

EXTRAORDINARY COUNCIL MEETING AGENDA

TUESDAY 30 JUNE 2020

1. REPORT ON THE RECENT CONSULTATION CONDUCTED FOR A DRAFT SPATIAL PLAN

(Report from Planning Manager – 19.06.20) (*Dean Balkin*)

Background

At its meeting in September 2017, the Council resolved to begin a spatial (or development) plan process. Quoting from the report on that agenda item at the time, the spatial planning exercise was intended to identify and begin to give detail to issues.

- What vision does the Gore community have for its future?
- What is the role of the Council, and how can it help achieve that vision?
- How should that future be provided for in the various plans and strategies of the Council?

[Source: Item 8, Council planning – upcoming projects, Agenda of the Gore District Council meeting 12 September, 2017]

Subsequently Council staff and consultants prepared a background paper, bringing themes forward for an underlying structure for the district. Concepts of residential locations, industrial locations and expansion, provision for small settlements and rural residential are among the issues identified.

Consultation

The background paper was then used as a basis for a consultation programme about the identified themes. These were presented in summary maps and a booklet, illustrating issues and potential for Gore, Mataura, Mandeville, Waikaka, Pukerau and rural areas.

The consultation document that was distributed, addressed the vision for the Gore district as well as separated the townships into sections in order to highlight the individual issues they face and the possible outcomes and areas of development. The main points raised in the submissions can then be used to provide useful discussions about the future of the Gore district.

A consultation period was opened from January 2020, with an extended closing time provided due to local flooding in February. Submissions closed on 13 March 2020.

As part of the consultation activity, Council planning staff made themselves available for public drop-in meetings on 3 and 4 March 2020 at Mataura and in Gore.

Overall, there were 13 submissions received. Table 1 below, shows a summary of the submitters' main points.

Table 1 - Summary of consultation submissions received

Name	Summary of submission
Anonymous	Build on tourism, invest in a bike trail, put a bike/foot bridge in over the Mataura river up the road to Knapdale and protect the agricultural land.
Pauline Whitney- Transpower NZ Ltd	“Transpower wishes to highlight the requirement that any growth areas and subsequent amendment to district plan provisions recognise and provides for the National Grid as required by the National Policy Statement on Electricity Transmission”.
Lynn Grace	<ul style="list-style-type: none"> • Spatial planning is important to retain and grow the essence of Gore. • Develop a desirable attractive place for upcoming younger generations. • Ageing populations; having resources available to people. • Future growth can be around the arts (Gold Guitar awards, arts exhibitions and gallery and brewing craft), hunting and fishing (capitalise on this). • Protect ingrowth processes - don't want to lose what Gore is celebrated for, MLT is an important part to retain Gore eg could have a hunting and fishing themed tavern/lodge. • Need to protect sports facilities, Field Days, farmlands and utilise high class soils. Waikaka; encourage rural commercial opportunities • Mataura; needs a residential growth strategy and identify commercial and industrial options, Mataura can leverage off the convergence of two State Highways. • Pukerau; look at existing opportunities i.e. camp site/hall could be developed like the Waimumu Field Days. Mandeville; further development of the town as a heritage tourist centre and develop visitor accommodation.
Russell Scott	<ul style="list-style-type: none"> • Infrastructure; water has not been maintained and is going to cost millions to get up to standard, footpaths, not user friendly for wheelchairs and walkers. • Expressed concerns on spending priorities on the civic building. Believes industry won't come to Gore with the current rules and regulations. • Suggests the Council be realistic and try and look after what we have.
Kirsty Quertier	<ul style="list-style-type: none"> • Would love to see beautification of the river and surroundings, for example walking and cycling tracks along the river.

	<ul style="list-style-type: none"> • There needs to be more activities for youth eg climbing wall, arcade, bowling alley and expand on the multisport complex. • Fix the intersection at Pomona/Broughton Streets and down near the preschool would help with the flow of traffic. • Establish a community garden.
Melissa Haydon	<ul style="list-style-type: none"> • Would like to see recycling established at Pukerau. Suggests either yellow bins or have a communal bin.
Nigel Cowburn	<ul style="list-style-type: none"> • Stop urban sprawl and not build on flood prone land or high class soils. • Gore must consider a truly integrated 3 waters approach including; planted and technical sustainable urban drainage using best management practices, water harvesting and waterless toilet systems. • In favour of mixed use and infill development that favours smaller local builders rather than out of region developers. • Industrial uses: consider rail (expected to become central again within 2 years). Many industrial processes could be folded into mixed use eg 3D printing, electro erosion and similar new processes. • Matura: strongly supports having a focus on making own friendly for larger businesses than can make use of rail and SH1. A focus on small businesses is needed too. • Mandeville; rail line from Kingston to Gore. Any new tourism shouldn't threaten what the "steam and wings people are already doing". Wonders how Mandeville is being promoted internationally. • Waikaka: the township feels like it has lost its centre. Re lifestyle, many farmers are becoming commuter farmers- living on small block and driving out to farms. • Biodiversity and important landscapes- Gore needs to ensure that forestry including carbon-forestry does not take over high class soils. Soils recalcitrance should be considered re expanding forestry.
Paul Johnstone	<ul style="list-style-type: none"> • Rezone Hokonui Drive (Salford Street to the end of the residential area past Norton Street) to commercial or mixed use. This area should have the capacity to be used for commercial purposes without needing a resource consent. A lot of this area is commercial already- car and farm machinery sales, motels, timber merchants etc.

<p>Tony MacColl - New Zealand Transport Agency</p>	<ul style="list-style-type: none"> • Suggests the use of urban growth boundaries to promote a compact urban form and stimulate infill development. • Provide for some mixed use development which allows some residential development within commercial areas. • Limit the amount of land used for rural residential purposes and to limit urban sprawl. • Any residential expansion should avoid ribbon development along State Highways as this can affect the safety and efficiency of these key networks. • The Transport Agency would support the potential Industrial Area as indicated in the consultation material ie south-east of State Highway 1 which is close to the convergence of two State Highways and close to a heavy traffic bypass. • Discusses active travel throughout the townships and across the Mataura River. This work would help transform urban mobility and support regional development.
<p>Kate Marshall - Southern District Health Board</p>	<ul style="list-style-type: none"> • Recommends that the Gore district continues to develop communities where the social, economic and physical determinants of health are placed at the forefront of planning. • This focus alongside the core healthy urban planning principles of community participation, intersectional collaboration and social equity will help create vibrant, ecologically sustainable and healthy places for our communities to live. • These things need to be protected as a part of growth: infrastructure, reduce harm from human sources of air pollution, protect green and open spaces, accessibility and equity and preserving natural resources and environments.
<p>Colin Smith</p>	<ul style="list-style-type: none"> • Develop historical structure for tourism eg original Wantwood homestead could provide accommodation, the old flour mill site could be an historical attraction. • Develop the original railing redevelopment and other activities on or adjacent to the airfield (some of the area could be used to grow trees, fruit and vegetables for example). • The District Plan should protect and ensure activities can continue to be permitted.
<p>John Leith</p>	<ul style="list-style-type: none"> • Agrees that urban expansion and residential development is ideally suited to be promoted towards the north west of Gore.

	<ul style="list-style-type: none"> • Concerned around the capability of the current downstream infrastructure being able to accommodate that additional demand. • The Council needs to consider options based on that infrastructure capability and if infrastructure is not adequate then the identification of future infrastructure work that would allow for urban development and other development to occur. • Submission included development layout options for rural residential development. • A by-product of any zoning decision for urban purposes is that land is capable of development and would be subsequently rated at that development level - should infrastructure not be suited then some mechanism needs to be put in place so that the landowner does not become unduly penalised if development is unable to occur.
Robina Johnson	<ul style="list-style-type: none"> • Agrees that residential growth should be to the west and down to Croydon. • Disagrees with growth occurring in Mandeville. • Need to protect - denitrification asset in Murawai Valley with high quality soils, water, democracy, transparency, recreational routes, Field Days Event Centre, ridgelines need to be protected. • Develop a community near Dolamore Park. • Encourage growth - out of flood zones, subdivide larger sections, turn former DSIR into a rest home, more independent housing, and commercial like Bunnings should be developed at McNab as a café and building supplies etc. • Accommodation like Air BnB could be an obstacle. • Need for more activities for elderly, older males and teenagers and kids could have a variety of programmes. This also flows onto need for more part time courses at SIT. • Concerned about farmers retiring and the implications this could have as well as the district not being able to maintain the agriculture capacity.
Nick Geddes - Clark, Fortune, McDonald and Associates	Offered commercial survey services if required. Not strictly a submission.

Identified themes

The following themes been identified from the submissions received.

