

**Before Councillors and Independent Commissioners
Appointed by the Gore District Council**

In the Matter of

The Resource Management Act
1991 (**Act**)

And

In the Matter of

submissions and further
submissions on the Proposed Gore
District Plan

**Supplementary Statement of Evidence of
Christine McMillan
for McNab Management Limited**

Dated: 24 February 2025

Lane Neave
Level 1, 2 Memorial Street
PO Box 701
Queenstown
Solicitor Acting: Joshua Leckie
Email: joshua.leckie@laneneave.co.nz
Phone: 03 409 0321

lane neave.

INTRODUCTION

Qualifications and Experience

1. My name is Christine Elizabeth McMillan. I am a Planner employed by Bonisch Consultants, a consultancy firm specialising in land development.
2. I have the qualifications and experience set out at paragraphs [2] of my statement of evidence dated 7 October 2024.
3. I filed a statement of evidence dated 7 October 2024 and a rebuttal statement of evidence dated 21 November 2024 in relation the submission of McNab Management Limited (**McNab**) on the Proposed Gore District Plan (**PDP**). I spoke to this evidence at the hearing convened for McNab's submission on 5 December 2024.
4. This additional statement of evidence supplements my earlier statements of evidence and responds to matters raised by the Panel in its Minute 29 dated 9 December 2024.

Code of Conduct

5. While this is not an Environment Court hearing I reconfirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. This evidence is within my area of expertise, except where I state that I am relying on material produced by another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE OF EVIDENCE

6. My evidence will deal with the following:
 - (a) Summary of key components of McNab Development Area provisions introduced following the hearing;
 - (b) Section 32AA assessment; and
 - (c) Conclusion.

MCNAB DEVELOPMENT AREA - SUMMARY OF KEY COMPONENTS

7. Following the 5 December hearing for the McNab submission and direction from the Panel in Minute 29, the method through which the site is incorporated within the PDP has been revised. The proposal is now to incorporate the McNab site as a Development Area, referred to as McNab Development Area DEV3 in the attached provisions at **Appendix A**. An Outline Development Plan (**ODP**) has been prepared to support the Development Area and this is included in **Appendix B** with the full suite of provisions for the Development Area and any consequential amendments to other PDP chapters set out in **Appendix C**.
8. The McNab Development Area generally includes the same underlying zoning as set out in the evidence version presented to the Panel at the December hearing with some differences. The proposed zoning is as follows:
 - (a) Rural Lifestyle Zone (**RLZ**), Māori Purpose Zone (**MPZ**) and Light Industrial Zone (**LIZ**) as per the evidence version;
 - (b) Mahinga Kai Area over the RLZ;
 - (c) Rural Industry overlay is removed from the LIZ;
 - (d) ODP shows Stormwater Management Area and Future Stormwater Management Area. The Future Stormwater Management Area acknowledges the existing O Te Ika Rama Marae and provides for this area to be included in a stormwater management area at the time the marae is relocated to the MPZ shown on the ODP; and
 - (e) Buffer areas are shown along the interface of the LIZ and the MPZ, RLZ and General Rural Zone (**GRUZ**) and the interface between the LIZ and State highway 1.
9. Objectives and policies for DEV3 set out that development is to be undertaken in accordance with the ODP, consider the natural topography of the site and avoid or mitigate adverse effects associated with natural hazards and roading connections. DEV3-P4 requires management of effects associated within stormwater disposal and a policy requiring use of green engineering to manage effects on neighbouring landowners is shifted from the LIZ provisions to the DEV3 policies. DEV3-O1(4) directs that light industrial activities enabled are to support the surrounding primary production sector.

10. As per the evidence version of the zoning, the intention is that light industrial activities focus on supporting primary production, storage and logistics and the revised rule provisions within DEV3 reflect this (including DEV3-O1(4) referred to above. No light industrial activities or buildings or structures associated with these activities are permitted, with this changing to controlled activity status in the revised provisions. Controlled activity status provides Council the ability to consider effects of the development within the matters of control, including suitable access formation, suitable servicing, and locations of buildings and structures within the site. Where activities do not comply with the controlled activity rules the activity status becomes discretionary allowing Council the ability to decline consent should the proposed activity not be considered appropriate in the environment.
11. A new rule is included in the subdivision chapter requiring a minimum lot area of 1ha in the LIZ within the McNab Development Area to ensure that light industrial activities are of an appropriate scale that is commensurate with the surrounding environment but also provide for the characteristics of the activities enabled in the McNab Development Area.
12. The shift to a Development Area approach retains the overall intentions of the submitter for the McNab site, while providing specific spatial controls for stormwater management, buffer zones and access locations.
13. The revised provisions provide Council with greater control over activities, buildings and structures located within the LIZ in the McNab Development Area, including trigger points for roading/intersection upgrades.
14. Overall, the revised zoning and provision approach provides certainty into the future for the development of the McNab site, enabling social and economic wellbeing within the District, while providing Council with the ability to assess the suitability of servicing and access requirements.

SECTION 32AA

15. Section 32AA of the Resource Management Act 1991 (**RMA**) requires further evaluation to be undertaken for any changes made or proposed to the PDP since the section 32 evaluation was completed. This further evaluation can be published as a separate report or referred to in the decision-making record in sufficient detail to demonstrate it was carried out in accordance with section 32AA of the RMA.
16. I have completed a thorough section 32AA analysis of the amended relief sought by McNab. This is attached to my evidence at **Appendix D**.

17. The Development Area and proposed zones will provide for an appropriate mix of rural lifestyle and limited light industrial uses in addition to providing a Māori Purpose Zone within an area which is not subject to high flood hazard. The amended suite of provisions provides Council with greater control over the activities that can establish within the LIZ ensuring a focus on development that serves the primary production sector within the Gore District.
18. The Development Area provisions and associated ODP provides certainty and clear direction for management of the McNab site, including site access, stormwater management areas and buffer areas between land uses.
19. The s32AA analysis confirms that the McNab Development Area approach with supporting provisions and ODP is the most appropriate way to achieve the objectives of the PDP Strategic Direction chapter.

CONCLUSION

20. The rezoning as proposed has been prepared in a considered manner that enables development of the Site to provide for the future development needs of the Gore community in the short, medium and long term. This including providing for housing choice through the extended RLZ, provision of a suitable area for development of land in accordance with the aspirations of Hokonui Rūnanga, and provision of industrial land which will support the primary production sector of the Gore District which provides the highest % GDP to the Gore economy.
21. The rezoning, objective and supporting provisions are considered the most appropriate way to achieve the purpose of the RMA in that they provide for the reasonably foreseeable needs of future generations while managing adverse effects and safeguarding the life-supporting capacity of the environment.
22. I consider that the proposed zoning will have positive social and economic effects and that any potential adverse effects on the environment can be managed through the amended PDP provisions and subsequent resource consent applications, and allows for development over the next 30 years.



Christine Elizabeth McMillan

24 February 2026

Appendix A - McNab Development Area Provisions

McNab Development Area – DEV3

Context

This area is located at McNab on the northern side of State highway 1. This area is across State highway 1 from land zoned and developed as Industrial. The McNab site contains the O Te Ika Rama Marae which is to be relocated from its current location adjacent to State highway 1 at the intersection with McKinnon Road to a new location within the McNab site. The McNab site has been identified in the Gore Spatial Plan as an area that should be considered for industrial zoning due to its proximity and access to the State highway network and the ability to create an industrial hub that incorporates the Maitua Valley Milk factory.

The current O Te Ika Rama Marae is located within an identified area of flood risk and the development of the McNab site provides an opportunity to relocate the marae within a Māori Purpose Zone on higher ground and taking into consideration the stream that runs through the Development Area and protection of historic mahinga kai areas.

Given the Development Areas location on State highway 1, the existing location of O Te Ika Rama Marae along the southern boundary and the location of the Māori Purpose Zone in the centre of the site and the desire to protect and enhance the mahinga kai areas within the Development Area, an Outline Development Plan is considered the most appropriate means to delineate and manage the mahinga kai area, setbacks and landscaping along the State highway and proposed access routes through the site.

The intention is to relocate the O Te Ika Rama Marae to within the Māori Purpose Zone. Until the O Te Ika Rama Marae shifts to the Māori Purpose Zone, setbacks from industrial zoned land to the existing marae site will apply.

Land Use

It is anticipated that a targeted range of light industrial activities to service the surrounding primary production sector will establish within the Light Industrial Zone. 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 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 road layout to serve the Development Area. The indicative road layout minimises further access on to the State highway unless justified by traffic demand and with consideration to safety and efficiency of the roading network. Future subdivision and development must be consistent with the indicative road network or provide for the same outcomes.

A setback from the State highway road frontage is included on the Outline Development Plan with a requirement to maintain screening through mature vegetation, bunds or fencing (a buffer) to prevent glare on vehicles travelling on the State highway. The buffer must be no more than 3 metres in height to prevent shading and potential for ice to build up on the State highway.

Open Space and Landscaping

The Light Industrial Zone within the McNab Development Area adjoins a Māori Purpose Zone, Rural Lifestyle Zone and a General Rural Zone. To assist with mitigating potential effects on the amenity values of these zones from future light industrial activities a landscape buffer is required along boundaries of the Light Industrial Zone where it adjoins the General Rural Zone and Māori Purpose Zone as shown on the Outline Development Plan. All planting within the landscape buffers should include indigenous species.

Servicing

While reticulated services are not available to the Development Area, onsite management of three waters will be required and resource consent may be required from Environment Southland.

All stormwater should be managed on site to ensure that post development flows do not exceed pre-development flows. 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 onsite additional requirements apply.

Consideration of effects resulting from on-site servicing should be given to effects on the stream and the mahinga kai area as shown on the Outline Development Plan.

Objectives

- DEV3-01 Development occurs in the McNab Development Area in a comprehensive manner that ensures:
1. The anticipated character and purpose of the underlying zone is met;
 2. Provision of rural residential activities and compatible rural activities on larger lots within rural environments, providing a generally high level; of amenity and responding to the historic mahinga kai areas and the way water flows through the site;
 3. Provision of targeted light industrial activities which support the surrounding primary production sector;
 4. The development integrates with the natural topography and natural drainage channels;
 5. Adverse effects of natural hazards are avoided or mitigated;

6. Road connections and networks are efficient, effective and safe; and
7. Landscaping and infrastructure 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, unless an alternative design solution achieves the same or better outcomes whilst providing for high quality urban design, and efficient and sustainable service provision.
- DEV3-P2 Require subdivision, development and activities to be designed and located in general accordance with the Outline Development Plan that delivers:
1. A mixed use development area allowing for a range of compatible land uses;
 2. Roading networks that are efficient, effective and safe;
 3. Integration with topography and natural drainage channels;
 4. The avoidance and mitigation of natural hazards;
 5. Stormwater management that improves downstream effects; and
 6. Avoiding multiple connections onto the State highway and avoiding ice formation from shading of the sealed carriageway of the State highway.
- DEV3-P3 Manage adverse effects resulting from activities and structures in the Light Industrial Zone on adjoining Rural Lifestyle, General Rural and Māori Purpose Zones by:
1. Adopting green infrastructure for the management of water supply, stormwater management and wastewater treatment and disposal; and
 2. Providing for landscaping features, including native vegetation for sites adjoining the Mahinga Kai area and buffers on the external zone interfaces which maintain or enhance biodiversity and cultural values within this area and mitigate potential effects on adjoining land uses.
- DEV3-P4 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.

Notes:

Note 1	Rules 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 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.

Rules

DEV3-R1	Primary Production	
Light Industrial Zone	Activity Status: Permitted Where: 1. Land within the Development Area is undeveloped	Activity status where compliance is not achieved: Discretionary
DEV-R2	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 is not achieved: Non-Complying
DEV3-R3	New Buildings and Structures	
LIZ	Activity status: Controlled Where: 1. Buildings and structures are located in accordance with the McNab Outline Development Plan or an approved resource consent that supersedes the Outline Development Plan; 2. All buildings which require servicing are serviced either via Council's reticulated network or with onsite servicing; 3. No buildings or structures are constructed over the indicative roads shown on the McNab Outline Development Plan; 4. All new, extended or relocated buildings and structures comply with Light Industrial Zone Standards LIZ-S1, LIZ-S2, LIZ-S3, LIZ-S4, LIZ-S5, LIZ-S6, LIZ-S7, LIZ-S8 and LIZ-S9 and DEV3-S1, DEV3-S2, DEV3-S3 and DEV3-S4; and 5. All buildings and structures are setback a minimum of 20m from an adjoining zone boundary and O Te Ika Rama Marae, except that a) No setback is required for a fence Matters of control: 1. Compliance with the McNab Outline Development Plan;	Activity status where compliance is not achieved with: DEV3-R3(1) to DEV-R3(5): Restricted Discretionary Matters of discretion: 1. Adverse effects on the provision of safe and efficient roading connections; 2. Provision of servicing, including water supply, fire-fighting water supply, sewage treatment and disposal, stormwater management, electricity and telecommunications; and 3. Adverse effects on the amenity values of adjoining zones and/or O Te Ika Rama Marae

	2. Provision of adequate on site servicing where reticulated services are not available; and 3. Provision of landscape buffer areas in accordance with the Outline Development Plan.	
RLZ	Activity Status: Controlled Where: 6. Buildings and structures are located in accordance with the McNab Outline Development Plan or an approved resource consent that supersedes the Outline Development Plan; 7. All buildings which require servicing are serviced either via Council's reticulated network or with onsite servicing; and 8. No buildings or structures are constructed over the indicative roads shown on the McNab Outline Development Plan. Matters of control: 1. Compliance with the McNab Outline Development Plan; and 2. Provision of adequate on-site servicing where reticulated services are not available.	Activity status where compliance is not achieved with: DEV3-R3(6) to DEV-R3(8): Restricted Discretionary Matters of discretion: 1. The matters of discretion of the infringed standard.

Standards

DEV3-S1	Glare on State Highway	
Light Industrial Zone	1. Prior to development occurring a fence, bund or landscaping strip (a buffer) must be located within 5 metres of the State highway boundary with a maximum height of 3m to provide protection from glare for vehicles on the State highway.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Whether effects of glare from development on site are managed through other methods; 2. Whether topography and natural features mitigate any reduction in the buffer; and 3. The effects on the safe and efficient operation of the road network.
DEV3-S2	Roading	

Light Industrial Zone	1. Prior to any new buildings being occupied a separated left turn lane must be constructed on State Highway 1 at the intersection with McKinnon Road to the satisfaction of the New Zealand Transport Agency; 2. Any internal roads to provide access to development are constructed in general accordance with the layout shown on the Outline Development Plan; 3. Internal roads are designed and constructed in accordance with the Requirements of the Transport Chapter; 4. There is no access directly onto State highway 1; 5. Following the granting of the first resource consent authorising a Light Industrial activity within DEV3, each subsequent resource consent application must include a calculation of anticipated vehicle movements per day of both the activity and cumulatively with other activities in the McNab Development Area; and 6. Once the vehicle movements calculated under DEV3-S2(5) exceed 3500 Vehicles Per Day a traffic impact assessment must be prepared by a suitably qualified and experienced person to assess the effects of traffic on the intersection of McKinnon Road and State highway 1 including the potential for conflict with vehicles turning into or out of Talbot Street.	Activity status where compliance is not achieved with: DEV3-S2(1) to DEV-S2(4): Restricted Discretionary Matters of discretion: 1. The effects of traffic generation and the new road layout, and on the safe and efficient operation of the wider transport network; 2. The provision of pedestrian footpaths and cycleways to serve the future activities and surrounding community; and 3. The ability to provide connections to other sites within the Development Area. Activity status where compliance is not achieved with: DEV3-S2(5) to DEV3-S2(6): Non Complying
DEV3-S3	Stormwater	
Light Industrial Zone and Māori Purpose Zone	1. At the time of land use, subdivision or development and prior to any new buildings being occupied stormwater provision shall 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-S4	Landscaping	
Light Industrial Zone	1. A landscape buffer is provided in the locations indicated on the Outline Development Plan; 2. The landscape buffer must be at least 20m wide; 3. The landscape buffer shall be planted with native vegetation with at least 30% of species that will grow to at least 2m in height.	Activity status when compliance is not achieved: Restricted Discretionary 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.

Appendix B - Outline Development Plan



Appendix C - Consequential Amendments to PDP Provisions

LIGHT INDUSTRIAL ZONE

Development Area

In order to support economic growth within the District additional land is identified for general industrial zoning to the south of Gore **and light industrial zoning to the north of Gore at McNab**. The development of these areas will be managed through Outline Development Plans (ODPs) to ensure growth occurs in a coordinated manner with good levels of urban design, connectivity, integrated servicing infrastructure and provision of green corridors. The Development Area Chapter provisions are applicable to this area. It is anticipated that the **Gore South Development Industrial Development Area** will develop in a staged fashion based on the future use of the Racecourse.

LIZ-R1 LIZ-R2 LIZ-R3 LIZ-R4	Light Industrial Activity Trade and Industrial Training Facility Emergency Service Facility Service Station	
All Areas except McNab Development Area (DEV3)	LIZ-R1 to LIZ-R4 Activity status: Permitted Where: 1. Any new or extended buildings or structure complies with all Light Industrial Zone Standards except LIZ-S10.	<i>Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The matters of discretion for the relevant infringed standard.</i>
McNab Development Area	LIZ-R1 Activity Status; Controlled Where: 1. The activity is an activity which supports primary production; and/or 2. Logistics, storage and distribution or materials and supplies; 3. A 20m setback is provided to O Te Ika Rama Marae; 4. The activity complies with DEV3-S1, DEV3-S2, DEV3-S3 and DEV3-S4; and 5. Any new or extended building or structures comply with all Light Industrial Standards except LIZ-S10. Matters of Control:	<i>Activity status where compliance is not achieved: LIZ-R1(2) to (4): Discretionary</i>
		<i>LIZ-R1(5) and (6) Restricted Discretionary Matters of discretion: 1. The matters of discretion of the infringed standard</i>

	1. The provision, design and construction of transport infrastructure, including the upgrade of the McKinnon Road and State Highway 1 intersection; 2. Provision of suitable on site servicing where reticulated services are not available; and 3. Hours of Operation	
	LIZ-R2 Activity Status: Controlled Where: 1. The activity complies with DEV3-S1, DEV3-S2, DEV3-S3 and DEV3-S4; 2. Any new or extended building or structures comply with all Light Industrial Standards except LIZ-S10; and 3. A 20m setback is provided to O Te Ika Rama Marae Matters of Control: 1. The provision, design and construction of transport infrastructure, including the upgrade of the McKinnon Road and State Highway 1 intersection; 2. Provision of suitable on site servicing where reticulated services are not available; and 3. Hours of Operation.	<i>Activity status where compliance is not achieved with:</i> <i>LIZ-R2(7) and (8) Restricted Discretionary</i> <i>Matters of discretion:</i> 1. <i>The matters of discretion of the infringed standard</i>
		<i>LIZ-R(9) Discretionary</i>
LIZ-R5	Retail Activity	
All areas except McNab Development Area (DEV3)	Activity status: Permitted Where: 1. The retail activity is limited to one or more of the following: a) an ancillary activity which is the sale of products generated by the activity undertaken on that site; b) the hire of goods which require outdoor storage;	<i>Activity status where compliance is not achieved with:</i> <i>LIZ-R5(1): Non-Complying</i>

	c) take-away food premises; d) sale of products that require outdoor storage or are one or more of the following: (i) cars, boats, tractors or other machinery or vehicles; (ii) automotive and marine supplies. (iii) building supplies; (iv) farming and agricultural supplies; (v) garden and landscaping supplies; and (vi) office furniture. 2. Any new or extended building or structures comply with all Light Industrial Zone Standards except LIZ-S10.	<i>LIZ-R5(2): Restricted Discretionary</i> <i>Matters of discretion:</i> <i>The matters of discretion for the relevant infringed standard.</i>
McNab Development Area (DEV3)	Activity Status: Controlled Where: 3. The retail activity is limited to one or more of the following: e) an ancillary activity which is the sale of products generated by and activity undertaken on that site approved by resource consent; f) The hire of goods which require outdoor storage; g) Sale of products which require outdoor storage or are one or more of the following; h) Farm machinery or vehicles; i) Building supplies; j) Farming and agricultural supplies; and k) Garden and landscaping supplies. 4. The activity complies with DEV3-S1, DEV3-S2, DEV3-S3 and DEV3-S4 5. Any new or extended buildings or structures comply with all Light Industrial Standards except LIZ-S10	<i>Activity status where compliance is not achieved:</i> <i>LIZ-R5(3): Non complying</i>
		<i>LIZ-R5(4) and (5): Restricted Discretionary</i> <i>Matters of discretion:</i> <i>The matters of discretion for the relevant infringed standard</i>
LIZ-R6	Food and Beverage Activity	

All Areas except McNab Development Area (DEV3)	Activity Status: Permitted Where: 1. The activity is a take-away food premises where the maximum area accessible to the public does not exceed 50 square metres; and 2. Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10.	<i>Activity status where compliance is not achieved: Non-Complying</i>
McNab Development Area (DEV3)	Activity Status: Controlled Where: 3. The activity is a take-away food premises where the maximum area accessible to the public does not exceed 50 square metres; and 4. Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10. Matters of Control: 1. Compliance with the McNab Outline Development Plan; and 2. Provision of adequate on site servicing where reticulated services are not available	<i>Activity status where compliance is not achieved: Non-complying</i>
LIZ-R7	Residential Activity	
All Areas	Activity status: Permitted Where: 1. The activity is ancillary to the light industrial activity which is undertaken on that site; 2. The residential unit or accommodation is occupied by a person(s) in a caretaker and/or security role or used as temporary overnight accommodation for a person(s) associated with the activity undertaken on site; 3. There is a no more than one residential unit on the site; 4. There is no more than one bedroom; 5. The activity complies with NOISE-S3 (acoustic treatment); and	<i>Activity status where compliance is not achieved: Non-Complying</i>

	6. Any new or extended building or structure comply with all Light Industrial Zone Standards.	
LIZ-R8	Office Activity	
All Areas except McNab Development Area (DEV3)	Activity status: Permitted Where: 1. It is ancillary to the activity permitted under LIZ-R1-R4 which is undertaken on that site and does not occupy a floor area greater than 100m²; and 2. Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10.	<i>Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</i> 1. <i>The extent to which the activity may limit or constrain the establishment and use of land for permitted activities.</i> 2. <i>Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects.</i> 3. <i>The extent to which it is necessary to establish the activity in the Light Industrial Zone.</i> 4. <i>The ability to service the activity and any associated buildings.</i> 5. <i>The matters of discretion for the relevant infringed standard</i>
McNab Development Area (DEV3)	Activity Status: Permitted Where: 3. It is ancillary to an activity undertaken on that site which has been approved by resource consent; 4. It does not occupy a floor area greater than 100m²; and 5. Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10.	<i>Activity status where compliance is not achieved: Restricted Discretionary</i> <i>Matters of discretion:</i> 1. <i>Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects.;</i> 2. <i>The extent to which it is necessary to establish the activity in the Light Industrial Zone;</i> 3. <i>The ability to service the activity and any associated buildings; and</i> 4. <i>The matters of discretion for the relevant infringed standard.</i>
LIZ-R10	Industrial Activity	

Creamoata Precinct (PREC2)	Activity status: Permitted Where: - The activity involves the following activities: - Milling. - Processing. - Packaging. - associated ancillary activities. - Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10.	<i>Activity status where compliance is not achieved with: LIZ-R10(1) and LIZ-R10(2): Restricted Discretionary</i> <i>Matters of discretion:</i> <i>The extent to which there is a need for the activity to locate within the Precinct.</i> <i>The relationship of the activity and the historic character and functional purpose of the Creamoata Mills building.</i> <i>Effects on amenity values and the character of the zone from noise and discharge.</i> <i>Effects on the amenity values of adjoining zones.</i> <i>Effects of traffic generation from the activity.</i> <i>The ability to service the activity and any associated buildings.</i> <i>The matters of discretion for the relevant infringed standard.</i>
All areas except the Creamoata Precinct (PREC2) and McNab Development Area (DEV3)	Activity status: Restricted Discretionary Where: - The activity complies with NOISE-S1 for the Light Industrial zone; - The activity is not a Significant Hazardous Facility; - Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10. Matters of discretion: - Effects on amenity values and the character of the zone from noise and any other discharge. - Effects on the amenity values of adjoining zones. - Effects of traffic generation from the activity. - The extent to which it is necessary to establish the activity within the zone. - The ability to service the activity and any associated buildings. - The matters of discretion for any relevant infringed standard, including NOISE-S1.	<i>Activity status where compliance is not achieved with:</i> <i>LIZ-R10(3): Discretionary</i>
		<i>LIZ-R10(4): Non-Complying</i>
LIZ-R11 LIZ-R12 LIZ-R13 LIZ-R14	Community Facility Community Corrections Activity Entertainment and Hospitality Activities Healthcare Activity	

All Areas except McNab Development Area (DEV3)	LIZ-R11 to LIZ-R14 Activity status: Restricted Discretionary Where: - Any new or extended buildings or structure complies with all Light Industrial Zone Standards except LIZ-S10. - The activity is not located within the South Gore Development Area. - The activity is not located within the South Gore Development Area. Matters of discretion: - The extent to which the activity may limit or constrain the establishment and use of land for permitted activities. - Any potential reverse sensitivity effects and the ability to mitigate these effects. - The ability to service the activity and any associated buildings. - The matters of discretion for the relevant infringed standard	Activity status where compliance not achieved with: LIZ-R11 to LIZ-R14(1): Discretionary
		LIZ-R11 to LIZ-R14(2): Discretionary
LIZ-R15	All other activities	
All areas	Activity status: Non-Complying Any activities, including associated buildings, not otherwise provided for in the list of rules.	Activity status where compliance not achieved: N/A

Standards

LIZ-S1	Height	
---------------	---------------	--

All activities	1. The building must not exceed a maximum height of 12 metres above ground level. Excluding any roof mounted structures such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	<i>Activity status where compliance is not achieved:</i> <i>Restricted Discretionary Matters of discretion:</i> 1. <i>The adverse effects on the amenity values of adjoining sites including privacy, shading, outlook and dominance.</i> 2. <i>The effects on the character and amenity values of the surrounding environment and streetscape, including impacts on views to and between features of importance to Ngāi Tahu.</i> 3. <i>Whether the structure can be more appropriately located to minimise adverse visual amenity effects.</i> 4. <i>The reason for the increase in height.</i>
LIZ-S2	Height in relation to boundary	
All activities	1. No part of any building or structure projects beyond the height in relation to boundary plane, measured from points 2.6 metres above ground level at site boundaries where that boundary adjoins a site: (a) Zoned General Residential, Medium Density Residential, Large Lot Residential or Māori Purpose Zone. (b) Containing a scheduled heritage item. See Appendix 2 for boundary plane angles. Except that (i) this standard does not apply to boundaries with other sites in the Light Industrial Zone. (ii) this standard does not apply to road boundaries; (iii) the following intrusions are permitted: - for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the boundary, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; - roof mounted structures such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the structure does not extend more than 1m above the zone height limit and has a maximum width of 1m or length. Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way	<i>Activity status where compliance is not achieved:</i> <i>Restricted Discretionary</i> <i>Matters of discretion:</i> 1. <i>The adverse effects on the heritage or amenity values of adjoining sites including privacy, shading, outlook and dominance.</i> 2. <i>Whether the structure can be more appropriately located to minimise adverse visual amenity effects</i>

LIZ-S3	Setbacks to road boundary	
All Activities	1. All Buildings and structures must be setback a minimum of 2 metres from a road boundary. Except that: a) eaves, gutters and associated downpipes on any building may intrude into the setback by up to 600mm. b) no setback is required for a fence. c) no setback is required in the Creamoata Precinct	<i>Activity status where compliance is not achieved: Restricted Discretionary</i> <i>Matters of discretion:</i> 1. The safety and efficiency of the road network. 2. Effects on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding environment.
LIZ-S4	Setbacks to side and rear boundaries	
All activities	1. All Buildings and structures must be setback a minimum of 2 metres from any side or rear boundary which adjoins: a) a site within any zone other than General Industrial Zone, Light Industrial Zone or Rural Lifestyle Zone. b) a scheduled heritage item. 2. Buildings must be setback a minimum of 10 metres from any boundary which adjoins a Rural Lifestyle Zone. Except that: a) eaves, gutters and associated downpipes on any building may intrude into the setback by up to 600mm. b) no setback is required for buildings that share a common wall along the boundary. c) no setback is required for a fence. d) no setback is required for any structure less than 1.8m in height and 5m² floor area.	<i>Activity status where compliance is not achieved: Restricted Discretionary</i> <i>Matters of discretion:</i> 1. The adverse effects on the amenity values of adjoining sites including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse effect on adjoining sites through layout, building design and landscaping. 3. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site.
LIZ-S5	Setbacks to streams and rivers	

All activities	1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) b) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	<i>Activity status where compliance is not achieved:</i> <i>Restricted Discretionary</i> <i>Matters of discretion:</i> 1. Whether there is a functional need for the building or structure to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and sedimentation control measures. 3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous biodiversity and /or habitats. 4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The effects on public and customary access to the stream or river. 7. The potential for flooding and to create new or exacerbate existing natural hazards, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other sites.
LIZ-S6	Landscaping	
All activities	1. A landscaping strip with an average width of 2 metres along the frontage of the site is provided. Except for any area required for vehicle or pedestrian access and for any site within the Creamoata Precinct	<i>Activity status where compliance is not achieved:</i> <i>Restricted Discretionary</i> <i>Matters of discretion:</i> 1. The effect of the non-compliance on the streetscape and surrounding environment. 2. The overall landscaping provided on-site.
LIZ-S7	Screening	
All activities	Screening must be provided for: 1. The boundary of a site that adjoins a site: a) in the Medium Density Residential, General Residential or Large Lot Residential Zones or the General Rural or Rural Lifestyle Zones; or b) containing a scheduled heritage item The screening must be either: (i) planting and/or landscaping to a minimum depth of 2 metres with species that will grow to at least 2m in height; or	<i>Activity status where compliance is not achieved:</i> <i>Restricted Discretionary</i> <i>Matters of discretion:</i> 1. The extent to which the activity is able to be screened from the adjoining site. 2. The effect of the non-compliance on the character and amenity of the adjoining site.

	(ii) a solid, close-boarded enclosed fence made with a minimum height of 1.8m and a maximum height of 2m. Except that: This standard does not apply to buildings that share a common wall along the boundary.	
LIZ-S8	Landscape permeable area	
All Activities	1. At least 10 percent of the net site area shall comprise landscaped permeable area.	<i>Activity status where compliance is not achieved: Restricted Discretionary</i> <i>Matters of discretion:</i> <i>1. The ability to manage stormwater on-site and the potential impact on water quality.</i> <i>2. The overall landscaping provided on the site.</i> <i>3. Effects on the visual amenity of the surrounding environment.</i> <i>4. Effects on the practical use and layout of the site</i>
LIZ-S9	Screening of outdoor storage area and parking area	
All activities	- Any on-site service area, including rubbish collection areas, must be fully screened by a 1.8m fence or landscaping from view of: - Public road - Adjoining site - Other public space Except that outdoor storage of goods for sale as part of the activity do not require screening from a public road. - Any on-site parking must be fully screened by a 1.8m fence or landscaping from view of adjoining sites.	<i>Activity status where compliance is not achieved: Restricted Discretionary</i> <i>Matters of discretion:</i> <i>1. Any adverse effects on the visual amenity and character of the streetscape.</i> <i>2. . The visual amenity of adjoining Residential zoned sites including shading;</i> <i>3. The service, storage and parking needs of the activity and the size and location of service, storage and parking areas.</i> <i>4. The time period, type and volume of goods for which the outdoor storage area will be used.</i> <i>5. The ability to mitigate any adverse visual effects resulting from reduced or no screening of the outdoor storage area through alternative means</i>
LIZ-S10	Outdoor living space	
Residential Activities	- Each residential unit must provide: - a minimum continuous area for outdoor living space, contained in one area, within the net site area of the site, of 6m² which:	<i>Activity status where compliance is not achieved: Restricted Discretionary</i> <i>Matters of discretion:</i> <i>1. Whether sufficient outdoor living space is provided;</i>

	(i) has a minimum 2 metre dimension; and (ii) is directly accessible from a habitable room within the residential unit; and (iii) is not south facing.	<i>2. Accessibility and convenience for residents;</i> <i>3. The proximity of alternative opportunities for outdoor amenity and recreation; and</i> <i>4. The reason for the reduced outdoor living space.</i>
--	--	--

Māori Purpose Zone

McNab Development Area

A Māori Purpose Zone utilising greenfield land in McNab will be enabled in line with the McNab Development Area Chapter. The Development Area will enable mana whenua to relocate the O Te Ika Rama Marae and to further their cultural, social, environmental, and economic wellbeing to meet the needs of the community in an area of land which is not subject to high flood hazard. The provisions of the Development Area Chapter apply in addition to this chapter and district wide chapters. Where there is any conflict with the Zone provisions, the Development Area provisions shall prevail.

Policy

MPZ-P2 Enable the use and development of the Māori Purpose Zone for a range of appropriate activities that enable the Māori community to support itself, including:

1. residential uses (including papakāinga);
2. Marae and/or Papatipu Rūnanga complexes, and other Māori cultural facilities and activities;
3. environmental-focused activities including restoration, mahinga kai practices, and environment-related employment opportunities;
4. social, recreational, educational facilities, **community facilities** and economic facilities; while:
5. ensuring any significant adverse effects from these activities on adjoining properties beyond the zone and the wider environment are mitigated; and
6. requiring that all activities are adequately serviced.

Rules

MPZ-R6 MPZ-R7 MPZ-R8 MPZ-R9 MPZ-R10	Cluster Housing Residential Activity Community Facility Commercial Activity Visitor Accommodation	
All Māori Purpose Zones	MPZ-R6 to MPZ-R10 Activity status: Permitted Where: 1. ——— The activity is not at the Te Ika Rama Marae site;	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard; 2. The extent to which all activities are adequately serviced;

	- Any new or extended buildings or structures comply with Māori Purpose Zone standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7; and - Retail Activities are limited to 100m2 Gross Floor Area.	- The extent to which adverse effects on adjoining properties beyond the zone and the wider environment are mitigated; - Any functional or tikanga related requirements; and - For non-residential activities matters relating to: - traffic generation - noise - scale - access - reverse sensitivity.
MPZ-R11	Educational Facilities	
Māori Purpose Zone – O Te Ika Rama Marae Site	Activity Status: Permitted Where: Any new or extended buildings or structures comply with Māori Purpose Zone standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: - The matters of discretion of any infringed standard; - The extent to which all activities are adequately serviced; - The extent to which adverse effects on adjoining properties beyond the zone and the wider environment are mitigated; and - Any functional or tikanga related requirements.
MPZ-R15	All other activities	
All Māori Purpose Zones	Activity status: Discretionary Any activities, including associated buildings, not otherwise provided for in the list of rules.	Activity status where compliance is not achieved: N/A

Standards

MPZ-S4	Setbacks from Roads	
Te Ika Rama Marae and Hokonui Runanga Sites	- Any building or structure must be setback a minimum of 10 metres from any road boundary. Except that: - fences are permitted within the setback - eaves, gutters and associated downpipes on any building may intrude into the setback by a maximum of 600mm.	Activity status where compliance is not achieved with: MPZ-S4(1) or MPZ-S4(2): Restricted Discretionary Matters of discretion: - The safety and efficiency of the road network; - The adverse effects on adjoining sites including privacy, and shading; and - The ability to mitigate adverse effect on adjoining sites through layout, building design and landscaping; and - The reason for the reduced setback including any functional or tikanga related requirements.
Hokonui Marae and O Te Ika Rama Marae Sites	- Any building or structure must be setback a minimum of 3 metres from any road boundary. Except that: - fences are permitted within the setback - eaves, gutters and associated downpipes on any building may intrude into the setback by a maximum of 600mm.	

MPZ-S6	Building coverage	
~~Te Ika Rama Marae~~	~~1. The maximum building coverage shall not exceed 1000m2 per site.~~	Activity status where compliance is not achieved with: MPZ-S6(1) ~~or MPZ-S6(2)~~ : Restricted Discretionary Matters of discretion: 1. The adverse effects on adjoining sites including privacy, shading, and dominance; 2. The ability to mitigate adverse effect on adjoining sites through layout, building design and landscaping; 3. The effects on water management; and 4. Ecological and biodiversity impacts.
~~Mataura and Hokonui Marae sites and Hokonui Rūnanga Site~~	~~1. The maximum building coverage shall not exceed 50 percent per site.~~	
All Māori Purpose Zones	1. The maximum building coverage shall not exceed 50 percent per site.	

Rural Lifestyle Zone

McNab Development Area

Rural lifestyle opportunities in close proximity to Gore will be enabled through development of a greenfields site within the McNab Development Area. The development of the area will be managed through an Outline Development Plan to ensure growth occurs in a coordinated manner with good levels of urban design, connectivity and integrated services infrastructure. The provisions of the Development Area Chapter are applicable to this area.

Subdivision

Rules

SUB-R8* (note rule numbering will need amended in subsequent rules)	Subdivision in McNab Development Area	
--	--	--

DEV3- McNab Development Area	Activity Status; Restricted Discretionary Where: 1. It is in accordance with standard SUB.S1; and 2. It is in accordance with standard SUB.S6 Matters of Discretion: 1. The design and provision of access; 2. Provision for servicing, including water supply, fire-fighting water supply, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications; and 3. The suitability of subdivision design, orientation, lot sizes and dimensions.	Activity status where compliance is not achieved: Non-Complying
Standards	Minimum Lot Size	
SUB-S1	1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: (a) General Residential – 400m² (b) Medium Density Residential – 300m² (c) Large Lot Residential – 2000m² (d) Large Lot Residential Precinct 12 – 8000m² (e) Settlement – 2000m² (f) Rural Lifestyle (excluding Gore West Development Area) – 1ha (g) Rural Lifestyle Gore West Development Area - 2000m² provided the average lot size over the whole Rural Lifestyle Gore West Development Area is not less than 1 hectare (h) General Rural – 8ha (i) Light Industrial McNab Development Area (DEV3) - 1ha Except that: (i) This rule does not apply to the Medium Density Zone or General Residential Zone where allotments each contain an existing residential unit.	Activity status where compliance is not achieved: Non-Complying

	(ii) There is no minimum density for zones not listed above, however site size for all subdivisions is a considered under Rules SUB-R5, SUB-R6 and SUB-R7.	
SUB-S6 DEV3 – McNab Development Area	McNab Development Area	
	1. All necessary roads shall 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 3. Stormwater management shall be constructed in general accordance with the layout shown on the Outline Development Plan such that downstream flooding on any private property in a 1% AEP rainfall event is not increased;	Activity Status when compliance is not achieved: Discretionary

How the Plan Works

Development Areas

Development Areas cover the following areas:

1. West Gore Residential Development Area;
2. South Gore Industrial Development Area; and
3. **McNab Development Area**

These development areas sit over underlying zonings and development must be undertaken in accordance with the Outline Development Plan. Outline Development Plans seek to provide integrated development within and adjacent to the development area. Outline Development Plans will include features such as cultural values, roading, open space, landscaping and three waters infrastructure.

New Definitions

logistics means storage and distribution of material and goods

Appendix D - Section 32AA Analysis

Appendix D – S32AA Assessment

Section 32AA of the RMA (**Act**) requires further evaluation of changes made to the proposal since the original evaluation report was completed. This further evaluation must be undertaken in accordance with s32 of the Act, which requires the objectives of proposals to be examined for their appropriateness in achieving the purpose of the Act (s32(1)(a)), and whether the proposed provisions (including methods) are the most appropriate way to achieve the objectives (s32(1)(b)), including consideration to other practicable options, and the efficiency and effectiveness of the provisions in achieving the objectives.

Accordingly, the following provides an analysis of the proposal and proposed methods under S32AA for the proposed rezoning, and consequential amendments to provisions since the version assessed in earlier evidence. The s32AA should be read in conjunction with that earlier assessment.

Evaluation of Proposed Objectives – Section 32 (1)(a) 3. An evaluation of the proposed zoning in accordance with s 32(1)(a) is provided in the table below:

Proposal	Appropriateness
Show the McNab site as 'McNab Development Area', include an Outline Development Plan (ODP) in the Proposed District Plan (PDP). The ODP shows: (a) Rural Lifestyle Zone (RLZ); (b) Māori Purpose Zone (MPZ); (c) Light Industrial Zone (LIZ); (d) Mahinga Kai Area over part of the RLZ; (e) Buffer Strips along the LIZ-MPZ interface, LIZ-General Rural Zone interface. LIZ-RLZ interface and the LIZ-State Highway interface; (f) Stormwater Management Areas (including a future Stormwater Management Area over the existing O Te Ika Rama Marae site); (g) Site Access; and (h) National Grid corridor. The ODP is shown in Appendix B of my supplementary evidence.	The proposed zoning of the McNab Site through inclusion as a Development Area within the Proposed District Plan is considered to be the most appropriate way to achieve the purpose of the Act as it provides certainty and clear direction for management of the land, including site access, stormwater management areas and buffer zones between land uses. The zoning will provide for an appropriate mix of rural lifestyle and limited light industrial uses as well as providing a suitable area for the Māori Purpose Zone within an area which is not subject to high flood hazard. The McNab Development Area is considered to be meet the purpose of the Act as it will enable the use and development of the land as it will provide for social and economic wellbeing and meet the needs of future generations. The McNab Development Area is considered to be generally consistent with the Gore Ready for Tomorrow Spatial Plan and the Strategic Direction of the PDP. The proposed rezoning is also consistent with Section 31 of the RMA related to the functions of territorial authorities, and in particular s31(aa) for the provision of sufficient development capacity in respect of housing and business land to meet the expected demands of the District.

Evaluation of Proposed Objectives – Section 32 (1)(b)

An evaluation of the proposed zoning in accordance with s 32(1)(b) is provided in the table below.

McNab Site – McKinnon Road, McNab, Gore McNab Development Area – Rural Industry Overlay		
Changes	Benefits	Costs
<i>Proposed District Plan Mapping</i> McNab site is now shown as McNab Development Area (DEV3) with an Outline Development Plan (ODP) to be incorporated in the District Plan. The underlying zoning will remain unchanged from the evidence version with Rural Lifestyle Zone, Māori Purpose Zone and Light Industrial Zoning proposed. The Mahinga Kai Overlay is amended to be a Mahinga Kai Area but spatially remains the same. There will now be no Rural Industry Overlay over the Light Industrial Zone. Buffers are shown along the State highway, General Rural Zone, Māori Purpose Zone and Rural Lifestyle Zone interfaces with the Light Industrial Zone and Stormwater Management Areas are shown on the ODP.	Environmental Moderate As the underlying zoning remains the same as the evidence version the environmental benefits are neutral however the Development Area approach benefits from a more targeted management of potential adverse effects. The provision of designated stormwater management areas on the ODP ensure a suitable area of land is reserved from built form and located in a suitable place to enable suitable management of stormwater going forward. The inclusion of the 'future stormwater management area' on the ODP acknowledges the existing location of the O Te Ika Rama Marae, noting that this is proposed to be shifted to the Māori Purpose Zone as shown on the ODP, which a more suitable location. The site has suitable area to ensure all other services are able to be managed on site. The inclusion of the buffer zone along the State highway on the ODP assists in managing effects of development within the Light Industrial Zone on the transportation network.	Environmental Nil Compared to the 'evidence version' zoning, the ODP version provides greater certainty in relation to stormwater management. No additional costs are noted in relation to on-site servicing or the effects of development on the environment as a result of the ODP version.
	Economic	

	Neutral Economic benefits and costs to the region remain unchanged between the evidence zone plan and the ODP version. The activities enabled by both remain the same.	
	Social/Cultural Moderate The provision of a buffer zone along the boundary of the Māori Purpose Zone provides greater protection of social and cultural values within the zone as a result of future activities which may establish within the Light Industrial Zone. The 'future stormwater management area' takes into account the existing location of the O Te Ika Rama Marae and ensures that while the marae stays in place the stormwater management area does not impose on this area. The social/cultural benefits otherwise remain the same given that the activities enabled within each version are unchanged.	Social/Cultural Neutral No social/cultural costs are identified as a result of the change between the evidence zoning version and the ODP version.
<i>Objectives and Policies</i> Additional objectives and policies are included in new PDP chapter - McNab Development Area DEV 3. Objective DEV3-01 sets out the objective for the zone being: (a) the provision of targeted light industrial activities which support primary production, logistics and storage; (b) provision of rural residential activities and the integration of development with the topography of the site; and (c) avoiding or mitigating adverse effects associated with natural hazards and efficient roading connections.	Environmental Moderate New objectives and policies targeted at undertaking development in accordance with the ODP provides benefits in ensuring access locations and stormwater management areas are identified. The aim to have development integrate with the natural topography of the site is expected to reduce effects on the environment and allow development to sit more naturally within the site.	Environmental Nil No environmental costs are identified through the new and amended objective and policy provisions. The provisions support additional controls within the site and require development to be undertaken in accordance with the ODP and retain the policy to support green infrastructure options and manage effects on adjoining zones.
	Economic Nil Economic benefits and costs to the region remain unchanged. The policy direction is broadly the same.	
	Social/Cultural	

DEV3 Policies require development to be undertaken in accordance with the ODP. A new policy DEV3-P4 requires management of effects associated with stormwater disposal. Policy requiring management of adverse effects on neighbouring zones through green engineering and landscaping is removed from the LIZ policies and included in the DEV3 policies (DEV3-P2).	Nil Social and Cultural benefits/costs remain unchanged. The policy direction is broadly the same.	
<i>Rules – DEV 3</i> Within the DEV3 Light Industrial Zone light industrial activities are now controlled where under the evidence version these activities were permitted. Light Industrial Activity within DEV3 now includes ‘activities which support primary production’. Reference to ‘rural industry’ is removed to avoid conflict with the PDP and National Planning Standards definitions. All new buildings and structures within the DEV3-LIZ are also now controlled activities where they are in accordance with the ODP and minimum setback requirements. Standards specific to the DEV3 Zone are provided and ensure effects on the surrounding roading network are managed. As any activities, buildings or structures are controlled, the standard is simplified from previous versions as required works can now become conditions of consent.	Environmental Moderate The change of activity status from permitted to controlled for Light Industrial Activities (activities specified within the rules) and buildings and structures within the Light Industrial Zone in DEV3 ensures greater control for Council servicing suitability and access standards to be assessed and where necessary conditions to be imposed as part of a resource consent decision. This provides greater safeguards of effects on the environment as a result of activities, buildings and structures. The inclusion of a 1ha minimum lot area for the DEV3 LIZ provides a minimum for baseline for density within the zone and is likely to result in lower site coverage and reduced effects as a result on on-site servicing requirements.	Environmental Nil The amendments to the rules and standards will result in greater control for Council and NZTA and are unlikely to result in environmental costs.
	Economic Nil No economic benefits are anticipated to result from the amendments to the rules and standards.	Economic Low Some economic costs will result for the developer given that any activity, building or structure associated with

<i>LIZ Rules and Standards</i> McNab Development Area (DEV3) is now excluded from additional permitted activity provisions.		light industrial activity will now require consent, resulting in costs for consultants and Council fees. No other economic costs for the community are anticipated as a result of the amendments.
Retail and Food and Beverage activities are now controlled. LIZ-S11 Access is deleted with access controls now addressed in DEV3 Rules. <i>Subdivision</i> A 1ha minimum lot area is added to standard SUB-S1 for Light Industrial Zone within the McNab Development Area. <i>Māori Purpose Zone</i> No change	Social/Cultural Low The requirement to obtain consent for all light industrial activities, buildings and structures may result in some benefits to neighbouring landowners through imposition of conditions to mitigate adverse effects on neighbouring zones. The controlled activity trigger will also provide Council will certainty that relevant matters of control will be appropriately considered and provided for.	Social/Cultural Nil No costs are anticipated as a result of the amended rules and standards.
Efficiency and Effectiveness		
The amendments are considered to be the most efficient and effective means of achieving the purpose of the Act and the objectives within the McNab Development Area and the PDP, including strategic direction. The inclusion of an ODP provides clarity for Plan users and developers. The amendments provide a greater level of control for Council and the roading authority ensuring development is able to occur while providing the ability to manage the effects of such development.		
Risk of Acting or Not Acting		
Section 32(2)(c) requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. There is sufficient information to understand the potential effects of the proposed amendments to the PDP. The inclusion of a Development Area with associated ODP provides certainty and clarity of specific zone controls over the McNab site. The proposed zoning ensures that rural lifestyle and limited light industrial activities are able to be undertaken into the future and the location of the Māori Purpose Zone provides for the ability of Mana Whenua to fully utilise the zone in an area that is not subject to flood hazard.		