition work provided that it complies with the recommended noise limits set out in NZS 6803:1999.
- (d) Agricultural field-days at the Waimumu Field Day site, Waimumu Road, legally described as Lot 1 DP 14304 Block VIII Waimumu Hundred, Lot 1 DP 14305 Block VIII Waimumu Hundred, Pt Section 4A Waimumu Hundred and Lot 1 DP 3125, Pt Lot 27 DP 82, Pt Lot 26 DP 83, Lots A-D DP 983, Lots 2-3 DP 303955, Lot 1 DP 305267, Sections 89-90 Blocks VII, IX, X, II Waimumu Hundred.
- (e) Showground Activities at the A&P Showgrounds Site, Bury Street, Wigan Street and Salford Street, Gore, legally described as Lot 3 DP 1119, All DP 1400, Lots 1-5 and 7 DP 2707, Pt Lot 3 DP 9145, Pt Lot 1 DP 1124, Lot 1 DP 15204, Lot 1 DP 15205, Lot 1 DP 6936. Lots 1-4 DP 9550, Pt Section 11 Block XVI Town of Gore, Lot 1 DP 10863, Lot 1 and 6 DP 5335, Lot 1 DP 9305, Part Section 1 Block XVI Recreation Reserve and Lot 1 DP 12572.
- (f) Geotechnical investigation works, provided that:

- (i) such works are carried out within a period not exceeding six months;
- (ii) ground disturbance (including any stock piles of excavated or stored material) on any property does not exceed 50 cubic metres in volume or 2,000 square metres in area;
- (iii) any ground disturbance is rectified and left tidy within 48 hours of investigations being completed; and
- (iv) any noise complies with the recommended noise limits of NZS 6803:1999
- (v) no activities which generate noise beyond the property boundary of the investigation site shall be undertaken during hours of darkness.
- (vi) no dust that could cause a nuisance shall be generated beyond the boundary of the land subject to the investigations.

(2) Where any activity referred to in (1) above does not comply with any relevant proviso, the activity is a discretionary activity.

4.3.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) An assessment of the effects of the temporary activity on amenity values.

4.4 Waste water treatment facility buffer areas

4.4.1 Rule

In areas shown as "wastewater treatment facility buffer area" on the Planning Maps the undertaking of any activity that provides accommodation for people (including any residential activity, visitor accommodation, health care activity, hospital activity and marae activity) is a discretionary activity.

4.4.2 Information to accompany a resource consent application

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) Details of alternative locations where accommodation for people can be provided on the same property, with reasons as to why these other options are not suitable or appropriate.
- (2) An assessment of the effect of the activities undertaken at the waste water treatment facility on the activity proposed and the means by which any adverse effects can be avoided, remedied or mitigated.

4.5 Noise

4.5.1 Rule

Unless otherwise stated, all activities shall comply with the following standards:

(1) Noise limits in rural and residential zones

On any day:	7.00 a.m. to 10.00 p.m.	55 dBA Leq
	10.00 p.m. to 7.00 a.m.	40 dBA Leq
	10.00 p.m. to 7.00 a.m.	75dBA Lmax

Measured:

Rural zones at any point in the notional boundary of any noise sensitive activity.

Residential zones at any point in any other site.

(2) Exemptions on noise limits in rural and residential zones

The standards set out in (1) above shall not apply:

- Where there is any noise sensitive activity on the same site as a noise source being assessed.
- Where activities conducted are of a normal domestic nature including recreational activities, such as sporting events and which do not involve powered motorsport, powered aviation, gunfire or amplified music.
- To activities of normal primary production or forestry activities.
- To vehicle movement on public roads.
- To warning devices used by emergency services.
- On any site in the District where, on not more than one day in any 12 month period, an event is held for recreation, or entertainment purposes open to the public and held between the hours of 8.00 a.m. and 11.00 p.m. on the same day.
- To any land use activity in connection with the Waimumu Field Days.
- To any land use activity on the A and P Showgrounds in Gore.
- To any land use activity on the Gore Racecourse.
- To any land use activity or flight operations associated with use of the Charlton Aerodrome or the Mandeville Airfield.
- Where the activity is a temporary military training activity and complies with the following provisions:
 - Temporary military training activity shall be conducted so as to ensure the noise limits in Table 4.1 below are not exceeded at any point within the notional boundary of any noise sensitive activity during the following time-frames.

Table 4.1 Noise limits for temporary military training activities

Time on any day	Leq (15 min) dBA	L max dBA
7:30 a.m. - 6:00 p.m.	75	90
6:00 p.m. - 8:00 p.m.	70	85
8:00 p.m. - 7:30 a.m.	55	75

Provided the limits for impulsive noise arising from any use of explosives, explosives simulators, ammunition, munitions or pyrotechnics at any time, shall not exceed 120 dBC (peak).

Note: The term “dBC (peak)” means the peak C-frequency weighted sound level. “Peak” is a non-rms value and is different to the Lmax noise limit stated elsewhere in this plan.

- Provided further that the above noise limits shall not apply on up to four occasions in any period of 12 months where any exhibition or demonstration of military activities is open to the public and held on any day between the hours of 10.00 a.m. and 5.00 p.m.

(3) Noise limits in commercial, industrial and mixed use zones

Noise generated from Commercial, Industrial and Mixed Use sites shall comply with the following standards:

(a) On any day:	At any time	55 dBA Leq
	10.00 p.m. - 7.00 a.m.	85dBA Lmax

Measured:

Commercial zones at any point in any other site.

Industrial zones at or beyond the zone boundary.

Mixed Use zones at or beyond the zone boundary.

(b) On any day:	7.00 a.m. - 10.00 p.m.	55 dBA Leq
	10.00 p.m. - 7.00 a.m.	40 dBA Leq
	10.00 p.m. - 7.00 a.m.	75 dBA Lmax

Measured:

Rural zones at any point within the notional boundary of any noise sensitive activity.

Residential zones at any point within any site.

(4) Exemptions on noise limits in commercial, industrial and mixed use zones

The standards set out in (3) above shall not apply:

- Where there is any noise sensitive activity on the same site as a noise source being assessed.
- Where activities conducted are of a normal domestic nature including recreational activities, such as sporting events and which do not involve powered motorsport, powered aviation, gunfire or amplified music.

- (c) To vehicle movement on public roads.
- (d) To warning devices used by emergency services.

(5) Internal noise levels

Any building located in the Rural Zone, within 50 metres of a State Highway, providing for the overnight accommodation of people shall be acoustically insulated so as to restrict the intrusion of external noise to a level no greater than 40 Leq.

(6) Methods of measurement and assessment

Unless stated otherwise, sound shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics-Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1999 Acoustics-Assessment of Environmental Noise.

(7) Effect of non-compliance

Any land use activity which does not comply with the standards in (1), (3) and (5) above is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse environmental effects of the matters with which there is non-compliance.

4.5.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) Details of the potential noise emission sources on the property, whether they are stationary or mobile, and whether they are located within or outside of a building. Details shall also be provided of the type and duration of the noise.
- (2) Details of the location and degree of use of any noise sensitive activities (including those used for accommodating people and community uses including schools and hospitals) that could be adversely affected by the noise.
- (3) Where practical, the details described in (1) and (2) above shall be shown on a scaled plan. Such plan should include the distance from the noise source to the boundary and to any noise sensitive activities.
- (4) The measures that are proposed to be taken to avoid remedy or mitigate the effects of the noise.
- (5) Details of any monitoring of noise that may be proposed .
- (6) The results of consultation, if any, undertaken with adjoining landholders or other persons who could reasonably be expected to be affected by the noise.

4.6 Lightspill

4.6.1 Rule

- (1) All activities shall comply with the following standards:

(a) Rural and residential zones

The emission of lightspill and/or glare measured at the boundary of the site of the emission, does not exceed:

7.00 p.m. - 7.00 a.m. 5 Lux

(b) Commercial, Industrial and Mixed Use zones

The emission of lightspill and/or glare measured at the boundary of the site of the emission does not exceed:

7.00p.m. to 7.00a.m. 15 Lux

Provided that at the boundary of Commercial, Industrial or Mixed Use Zones with either Rural or Residential Zones, the emissions of lightspill or glare do not exceed the maximum allowable emission with Rural or Residential Zones.

- (2) Measurement required by (1) above

- (a) shall be taken at the boundary of site of the activity generating lightspill;
- (b) shall be taken in the horizontal and vertical plane approximately 1.5 metres above ground level;
- (c) shall be assessed in accordance with Australian Standard AS4282 1997: Control of the obtrusive effects of outdoor lighting.

- (3) Any land use activity that does not comply with (1) above is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse environmental effects of the matters with which there is non-compliance.

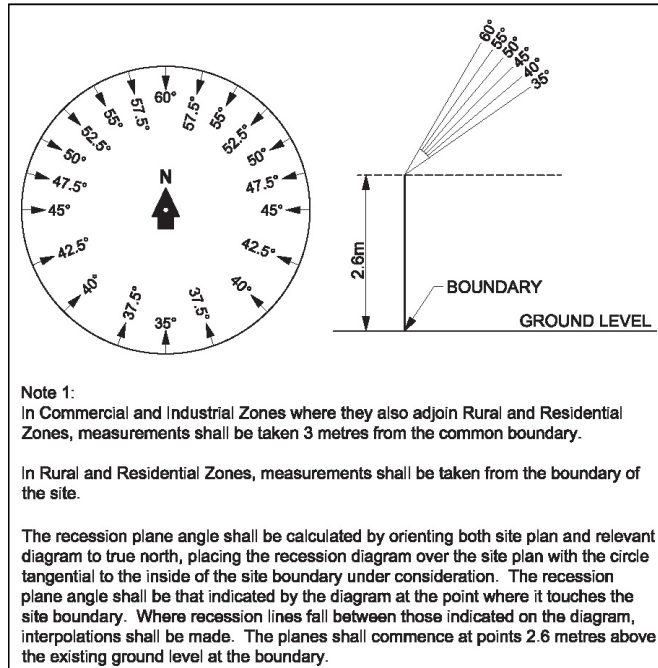
4.6.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) An assessment of environmental effects of lightspill and glare on the quality of the environment, and the safety and efficiency of the transportation routes.
- (2) A record of consultation, if any, with the affected adjoining landholders and appropriate road controlling authority.
- (3) A description of the measures proposed to be taken to avoid, remedy or mitigate any adverse effects.

4.7 Daylight Admission

Diagram 4.2 – Recession plane



4.7.1 Rule

- (1) Any structure, or production forestry where the contiguous land is not held in the same Certificate of Title, or heaps of material, shall comply with the following standards:

(a) Rural zones

- (i) Except as provided for by (ii) below, no building or other structure shall extend beyond the recession plane calculated from Diagram 4.2, measured from the boundary of the site.
- (ii) No recession plane is required along the boundary of any site that is contiguous with the boundary of any Commercial, Industrial or Mixed Use Zone.

(b) Residential zones

No building or other structure shall extend beyond the recession plane calculated from Diagram 4.2, measured from the boundary of the site.

(c) Commercial, Industrial and Mixed Use zones

No building or other structure shall extend beyond the recession plane calculated from Diagram 4.2, measured from a point three metres on the Commercial, Industrial or Mixed Use Zone side of any Residential or Rural Zone boundary.

- (2) Any land use activity that does not comply with (1) above is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse environmental effects of the matters with which there is non-compliance.

4.7.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) An assessment of environmental effects of the scale of structures, and trees on the quality of the environment and amenity values.
- (2) A record of the consultation, if any, with affected landholders.
- (3) A description of the measures proposed to be taken to avoid, remedy or mitigate adverse effects.

4.7A Yards

4.7A.1 Rule

- (1) For the avoidance of doubt, except where provided in Rule 4.7A.1(3)(a)(ii), all structures and parts of structures, including eaves, gutters and associated downpipes, on any building shall comply with Rule 4.7 Daylight Admission.

(2) Rural Zones

- (a) Except as provided for in (b) below and subject to (c) – (e) below, all buildings shall be set back at least 6 metres from the property boundary.
- (b) Buildings of less than 10 square metres in area may be located no less than 2 metres from any property boundary, provided that no animals are housed within them.
- (c) Any building housing animals, or any building associated with agricultural use within which animals are present (including dairy sheds and shearing sheds), shall be located no closer than:
 - (i) 30 metres from a legal road boundary; and
 - (ii) 50 metres to any other property boundary.
- (d) Dwellings shall be located such that they are no closer than 20 metres from a dwelling on an adjoining property.
- (e) Buildings shall be set back 6 metres from any waterway more than 2 metres in width.

(3) Residential Zones:

- (a) The following yards shall be provided adjacent to property boundaries:

Front Yard 4.5 metres

Other Yards 1.0 metre

Except that:

- (i) Eaves, gutters and associated downpipes on any building may project into a yard by up to 500 mm.

- (ii) In relation to yards, other than front yards, where buildings on an adjoining property have a common wall along the property boundary, no yard is required along that part of the boundary covered by such a wall.
 - (iii) A carport or garage, either stand alone or attached to the dwelling, (including any eaves, gutters or downpipes) may be located up to 500 mm from the property boundary provided that the maximum length of the building adjacent to the property boundary does not exceed 6 metres.
- (b) In relation to a structure or part of a structure used for the parking of vehicles, an area of at least 4.5 metres long and 2.5 metres wide shall be provided on the site and immediately in front of the vehicle entrance to that structure for the manoeuvring or standing of vehicles.
- (c) Where the aggregate length along the external wall of a building exceeds 16 metres measured parallel to an internal boundary of a property:
- (i) except where provided for by 3(a)(ii) above, no more than 6 metres of that length may be located within 1 metre of the distance from the boundary required by Rule 4.7 Daylight Admission or 3(a) above, whichever is the greater.
 - (ii) within each one metre setback thereafter the maximum length of building that may be erected is six metres.
- (4) Any land use activity that does not comply with (2) or (3) above is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse environmental effects of the matters with which there is non-compliance.

4.7A.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) An assessment of the environmental effects of the non-compliance on any activities and structures on the land adjoining the yard where non-compliance is sought.
- (2) A record of consultation, if any, with the affected adjoining landholders and occupiers.
- (3) A description of the measures proposed to be taken to avoid, remedy or mitigate any adverse effects.

4.8 Height

4.8.1 Rule (General)

(1) No structure shall exceed the following heights:

- | | |
|--|-----------|
| (a) In Residential Zones | 8 metres |
| (b) In Rural and Commercial Zones | 12 metres |
| (c) In Industrial Zones | 15 metres |
| (d) In Mixed Use Zone bounded by
Lyne St, Ordsal St, Trafford St
and Hokonui Drive | 12 metres |
| (e) Other Mixed Use Zones | 15 metres |

(2) Any land use activity that does not comply with (1) above is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse environmental effects of the matters with which there is non-compliance.

4.8.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under Rule 4.8.1(2) shall contain:

- (1) An assessment of the environmental effects of the scale of structures, and trees on amenity values.
- (2) A record of the consultation, if any, with affected landholders.
- (3) A description of the measures proposed to be taken to avoid, remedy or mitigate any adverse effects.

4.8.3 Rule (Superimposed Approach Vectors)

- (1) On land within the Superimposed Approach Vectors for the Gore Aerodrome and Mandeville Airfield, no structure shall exceed the maximum height restrictions shown on Planning Maps Vec 01 and Vec 02.
- (2) Any land use activity that does not comply with (1) above is a discretionary activity.

4.8.4 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under Rule 4.8.3(2) shall contain:

- (1) An assessment of the effects of not complying with maximum height restrictions on the safe operation of the Gore Aerodrome or Mandeville Airfield.
- (2) A record of the consultation with the operator of the Gore Aerodrome or Mandeville Airfield.

4.9 Site Coverage

4.9.1 Rule

(1) All activities shall comply with the following standards:

(a) Rural zones

- (i) Structures on any site of 2 hectares or less do not cover more than 40% of the site area or 500 square metres, whichever is the lesser.
- (ii) On any property with an area of more than 2 ha, structures used for the sheltering of animals, or for purposes other than agriculture, shall not exceed 1,500 square metres in area.

(b) Residential A zone

Structures do not cover in excess of 40 percent of the site area.

(c) Residential B zone

Structures do not cover in excess of 50 percent of the site area.

(2) Any land use activity that does not comply with (1) above is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse environmental effects of the matters with which there is non-compliance.

4.9.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) An assessment of the environmental effects of the scale of structures on the quality of the environment and amenity values.
- (2) A record of the consultation, if any, with affected landholders.
- (3) A description of the measures proposed to be taken to avoid, remedy or mitigate adverse effects.

4.10 Signs

4.10.1 Rule

(1) The following signs are a permitted activity throughout the district.

- (a) Electioneering signs
- (b) Traffic management signs, directional signs and public information signs erected by the road controlling authority

(c) Signs advertising a property for sale:

- (i) Located on the property
- (ii) Limited in area to 1.2 square metres, for any individual selling privately, or for any companies acting as agents for that sale.

(2) Signs not provided for by (1) above, is a permitted activity:

Provided that:

(a) General

- (i) The sign is not designed to be viewed from a public road where the authorised speed limit equals or exceeds 70 kph.
- (ii) An illuminated sign does not create glare or lightspill beyond the site boundary.
- (iii) Lettering on signs intended to be read from public roads is not less than 125 mm.
- (iv) The size, scale and characteristics of any sign does not obscure or detract from any public information or safety signage.
- (v) The sign shall not exceed the height permitted in the appropriate zone.

(b) In Rural zones

- (i) No more than two signs shall be erected on any site.
- (ii) Signs on any site do not exceed a cumulative area of 2m².
- (iii) The sign is not flashing.
- (iv) Where the sign is intended to be viewed from a public road, the sign must not contain more than six words or symbols and no more than 40 characters.
- (v) No part of any freestanding sign shall be greater than 3 metres above ground level.
- (vi) Signs on buildings and other structures may be placed on the vertical faces of the building or structure but shall not extend above the height of that portion of the building or structure on which it is located.
- (vii) The signage is related to an activity occurring on the site.

(c) In Residential zones

- (i) No more than one sign shall be erected on any site.
- (ii) The maximum area of the sign shall not exceed 1m².
- (iii) The sign is not lit.
- (iv) No part of the sign shall be greater than 2m above ground level.
- (v) The signage is related to an activity occurring on the site.

- (d) **In Commercial, Industrial and Mixed Use zones**
- (i) No sign shall project further than 1.5 metres over the road reserve, or to within 500 mm of the kerb line.
 - (ii) Any sign overhanging the footpath shall be no less than 2.6 metres above the footpath directly beneath any part of the sign.
- (3) Any signage that does not comply with either (1) or (2) above is a discretionary activity.

Note: In addition to the requirements of the district plan:

- (1) Any signs erected on a state highway require the approval of Transit NZ under the Transit New Zealand Act 1989.
- (2) Any signs erected on legal roads other than state highways require the approval of the Gore District Council under the Local Government Act 1974.
- (3) The period when electioneering signage may be erected is subject to other legislation, including the Local Electoral Act 2001 and the Electoral Finance Act 2007.

4.10.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) An assessment of the environmental effect of the signage.

(2) The extent to which any adverse effects on traffic safety, or amenity values are avoided, remedied or mitigated.

(3) Whether or not the off-site sign is necessary.

4.11 Natural hazards within defined floodways

Refer to Section 4A.9

4.12 Trees

4.12.1 Significant trees

Refer to Table 4.3.

4.12.2 Rule

It is a permitted activity to:

- (1) undertake minor trimming and maintenance of significant trees by hand-operated pruning shears or secateurs in accordance with accepted aboricultural practice.
- (2) undertake emergency works on any significant tree to safeguard life or property, provided that written advice is given to the Gore District Council within one week of the works being undertaken.

Table 4.3 Significant Trees

No.	Tree Species	Location	Reason for Inclusion	Map Ref
T1	Magnolia grandiflora (Evergreen Magnolia)	Gore Gardens, Gore	Planted in 1989 to commemorate the contribution of the Gore Borough Council to the people of Gore 1885 – 1989.	GOR 07A
T2	Camellia japonica 'Kate Shepard'	Gore Gardens, Gore	Planted in 1993 by Women's Christian Temperance Union to celebrate the franchise of women 1893 – 1993.	GOR 07A
T3	Abies concolor candicans (Colorado White Fir)	Gore Gardens, Gore	Planted in 1991 by Mayor I R Tulloch to commemorate the formation of Gore District Council in November 1989.	GOR 07A
T4	Mespilus germanica Medlar	Gore Gardens, Gore	Planted in 1988 by Mr I D Gilchrist to honour his services as the long time Superintendent of Reserves.	GOR 07A
T5	Quercus robur (English Oak)	Gore Gardens, Gore	Planted in 1911 to commemorate the coronation of King George V.	GOR 07A
T6	Ulmus glabra pendula (Bowler Elm)	Gore Gardens, Gore	Planted circa 1916. Donated to the public of Gore by M E Bowler.	GOR 07A
T7	Sequoiadendron giganteum 'wellingtonia'	Gore Gardens, Gore	Planted in 1906. The tallest tree in Gore, the tree is a landmark in the town of Gore.	GOR 07A
T8	All trees, not referred to above	Gore Gardens, Gore	The trees are a notable component of the Gore landscape.	GOR 07A

Table 4.3 Significant Trees cont.

No.	Tree Species	Location	Reason for Inclusion	Map Ref
T9	Grove of Quercus robur (English Oak)	Gore Domain, Corner of Fairfield and Preston Streets, Gore	The trees are a notable component of the Gore landscape.	GOR 07
T10	All trees	Croquet Club Quadrant, Gore Domain, Gore	The trees are a notable component of the Gore landscape.	GOR 07A
T11	Ulmus minor 'Louis van Houtte' (Golden Elm)	Gore Civic Centre, Gore	Planted in 1989 by Mayor H L Smith to celebrate the centenary of when Gore was proclaimed a Town district.	GOR 07A
T12	Sophora japonica pendula	Gore Civic Centre, Gore	Planted in 1988, donated by Mr H L Smith in recognition of his daughter's employment at the Gore Public Library for many years.	GOR 07A
T13	Quercus rubra (Red Oak)	Main Street, Gore	Planted in 1992 to honour the death of bus driver Mr S Horrell.	GOR 07A
T14	Quercus cerris (Turkey Oak)	Road Reserve, 165 Main Street, Gore	Highly notable tree.	GOR 07A
T15	All trees. Precinct includes Quercus, Acer pseudo plantanus and Ulmus glabra	Triangle, Gore	Planted circa 1920. The trees are an integral form in the Triangle environs and are a significant feature of the central Gore Landscape.	GOR 07A
T16	All trees. Precinct includes Carpinus betulus, (Hornbeam), Quercus (Oaks), Ulmus (Elms), Fraxinus (Ash), Tilia (Limes) and Beech	SH 94, Hokonui Drive to Waimea St, Gore	Planted circa 1912-1914 by Council gardener Mr A T Newman. The trees are recognised by most residents as a significant component of the Gore landscape.	GOR 04 GOR 07 GOR 07A
T17	Group of Quercus robur (English Oak)	Deer Park, Martin Street, Gore	The trees are a notable component of the Gore landscape.	GOR 07
T18	Magnolia grandiflora 'St Mary' (Evergreen Magnolia)	Bannerman Park, Gore	Planted in 1987 by Gore Soroptimists.	GOR 04 & GOR 07
T19	Aesculus X Carnea	Bannerman Park, Gore	Planted in 1980 by Gore Soroptimists to celebrate the Charter of Soroptimists International.	GOR 04 & GOR 07
T20	Prunus accolade (Japanese Cherry) Flowering Cherry	Bannerman Park, Gore	Planted circa 1960 on Arbour Day by Sister Cuthbert, daughter of former Mayor, Mr Popplewell.	GOR 07
T21	Group of Quercus robur (English Oak)	Bannerman Park, Gore	Planted 1965 on Arbour Day by Milton Green, great grandson of Thomas Green, a former Mayor of Gore.	GOR 07
T22	Row of Quercus robur (English Oak)	West bank of Mataura River, north of SH 1 bridge, Gore	The trees are a notable component of the landscape along the bank of the Mataura River.	GOR 07
T23	Tilia europea (Lime)	Road Reserve, 13 Lewis Street, Gore	The tree is a notable component of the landscape.	GOR 06
T24	Tilia europea (Lime)	"Wilden" 15 Lewis Street, Gore	Notable specimen worthy of protection.	GOR 06
T25	Fraxinus excelsior pendula (Weeping Ash)	37 Coutts Road, Gore	Notable specimen worthy of protection.	GOR 06
T26	Castanea sativa (Spanish Chestnut)	Kerwood Place, Gore	The tree is a notable component of the landscape.	GOR 06

Table 4.3 Significant Trees cont.

No.	Tree Species	Location	Reason for Inclusion	Map Ref
T27	Sequoiadendron giganteum 'wellingtonia' (Redwood)	23 Devon Street, Gore	The tree is a notable component of the landscape.	GOR 07
T28	Row of Betula pendula (Silver Birch)	Sports Ground, Gore High School, Gore	Notable specimens worthy of protection.	GOR 06
T29	Ulmus glabra pendula (Horizontal Elm)	Hostel, Gore High School, Gore	Notable specimen worthy of protection.	GOR 06 & GOR 07
T30	Grove of Rhododendron sp Race-course, SH 1, Gore	Entrance to Gore	A significant grove of rhododendron species worthy of protection.	DST 24
T31	Ulmus procera (Elm) (5) and Quercus robur (English Oak) (2)	Holy Trinity Church, 19 Traford Street, Gore	Notable specimens worthy of protection.	GOR 07A
T32	Araucaria araucana (2) Monkey Puzzle, Female (south) and Male (north)	40 Charlton Lane, Gore	The house on the site was built in 1914 and the trees were planted by Mr Faulkner, the original owner. The trees are visible from State Highway 1. Notable under RNZIH Scheme	GOR 08 & GOR 09
T33	All trees includes Sequoiadendron giganteum; Quercus spp; and Populus spp	Victoria Park, SH 1 East Gore	The trees are a notable component of the Gore landscape.	GOR 07
T34	Quercus robur English Oak	East Gore School, Gore	Planted 1915 to mark the death of Mr J Gilchrist, an old pupil of the school and the first soldier killed in World War 1.	GOR 04 & GOR 07
T35	Deleted			
T36	Avenue of trees Fagus sylvatica (English Beech)	Hamilton Park, East Gore	Planted in 1943 on Arbour Day. The avenue of trees provides shelter from the nor-west winds.	GOR 07
T37	Ulmus glabra 'horizontalis' (Horizontal Elm)	Tulloch Park, Mataura	Planted 1984, presented to Mataura Borough by Mr F MacKay on the occasion of his 100th birthday.	MAT 03 & MAT 04
T38	Sequoiadendron giganteum (2) (Redwood)	Waikaka School, Waikaka	Notable specimens worthy of protection.	WAI 01
T39	All trees	St Phillips and St James Anglican Church, Main Street, Waikaka	Notable specimens worthy of protection.	WAI 01
T40	Abies procera (Fir)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Quercus robur (English Oak)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Fagus sylvatica (English Beech)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Quercus robur (English Oak)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Acer pycnoplatanus (Sycamore)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Fagus sylvatica (English Beech)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09

Table 4.3 Significant Trees cont.

No.	Tree Species	Location	Reason for Inclusion	Map Ref
	Acer pycnodoplatanus (Sycamore)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Fraxinus excelsior (English Ash)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Fagus sylvatica (English Beech)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Quercus robur (English Oak)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Quercus robur (English Oak)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Quercus robur (English Oak)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
	Quercus robur (English Oak)	81 Wigan Street	Notable specimen worthy of protection.	GOR 09
T53	Quercus robur (English Oak)	40 Albany Street	Notable specimen worthy of protection.	GOR 07
T54	Juglans regia (Walnut)	80 Ruia Street	Notable specimen worthy of protection.	GOR 08
T55	Juglans regia (Walnut)	80 Ruia Street	Notable specimen worthy of protection.	GOR 08
T56	Nothofagus fusca	70 Kakapo Street (Red Beech)	Notable specimen worthy of protection.	GOR 06 & GOR 08
T57	Cedrus (Cedar)	70 Kakapo Street	Notable specimen worthy of protection.	GOR 06 & GOR 08
T58	Abies procera (Fir),	70 Kakapo Street	Notable specimen worthy of protection.	GOR 06 & GOR 08
T59	Cedrus (Cedar)	90 Kakapo Street	Notable specimen worthy of protection.	GOR 08
T60	Ulmus glabra 'horizontalis' (Horizontal Elm)	36 Broughton Street	Notable specimen worthy of protection.	GOR 09
T61	Sequoiadendron giganteum (Wellingtonia)	13 Ardwick Street	Notable specimen worthy of protection.	GOR 07
T62	Juglans regia (Walnut)	22 Albany Street	Notable specimen worthy of protection.	GOR 07
T63	Nothofagus fusca (Red Beech)	141 Broughton Street	Notable specimen worthy of protection.	GOR 07
T64	Quercus robur (English Oak)	79 Hokonui Drive	Notable specimen worthy of protection.	GOR 04 & GOR 07
T65	Acer (Maple)	14 Crewe Street	Notable specimen worthy of protection.	GOR 07
T66	Acer (Maple)	28 Crewe Street	Notable specimen worthy of protection.	GOR 07
T67	Juglans regia (Walnut)	12 High Street	Notable specimen worthy of protection.	GOR 04
T68	Acer (Maple)	12 High Street	Notable specimen worthy of protection.	GOR 04
T69	Quercus palustris (Pin Oak)	12 High Street	Notable specimen worthy of protection.	GOR 04

Table 4.3 Significant Trees cont.

T70	Thuja plicata aurea (Golden Cedar)	12 High Street	Notable specimen worthy of protection.	GOR 04
T71	Fagus sylvatica purpurea (Copper Beech)	12 High Street	Notable specimen worthy of protection.	GOR 04
T72	Ulmus glabra 'horizontalis' (Horizontal Elm)	8 Willis Street	Notable specimen worthy of protection.	GOR 04
T73	Acer (Maple)	5 Garnet Street	Notable specimen worthy of protection.	GOR 04
T74	Fagus sylvatica purpurea (Copper Beech)	5 Garnet Street	Notable specimen worthy of protection.	GOR 04
T75	Tilia europea (Lime)	5 Garnet Street	Notable specimen worthy of protection.	GOR 04
T76	Nothofagus cliffortiodes (Native Mountain Beech)	1 Garnet Street	Notable specimen worthy of protection.	GOR 04
T77	Fagus sylvatica purpurea (Copper Beech)	11 Norton Street	Notable specimen worthy of protection.	GOR 04
T78	Fraxinus uhdei (Ash)	11 Norton Street	Notable specimen worthy of protection.	GOR 04
T79	Fagus sylvatica purpurea (Copper Beech)	3 Latham Lane	Notable specimen worthy of protection.	GOR 07
T80	Fagus sylvatica purpurea (Copper Beech)	11 Rock Street	Notable specimen worthy of protection.	GOR 07
T81	Ulmus glabra 'horizontalis' (Horizontal Elm)	49 Hamilton Street	Notable specimen worthy of protection.	GOR 04
T82	Quercus (Oak)	61 Hamilton Street	Notable specimen worthy of protection.	GOR 04
T83	Cedrus atlantica (Atlas Cedar)	61 Hamilton Street	Notable specimen worthy of protection.	GOR 04
T84	Agathis australis (Kauri)	136 Broughton Street	Rare specimen in Southland worthy of protection.	GOR 07
T85	Quercus rubra (Red Oak)	Legal Road, William Street	Notable specimen worthy of protection.	GOR 07
T86	Nothofagus fusca (Red Beech)	28 Coutts Road	Notable specimen worthy of protection.	GOR 06
T87	Tilia platyphyllos (Lime Blossom)	28 Coutts Road	Notable specimen worthy of protection.	GOR 06
T88	Tilia platyphyllos (Lime Blossom)	28 Coutts Road	Notable specimen worthy of protection.	GOR 06
T89	Various	129 Kakapo Street	Notable specimens worthy of protection.	GOR 08
T90	Quercus (Oak)	2 Devon Street	Notable specimen worthy of protection.	GOR 07
T91	Tilia europea (Lime)	2 Devon Street	Notable specimen worthy of protection.	GOR 07
T92	Ulmus (Elm)	2 Devon Street	Notable specimen worthy of protection.	GOR 07
T93	Fraxinus uhdei (Ash)	2 Devon Street	Notable specimen worthy of protection.	GOR 07
T94	Ulmus glabra 'horizontalis' (Horizontal Elm)	39 Ardwick Street	Notable specimen worthy of protection.	GOR 07
T95	Juglans regia (Walnut)	7 North Terrace South	Notable specimen worthy of protection.	GOR 04

Table 4.3 Significant Trees cont.

No.	Tree Species	Location	Reason for Inclusion	Map Ref
T96	Acer Rubrum (Red Maple)	7 North Terrace South	Notable specimen worthy of protection.	GOR 04
T97	Acer (Maple)	9 Halton Street	Notable specimen worthy of protection.	GOR 07
T98	Nothofagus fusca (Red Beech)	17 Gordon Terrace	Notable specimen worthy of protection.	GOR 04
T99	Ulmus glabra 'horizontalis' (Horizontal Elm)	290 Main Street	Notable specimen worthy of protection.	GOR 09
T100	Betula pendula (Silver Birch)	27 William Street	Notable specimen worthy of protection.	GOR 07
T101	Tilia europea (Lime)	64 Ardwick Street	Notable specimen worthy of protection.	GOR 04 & GOR 07
T102	Quercus (Oak)	16 Hilbre Street	Notable specimen worthy of protection.	GOR 04
T103	Fraxinus excelsior (Weeping Ash)	38 Wentworth Street	Notable specimen worthy of protection.	GOR 04

4.12.3 Rule

Any removal or modification of any significant tree, or pruning, trimming or any other modification or activity within the canopy spread of any significant tree, not provided for by Rule 4.12.2 is a discretionary activity.

4.12.4 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) Reasons for the proposed works and alternatives methods that could be adopted.
- (2) The health and quality of the tree and the effect that the proposed works will have on the tree.
- (3) An assessment of the values of the tree and the manner in which those values will be modified.
- (4) Impacts on the amenities of the locality.
- (5) A record of consultation undertaken with the Gore District Council Manager Parks and Reserves.
- (6) A description of the measures proposed to be taken to avoid, remedy or mitigate any adverse effects on the tree.
- (7) Any adverse effects caused by the tree (for example, difficulty of access, loss of amenity open space, icing of paths or road)

4.13 Ground Disturbance and Earthworks

4.13.1 Rule

- (1) Except as provided for in (2) below, any land use activity that involves earthworks or results in the disturbance of the ground where the period from the commencement of such earthworks or disturbance until the completion of rehabilitation work exceeds twelve months is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse effects of the earthworks or the disturbance of the ground.

- (2) For the sake of clarity, this rule does not apply to:
 - (a) farming activities such as tilling, ploughing, pasture enhancement, fencing or pest plant management;
 - (b) farm quarries not visible from any formed public road or any public walking track;
 - (c) building construction activities (including relocation of buildings), provided that the site is left clean and tidy within twelve months of the completion of any building or other structure.

4.13.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) An assessment of environmental effects of the proposed activity on the land resource.
- (2) A record of the consultation, if any, that was undertaken, with Te Rūnanga o Ngāi Tahu, the Department of Conservation, the Southland Fish and Game Council and Environment Southland.

- (3) A description of the measures proposed to be taken to avoid, remedy or mitigate adverse effects of the earthworks or the disturbance of the ground.

4.14 Transportation Routes

4.14.1 Rule

- (1) All land use activities shall comply with the following standards:
- Lighting shall not be constructed or maintained so that direct or indirect luminance or glare causes adverse effects on traffic safety.
 - In Rural Zones, there is no obstruction to sight lines at intersections, as defined in Diagram 4.4.

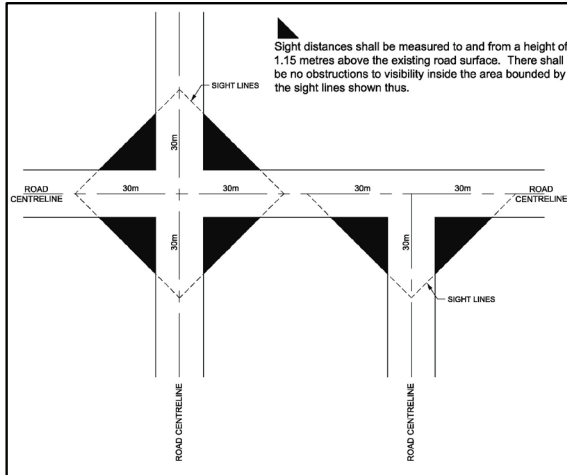
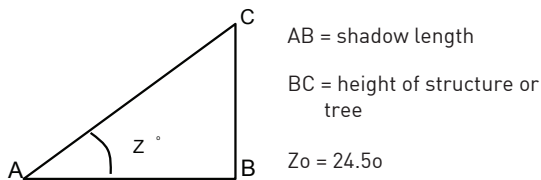


Diagram 4.4 – Sightlines at Intersections

- (c) Trees and structures in Rural Zones shall not be positioned where the road surface would be shaded between the hours of 10.00 a.m. and 2.00 p.m. on the shortest day of the year, where:



- The land use activity, or any associated structure, or vegetation does not exceed the height limitations of the aircraft approach vectors shown on the Planning Maps in respect of either the Gore Aerodrome or the Mandeville Airfield.
 - In the Rural Zone, no residential activity is located within 50 metres of any state highway.
- (2) Any land use activity that does not comply with (1) above is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse environmental effects of the matters with which there is non-compliance.

4.14.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- An assessment of the environmental effects of (where relevant):
 - glare, lightspill, the loading and unloading of vehicles, the height of vegetation and structures on the safety and efficiency of the transportation routes.
 - The number, frequency and gross laden weight of vehicles generated by the land use activity.
 - measures proposed to minimise the effects of traffic noise within rooms designed to be used for sleeping purposes.
- A description of the measures proposed to be taken to avoid, remedy or mitigate any adverse effects.

4.15 Gore Townscape Precinct

4.15.1 Rule

- Within that part of the commercial zone at Gore shown on the District Plan Maps as "Central Area":
 - Other than to provide recesses associated with the entrance of persons, buildings shall provide continuous frontage to the street.
 - Buildings shall provide a veranda to the edge of the footpath, together with under veranda lighting.
 - Buildings shall be constructed to the front boundary of the site.
 - The facade of the building shall have a minimum height of 8 metres along the street frontage.
 - Areas utilised for the outdoor storage or placing of goods or waste shall be screened from public view.
- A development that does not comply with (1) above is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse environmental effects of the matters with which there is non-compliance.

4.15.2 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under Rule 4.15.1(2) shall contain:

- Details of the buildings and other features on the site, or previously on the site where a building has been removed from the site or demolished.
- An assessment of the environmental effects of the proposed non-compliance, including impacts on amenity values.

- (3) A record of the consultation, if any, with any affected landholders.
- (4) A description of the measures proposed to be taken to avoid, remedy or mitigate adverse effects.

4.15.3 Rule

- (1) Within that part of the commercial zone at Gore shown on the District Plan Maps as "Secondary Area":

- (a) General

- (i) Any vehicle movements shall be in a forward direction onto and off the site.

- (b) Drive-Through Facilities

- (i) Where customers pass through the site without leaving their vehicle, dedicated provision may be made for the movement of such vehicles onto and off the site.
- (ii) Drive-through facilities are limited to one entry and exit, which may be a joint entry/exit or separated.

- (c) Customer Parking

- (i) Except where provided for in (ii) - (iii) below, one joint entry/ exit point per street frontage may be provided for customers who seek to park their vehicle on the site.
- (ii) Where customer vehicles enter and drive through a building, entry and exit points may be separated.
- (iii) The entry and/or exit used by customers parking on the site may be shared with or be separate to that of drive-through facilities.

- (d) Goods Vehicles

- (i) Goods vehicles may utilise the entries and exits of drive-through facilities and customer parking.
- (ii) Dedicated provision may also be made for the movement of goods delivery vehicles onto and off the site, in which case:
 - (a) Only one entry and exit may be provided. The entry and exit may be joint or separated.
 - (b) The entry and exit may only be utilised by customers collecting individual purchases that are of a size that they cannot be carried by hand to a vehicle parked in the customer car park.

- (2) A development that does not comply with (1) above is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse environmental effects of the matters with which there is non-compliance.

Notes:

1. The design and location of site entry and exit points is subject to the requirements of the Gore District Council Roadway Bylaw 2011.

2. Where work is being undertaken on legal road, approval is required from the relevant roading authority, being either the Gore District Council or the New Zealand Transport Agency.

4.15.4 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) An assessment of the impact of the proposal on the movement of traffic and people in the vicinity.
- (2) A record of the consultation, if any, with affected landholders.
- (3) A description of the measures proposed to be taken to avoid, remedy or mitigate adverse effects.

4.15.5 Rule

- (1) Subject to Rule 2.5.9 Heritage Structures, within that part of the commercial zone at Gore shown on the District Plan Maps as "Central Area" it is a controlled activity to demolish or remove any building adjacent to the road frontage (excluding Brennan Lane and Mersey Lane):

Council shall exercise control over the following matters:

- (a) The timing of works on the site, including the construction of a replacement building.
- (b) The need for, and quantum of any bond that should apply, in the event that work is delayed at any stage and the site left in an untidy condition open to public view.

In determining the value of the bond the Council shall have regard to the cost of tidying the site following demolition of the building and screening the site from public view.

- (2) In considering any application required by (1) above the Council, in addition to matters specified in the 4th Schedule of the RMA and any other statutory considerations, shall have particular regard to:
 - (i) any values of the building on the site which are being recognised or provided for in the design of the new building; and
 - (ii) the provisions of the "Gore District Streetscape Strategy 2011".

4.15.6 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) Details of the building on the site and any heritage or townscape values.
- (2) Details of any values of the building on the site which are being recognised or provided for in the design of the new building

- (3) An assessment of the environmental effects of the proposal, having particular regard to the quality of the environment, amenity values and the "Gore District Streetscape Strategy 2011".
- (4) A record of the consultation, if any, with affected landholders.

4.16 Density of Residential Units

4.16.1 Rule

- (1) More than one, and up to six residential units may be erected on a site within the Residential A and B Zones, provided that:
 - (i) Within the Residential A Zone the site area is no less than 400 square metres for each residential unit.
 - (ii) Within the Residential B Zone the site area is no less than 300 square metres for each residential unit.
- (2) For the purpose of this rule the following shall be excluded from the site area:
 - (i) Land set aside to provide access to another site.
 - (ii) In the case of a rear lot, that area designed solely to provide access to the rear.
- (3) Any land use activity that does not comply with (1) above is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are the adverse environmental effects of the matters with which there is non-compliance.

4.16.2 Information to accompany a resource consent application

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) Details of the site layout including the identification of areas for vehicle manoeuvring and parking, private and common amenity open space, and for services such as refuse storage and clothes lines.
- (2) A record of consultation, if any, with the potentially affected land owners and occupiers.
- (3) A description of the measures proposed to be taken to avoid, remedy or mitigate any adverse effects.

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