

**IN THE MATTER AND IN THE MATTER**

of the Resource Management Act  
1991

**AND**

**IN THE MATTER**

of Hearing of Submissions and Further  
Submissions on the Proposed Gore  
District Plan

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**Minute 29 of the Hearings Panel**

**McNab Management Ltd Submissions**

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9 December 2024

## Minute 29 – McNab Management Submissions

1. The hearing to consider submissions by McNab Management Limited (MML) and a further submission by NZ Transport Agency (NZTA) was held on 5 December 2024. Arising from questions of the Hearings Panel, MML undertook to supply supplementary evidence by 19 December 2024.
2. The Hearings Panel has yet to deliberate on the matters requiring determination and will not do so until relevant case law referred to by Counsel for MML and the Council has been reviewed, and the supplementary evidence is received.
3. During the hearing, the Hearings Panel raised questions about the utility of a Development Area and associated Outline Development Plan to achieve the outcomes sought, similar to the Gore West Residential Development Area and Gore South Industrial Development Area. This approach was discussed as a means of addressing some of the concerns of the S42A reporting officers about use of an overlay for the proposed mahinga kai area. It may also assist in clarifying screening proposed adjacent to the state highway and in resolving the potential for uncertainty regarding upgrades to roads, local and state highway, in the vicinity.
4. To assist in decision-making, as part of the supplementary evidence to be submitted, in addition to providing evidence on other options, the Hearings Panel would welcome consideration of an option that includes a Development Area and associated Outline Development Plan based on the approach used in the Gore West and Gore South Development Areas.
5. The Hearings Panel recognises that there is unlikely to be sufficient time for MML to consider this issue fully and confer with the advisers to the Hearing Panel and NZTA prior to 19 December 2024. It is therefore providing additional time for that purpose.
6. The Hearings Panel requests Shelley Chadwick, Counsel for the Gore District Council, to co-ordinate appropriate input and evidence from MML, Council advisers and NZTA. With the upcoming holiday break, the Panel does not intend to impose a firm timetable and is confident the parties will progress in a timely manner to facilitate the Panel deliberating on the MML submissions during the week of 24 February 2025.
7. Upon request, the hearing can be reconvened or further procedural direction given.
8. Any queries regarding this Minute, should be directed to the Planning Department of the Gore District Council, phone (03) 2090330 or email [hearings@goredc.govt.nz](mailto:hearings@goredc.govt.nz).



Keith Hovell  
Hearings Panel Chair