

**Before the Hearing Panel
Appointed by the Gore District Council**

In the Matter of

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

And

In the Matter of

the Proposed Gore District Plan

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

Dated: 7 October 2024

Lane Neave
2 Memorial Street
Queenstown
Solicitor Acting: Joshua Leckie
Email: joshua.leckie@laneneave.co.nz
Phone: 03 372 6307

lane neave.

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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, and I operate out of the Invercargill office.
2. I hold a Bachelor of Arts (1999) and a Master of Planning (2008) from Otago University. I am a full member of the New Zealand Planning Institute. I have over 17 years of planning experience. My role at Bonisch Consultants includes the preparation of resource consents and private plan change applications as well as resource management advice to clients.

Code of Conduct

3. Whilst this is not an Environment Court hearing 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

4. My evidence will deal with the following:
 - (a) Executive summary;
 - (b) Site description;
 - (c) Statutory framework;
 - (d) Rezoning relief sought;
 - (e) Section 32AA planning assessment;
 - (f) Planning documents/higher order direction;
 - (g) Part 2 RMA;
 - (h) Response to further submissions; and
 - (i) Conclusions.

EXECUTIVE SUMMARY

5. I consider, based on the technical assessments and evidence, that the zoning as proposed by McNab Management Limited (**McNab**) will better achieve the relevant objectives of the Gore PDP than the notified version.
6. The rezoning will provide for the reasonably foreseeable needs of the Gore community in the short, medium and long term, in particular in providing for the needs and aspirations of Hokonui Rūnanga and providing support for the primary industries sector, while avoiding, remedying or mitigating effects on the environment through implementation of overlays, policies, rules and standards specific to the proposed zones.
7. The rezoning will achieve the purpose and principles of Part 2 of the Resource Management Act 1991 where relevant.

SITE DESCRIPTION

8. McNab's submission relates to land at 10 McKinnon Drive, McNab, Gore (**Site**).
9. The Site is a rural property of approximately 56 ha located on the outskirts of Gore and is approximately 2 kilometres from the Gore urban area. The Site contains two existing dwellings and various farm sheds. Te Ika Rama Marae is located to the south west of the site. The remainder of the Site is held in pasture with a small stream running through the Site from north to south.
10. The surrounding environment to the north, east and west is generally rural, made up of larger farm blocks. The Site has frontage onto McKinnon Road and State Highway 1, and the Mataura River is located on the southern side of the highway. Mataura Valley Milk and the Ravensdown fertiliser plant are also located on the south side of State highway 1, opposite the Site. A site plan is attached to this evidence for reference, which contains the amended zoning sought by McNab (**Appendix A**). A plan comparing the Gore PDP notified zoning of the Site with the zoning relief sought through evidence is contained in **Appendix B**.

STATUTORY FRAMEWORK

11. Section 32 is of particular importance to the PDP. This section sets out the relevant statutory tests that must be carried out to determine the most appropriate way to achieve the purpose of the Act.
12. Section 32(1)(b) requires an examination of whether the provisions of the plan are the most appropriate way to achieve the objectives.

13. Section 32(2) requires that an assessment under subsection (1)(b)(ii) must identify and assess the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions.
14. My assessment below has considered the requirements of section 32 and provides what I consider to be the most appropriate response to the objectives to achieve the outcomes sought by McNab, as well as what the PDP seeks to achieve. A full assessment considering the requirements of section 32 has been prepared and is attached to this evidence at **Appendix C**.

REZONING RELIEF SOUGHT

15. McNab seeks a rezoning of the Site to Rural Lifestyle Zone (**RLZ**) with a Mahinga Kai overlay over part of the RLZ, Māori Purpose Zone (**MPZ**) and Light Industrial Zone (**LIZ**) with a McNab Precinct Overlay. The proposed zone layout is shown on the plan prepared by Southern Horizons and attached to this evidence at **Appendix A**.
16. The requested zoning seeks to create 52ha of RLZ located over the western half of the site and including a Mahinga Kai overlay around the path of the stream that flows through the site. The MPZ is proposed to be located in approximately the centre of the Site and the existing Te Ika Rama Marae will shift to this location. The remainder of the Site is requested to be zoned Light Industrial with a McNab Precinct overlay which will primarily allow for rural industry activities and includes approximately 44ha of land. It is noted that the LIZ with McNab Precinct overlay is split by the stream and the Mahinga Kai Overlay.
17. In support of this, McNab also seeks additional provisions and amendments to existing provisions as follows:
 - (a) New Objective LIZ-PREC3-O1 and new Policy LIZ-PREC3-P1;
 - (b) Amend LIZ Permitted activities standards to restrict industrial activities within the McNab Precinct and add LIZ-R5 Rural Industry to the permitted activities within the Precinct;
 - (c) Add Standard LIZ-S11 to control effects on the State highway for activities within the McNab Precinct;
 - (d) Add a new Policy RLZ-P10 to Rural Lifestyle Chapter relating to the Mahinga Kai Overlay and add a new non-complying activity status to activities or structures within this area;
 - (e) Amend Policy MPS-P2(4) to add health facilities to the supported activities;

- (f) Amend the permitted activity rules to allow new buildings or structures within the Te Ika Rama Marae site including educational and health facilities; and
- (g) Amend Standards MPZ-S4 and MPZ-S6 to allow buildings within reduced setbacks and increased building coverage over the site.

Background to Proposed Zoning

18. The McNab site was mapped within the Gore District Ready For Tomorrow Spatial Plan as suitable for industrial zoning, with the reasoning stated as follows:¹

The land to the north east of Gore benefits from direct frontage to two State Highways, providing access to the wider region, and provides an opportunity for an industrial hub that incorporates the Mataura Valley Milk factory. With separation from residential areas, there is space to accommodate larger buildings and heavy industries. The size of the defined area provides flexibility to accommodate the needs of business while taking account of potential constraints in the area that could preclude development e.g. liquefaction, former mine.

19. Within the s32 report for the Industrial chapter the site was considered for industrial zoning with the benefits of the zoning including the provision of a large area of land, class 3 or lower soils, close association with existing industrial activities, and being well serviced by State highways.² Risks identified included potential effects on adjoining future residential properties, effects on the State Highway and in particular effects on cultural values and the ability to effectively use the MPZ. It was determined that due to requirements to undertake additional consultation with Hokonui Rūnanga and undertake a study of the demand and land constraints of the Site, the industrial zoning on the Site would not proceed.
20. These concerns have been addressed through the proposed assessments and evidence prepared by McNab in support of the proposed rezoning. The rezoning has been undertaken in consultation and partnership with Hokonui Rūnanga to arrive at the zoning as proposed.

SECTION 32AA PLANNING ASSESSMENT

Appropriateness of Light Industrial Zone with Rural Industry Overlay

21. The proposed LIZ with Rural Industry overlay is considered to be the most appropriate method of achieving the objectives of the Gore PDP Strategic Direction Chapter. In particular UFD-O9 and UFD-O10 as set out below:

¹ Ready For Tomorrow Gore Spatial Plan at page 24.

² Section 32 Report – Industrial Zones at page 21.

UFD-O9 *There is sufficient land for industrial activities in the short, medium, and long-term in appropriate locations, including:*

- 1. along key transport routes to ensure efficient transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads; and/or*
- 2. areas are separated from sensitive activities through distance and/or conflict between incompatible activities is minimised.*

UFD-O10 *Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised.*

22. The proposed zoning provides for primarily rural industry activity in the short, medium and long term along key transport routes and with appropriate separation from incompatible activities. The use of green infrastructure for servicing and minimum setbacks from the adjoining zones will assist in minimising conflict with residential activities on these adjoining lots. The ability to undertake rural industrial activity on a site that will provide for a variety of areas of landholding is significant and the location within an area that is easily accessible from and to the rural environment differentiates this site and achieves the purpose of URF-O10.
23. The economic assessment undertaken by Insight Economics identifies the current shortage of available and suitably zoned land for rural industry activities in particular, and highlights the importance of the agricultural sector in the District's GDP with nearly 25% of the GDP generated by the sector, compared to 5% of the national average. Providing a zone which supports the agricultural sector is therefore critical.
24. A range of benefits resulting from the proposed McNab Precinct zone were identified by Insight Economics as follows:
 - (a) Boost in future rural industrial land supply, particularly larger lots suited to the rural industrial sector;
 - (b) Supporting the ongoing growth of agriculture and other key economic sectors;
 - (c) Leveraging the Site's location advantages including potential synergies with other land uses;
 - (d) One off economic impacts of construction;
 - (e) Ongoing economic impacts of new industrial activity sustained on site; and
 - (f) Enabling the land to be put to higher and better uses.

25. Insight Economics conclude that the proposal will *'generate significant and enduring economic benefits over the most likely alternative uses of the site absent it'*.³
26. Overall, I consider that the proposed rezoning and associated provisions will achieve the strategic direction of the Gore PDP and will provide significant support to the agricultural sector and economic benefits to the Gore District.

Appropriateness of Rural Lifestyle Zone and Mahinga Kai Overlay

27. Approximately 17 ha of General Rural Zone land is proposed to be rezoned as RLZ (additional beyond the notified version) as shown on the McNab Property plan at **Appendix A**. The extended RLZ zoning follows the natural topography of the area and in particular the stream which runs through the site generally from north to south. The RLZ zone provisions as set out in the PDP are adopted for the McNab area and will allow for 1ha lifestyle blocks.
28. The southern portion of the RLZ is proposed to include a Mahinga Kai overlay which comprises approximately 10 ha of the Site and is located over the existing stream which runs through the site and its margins.
29. A new policy (RLZ-P10) is proposed within the RLZ chapter for the Mahinga Kai overlay at McNab as follows:
- Avoid activities and structures, except bridges and their footings, within the Mahinga Kai Overlay at McNab unless for the purposes of Māori customary activities, access, stormwater or flood plain management.*
30. A complementary rule (RLZ-R13(2)) results in non complying activity status for any buildings or structures within the Mahinga Kai overlay at McNab other than access roads, bridges and their footings, or for the purposes of Mahinga Kai or stormwater and floodplain management.
31. The Mahinga Kai overlay provides for food harvesting from the land and water resource and is therefore considered to be a productive use of the land.
32. The RLZ zoning sought by McNab represents a minor extension to the RLZ zoning proposed under the PDP. While this removes approximately 17 ha from the GRZ productive land resource, this is balanced by the inclusion of the Mahinga Kai overlay which is reserved from buildings and therefore also residential use.
33. I consider the extended RLZ zoning and Mahinga Kai overlay to be in general accordance with the objectives of the RLZ, in particular RLZ-O2 which seeks the

³ Statement of Evidence of Fraser Colgrave dated 7 October 2024, at para [7.3].

integration with the natural and rural character of the area and responds to the underlying Ngāi Tahu relationship with the natural environment.

34. I also consider extending the RLZ zoning to be in accordance with the objectives as set out in the Strategic Direction chapter in particular UFD-O2 providing sufficient land to meet the short, medium and long term housing demand for the District, and UFD-O3 providing for a variety of housing types and sizes across the District; and UFD-O12 in provision of a rural lifestyle area adjacent to Gore.
35. Overall, I consider the extended RLZ with Mahinga Kai overlay within the Site is considered to be an efficient and effective means of achieving relevant objectives and the strategic direction of the Gore PDP.

Māori Special Purpose Zone

36. Te Ika Rama Marae is proposed to be removed from its current location at 6 McKinnon Road to the area proposed to be zoned MPZ as shown on the Southern Horizons Plan at **Appendix A**. The area that the Marae currently occupies is shown as Māori Purpose Zone – Te Ika Rama Marae on the PDP Maps. The submitter proposes to rezone the area currently shown as MPZ in the PDP Maps to RLZ with McNab Precinct Overlay.
37. The intention in relocating the Te Ika Rama Marae MPZ is to shift the marae and its wharenui out of a high flood risk area. The MPZ as shown on the PDP maps is located at the lowest point of the Site and the relocation will provide an area able to be utilised by mana whenua to provide for the cultural, social, environmental and economic wellbeing free from risk of flood inundation. The proposed MPZ has the additional benefit of being setback from the State highway.
38. The notified provisions of the MPZ Chapter in relation to the Te Ika Rama Marae site are restrictive as a result of the identified flood risk. This has the result that mana whenua are unable to utilise their land for activities which support Māori values and aspirations. In particular, residential uses (including papakāinga), community facilities, educational and health facilities are restricted within the proposed zone. The relocated zone will allow mana whenua to exercise their customary activities as provided for within the other Māori Purpose Zones within the Gore District PDP. In this regard the social and cultural benefits of the relocated zoning are considered to be significant. Social and cultural costs accrue from the loss of the existing marae and wharenui and the history associated within that site and buildings.
39. Environmental costs and benefits are considered to be neutral. The relocation is unlikely to have any effect on natural character or amenity. The location of the

proposed MPZ is shown as Rural Lifestyle Zone in the PDP maps and while the MPZ zone rules will allow for a greater level of built form than is permitted within the Rural Lifestyle Zone, the location of the proposed MPZ is set back from the State highway and provides a buffer between the Rural Lifestyle Zone and the proposed Light Industrial Zone.

40. Economic costs are considered to be low. The relocated MPZ will result in costs to the runāka in relation to relocating their existing buildings and servicing the new site. Economic benefits are considered to be high. Mana whenua will be able to develop the site in accordance with their values and aspirations including allowing for primary production, housing, commercial activity, visitor accommodation developed in accordance with relevant standards.
41. The relocation of the Te Ika Rama Marae MPZ will give effect to the purpose and the objectives and policies of the MPZ as set out in the PDP as well as UFD-O2, UFD-O3 and UFD-O5 in the Strategic Direction chapter which seek to ensure sufficient provision of Māori Purpose Zones as deemed necessary by Māori communities and the ability for Māori to provide for the specific needs of their community.
42. Given the above I consider the proposed zoning of the 2ha site as Māori Purpose Zone to be an appropriate, efficient and effective method of achieving the relevant objectives and policies of the PDP.

Access and Traffic

43. Jason Bartlett of Bartlett Consulting has assessed the potential effects on the safety and efficiency of the surrounding roading network as a result of the proposed rezoning. In undertaking this assessment Mr Barlett has consulted with NZ Transport Agency (**NZTA**). Mr Bartlett's assessment found that the potential adverse effects resulting from the increased traffic entering and exiting the Site would be able to be effectively managed with intersection treatments. Mr Bartlett has recommended a series of rules to be included in the zone provisions for the LIZ PREC3 McNab Precinct.
44. Prior to the operation of any industrial or rural service business within the McNab Precinct (**Precinct**), a buffer or screen must be established along the boundary of State Highway 1 and a left turn lane must be constructed off the State Highway onto McKinnon Road. This recommendation has been included in the attached proposed provisions as LIZ-S11(1) and (2) (**Appendix D**).
45. Following modest scale initial development of the Site, Mr Bartlett recommends two trigger points, at 35% and 55% of the Precinct development, at which point in time

a traffic assessment must be undertaken to assess any specific intersection improvements required at the Talbot St and McKinnon Road intersection and any requirement for an alternative site access. This recommendation has been included in the attached proposed provisions as LIZ-S11(3) and (4) (**Appendix D**).

46. I consider that with the inclusion of the recommendations of Mr Bartlett as rules within the PDP to manage any effects arising out of the development of the Site in accordance with the proposed zoning will ensure the safe and efficient operation of the State Highway and the Gore District Council roading network.

Servicing

47. Justin Ralston of Airey Consultants Limited has assessed the feasibility of servicing the Site for stormwater, wastewater and water supply. Mr Ralston's assessment has concluded that there are multiple feasible solutions for servicing of the Site, with the preferred solution able to be designed and implemented at the time of development on the site. It is anticipated that all rural lifestyle blocks will be serviced via on-site means including water tanks for stormwater management and domestic supply. Stormwater management for the McNab Precinct could include establishment of a treatment train with a system of terraced attenuation and stormwater treatment ponds and wetlands throughout the Site. Mr Ralston notes that this approach to stormwater management is likely to fit well within mahinga kai principles and activities related to wildlife breeding and monitoring programs.
48. Any subdivision to create additional lots within the Gore District requires consideration of servicing provisions as a matter for discretion. I consider that, based on the assessments undertaken by Mr Ralston and the requirement within the Proposed District Plan to assess suitability of servicing, that the Site will be able to be adequately serviced in line, including being in line with the green infrastructure direction set by proposed policy LIZ-PREC3-P1.

Hazards

49. I have engaged with Environment Southland (see email attached at **Appendix E**) who have made some building finished floor level recommendations in relation to flood hazard which I consider are appropriate and would be considered at the time of subdivision or building consent for any activities on the Site.

PLANNING DOCUMENTS / HIGHER ORDER DIRECTION

National Policy Statement for Highly Productive Land 2022

50. The National Policy Statement for Highly Productive Land (**NPS-HPL**) became operative on 17 October 2022. The objective of this policy statement is to protect highly productive land for use in primary production, both now and for future generations. Environment Southland is required to map highly productive land within the Gore District by September 2025. Until that mapping is complete the mapping shown on the Manaaki Whenua Landcare Research website is the resource that must be adhered to when considering the land use classification (LUC). The subject site is mapped as LUC 2 land on the Manaaki Whenua Landcare website and is considered highly productive in the context of the NPS-HPL.
51. As discussed at paragraph 18 of this evidence, the McNab site was mapped within the Gore District Ready For Tomorrow Spatial Plan as suitable for industrial zoning. The Spatial Plan is intended to inform the growth strategy for the District through to 2030. The identification of the Site within the Spatial Plan for future urban development is considered to exempt the Site from consideration under the NPS-HPL pursuant to Clause 3.5(7)(b)(i).
52. For completeness, an assessment under Clause 3.6 of the NPS-HPL '*Restricting urban rezoning of highly productive land*' is provided as follows.
53. The western half of the Site is zoned Rural Lifestyle Zone in the PDP and no further assessment of the suitability of re-zoning of this area is discussed as this assessment has been undertaken by GDC in the development of the PDP and the preceding spatial plans.
54. The zoning proposed by McNab will result in an additional 17ha of rural land being zoned as RLZ with a Mahinga Kai overlay over part, 2ha being zoned Māori Purpose Zone, and approximately 43ha zoned as Light Industrial Zone with a McNab Precinct overlay.
55. The balance between the extended RLZ with Mahinga Kai overlay and the loss of GRZ land was discussed in previous sections of this evidence. In summary the Mahinga Kai overlay provides 10ha area of land reserved from buildings and structures unless specifically exempted within the rule framework. This ensures that the zoning protects the overlay area for food procurement and maintains the intent of the NPS-HPL that productive land be protected from development. The extension of the Rural Lifestyle Zone with Mahinga Kai overlay is considered to be in accordance with the objective of the NPS-HPL in protecting highly productive land for use in primary production both now and for future generations.

56. The proposed rezoning of the remainder of the GRZ land within the Site to LIZ with McNab Precinct overlay is considered to be 'urban rezoning' and is subject to Clause 3.6 of the NPS-HPL. Clause 3.6 directs Tier 3 Councils to allow for rezoning of highly productive land only if:
- (a) the urban zoning is required to provide sufficient development capacity to meet expected demand for housing or business land in the district; and
 - (b) there are no other reasonably practicable and feasible options for providing the required development capacity; and
 - (c) the environmental, social, cultural and economic benefits of rezoning outweigh the environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.
57. The assessment undertaken by Insight Economics identified an existing shortage of land zoned for light industrial and rural industry activities within the Gore District and highlighted the importance of the agricultural sector to the Gore economy.
58. The PDP includes some expansion of industrial land to the south of Gore within the Gore South Outline Development Plan (ODP). This area is intended to allow for General and Light Industrial activities and contains the existing Silver Ferns Farm plant, the Gore Racecourse and various lifestyle blocks held in separate ownership.
59. The McNab site differentiates itself from this zone by being a relatively large area of undeveloped land held by one owner. This allows the development of the Site to proceed in a more cohesive and coherent manner without having to avoid existing land uses and varied land holdings.
60. The McNab site is also differentiated from the Gore South ODP through the activity types that are permitted and restricted within the overlay. The focus for the McNab site is rural industry and logistics activities, which are industries that support primary production and the agricultural sector. Rural service industries are also likely to require significantly larger landholdings than what is currently available within the areas zoned GIZ and LIZ within the PDP.
61. I consider that the test under Clause 3.6(a) is met with the McNab site providing sufficient capacity to meet expected demand for land which services primary production industries in the district, in both the short and long term. This takes into consideration the Rural Industry Precinct proposed south of Mataura which is held by various landowners over multiple landholdings. It is noted that the underlying zone of GRZ at the Mataura site will mean that any development or subdivision of

that land will be subject to the NPS-HPL unless Environment Southland exclude the land in their future mapping.

62. The proposed zoning to LIZ with Rural Industry overlay is also considered to meet the second test in Clause 3.6(b) that there are no other practicable and feasible options for providing the required development capacity. As stated above the Site provides a cohesive land holding held by one entity providing the ability to develop the Site in a coherent fashion, including servicing and access arrangements. The Site is located along State Highway 1 and less than 300 metres from the intersection with State Highway 90. This provides excellent access to and from the surrounding rural community, allowing practical transportation opportunities without having to transport machinery and heavy vehicles through the Gore urban area. The co-location with existing industrial activities on the south side of the State highway is also considered to be beneficial.
63. The s32AA assessment appended to this evidence at **Appendix C** evaluates the environmental, economic, social and cultural benefits and costs associated with the rezoning from GRZ to LIZ with Rural Industry overlay.
64. I consider that there would be moderate environmental costs due to the increased built form and potential for adverse effects on groundwater, air quality, noise levels and rural amenity, but that this will be balanced by a moderate level of positive benefits, in particular providing for the co-location of rural industries and preventing sporadic location of rural industrial activities within the wider Gore District. Specific policy direction for this zone directs consideration and utilisation of green engineering options and will mitigate against potential adverse effects on water and air quality.
65. In relation to social or cultural effects I consider that the re-zoning would result in increased services for the surrounding area and employment for the Gore community and therefore low social costs with significant benefits anticipated. The rezoning has been prepared and considered in conjunction with Hokonui Rūnanga and takes into consideration the aspirations of mana whenua through provision of the Māori Purpose Zone and restrictions on development within the Mahinga Kai overlay.
66. Economic effects of the proposed rezoning to LIZ have been assessed by Insight Economics and the benefits are shown to considerably outweigh the costs of not rezoning the Site as proposed. This is considered to be consistent for the extended RLZ and relocated MPZ which will both result in economic benefits for the Gore community and mana whenua.

67. Given the above assessment I consider the proposed rezoning to meet all tests under Clause 3.6 of the NPS-HPL and the rezoning is able to proceed.

National Policy Statement on Urban Development (NPS-UD)

68. The NPS-UD seeks to enable urban environments to grow and change in response to the changing needs of the community and to consider future generations. The relevant Objectives and policies are:

Objective 1 - New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

69. These objectives are supported by policies which require local authorities to provide at least sufficient development capacity for business land over the short, medium and long term and by engaging with infrastructure providers to provide integrated infrastructure and the development sector to identify significant opportunities for urban development. The policies also direct planning decisions to take into consideration the principles of the Treaty of Waitangi.
70. The rezoning proposed will ensure sufficient development capacity for rural industry land over the short, medium and long term, and enables integration with the surrounding roading infrastructure, particularly with provision of transport assessments at key development milestones to ensure the safety and efficiency of the State Highway and local roading networks.
71. The proposed rezoning of the Site represents a significant development opportunity on the outskirts of Gore and in co-location with existing industrial activities which serve and are served by the rural community. The benefits of a large contiguous area of land able to be developed in a considered manner is significant.
72. The rezoning as proposed has taken into account the principles of the Treaty of Waitangi, through development of the zone plan in conjunction with Hokonui Rūnanga, enabling the relocation of the marae and wharehau and enabling the establishment of the Mahinga Kai overlay. The policy direction encourages green infrastructure reducing potential effects on water quality as a result of development of the LIZ. The rezoning is considered to take into account the principles of the Treaty of Waitangi.

Southland Regional Policy Statement

73. The primary relevant objectives and policies of the Southland Regional Policy Statement in relation to the proposed McNab rezoning are Objectives RURAL1 and RURAL.2 and the supporting Policies RURAL.1, RURAL.2 and RURAL.4 to RURAL.6.
74. These objectives and policies generally seek to manage development of the rural land resource in a manner that achieves sustainable development, considers the amenity of the rural environment, the potential for loss of highly productive soils and provides for development to enable people and communities to provide for their social, economic and cultural well-being.
75. The relocation of the Māori Purpose Zone is considered to be in accordance with the objectives and policies of the Rural chapter. The relocation provides for ongoing use of a marae and a small surrounding area to enable the exercise of customary rights and activities free from flood hazard and in close proximity to a mahinga kai resource.
76. I also consider the extension of the RLZ to be in general accordance with the relevant objective and policies of the Regional Policy Statement. The extended area follows existing site contours and natural features enabling more efficient and effective use of the land resource and providing for choice in residential living for the Gore community. The large lot area for rural lifestyle subdivision mitigates effects of built form on the rural character of the area and the provision of a large Mahinga Kai overlay ensures development is set back from the State highway and public spaces.
77. The LIZ PREC3 McNab Precinct overlay will result in the loss of productive land as the current rural farmland will no longer be utilised for primary productive purposes and is likely to be largely built over or have hardstand/outdoor storage areas in place of pasture. This relates in particular to Policy 4 of the RPS which seeks to avoid loss of high value soils through inappropriate subdivision use and development. The policy and the explanation provided with the policy note that there will be land uses that are appropriate in areas of high value soils and I consider that the McNab Precinct is an appropriate land use in this area. In particular, the activities proposed will service the surrounding rural area and provide consolidation of activities within an area that is subject to existing rural support/service industries with excellent transportation routes to the rural environment.
78. The wider policy direction of the Rural chapter of the RPS is supportive of the use and development of rural land where it supports the social, economic and cultural well-being of the community and takes into consideration the character of the

environment. I consider that the LIZ-PREC3 zoning as proposed is consistent with this wider policy direction, in particular providing direct support to the agricultural sector and significant economic benefits to the District as whole as identified within the Insight Economics assessment.

79. Overall, the proposed zoning and associated provisions are considered to be generally consistent with the relevant objectives and policies of the RPS.

Te Tangi a Tauira

80. Te Tangi a Tauira is the Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (IMP) for the four Rūnanga Paptipu o Murihiku – Awarua, Hokonui, Oraka/Aparima and Waihōpai.
81. Section 3.5 Te Rā a Takitimu, Southland Plains, is considered to be the section of the IMP most relevant to the Site. Policy direction encourages industries to follow best practice in avoiding adverse effects on the environment and on cultural values. Development policies direction focuses on engagement with iwi, stormwater and wastewater disposal that does not adversely affect the quality of surface and groundwater, maintenance and enhancement of access to and along waterways of cultural importance. Provision of papakainga housing on Māori land is raised as an issue to be addressed.
82. I consider the zoning as proposed to be broadly consistent with the policy direction of Te Tangi a Tauira. Proposed policies encourage the use of green infrastructure to manage stormwater and wastewater discharges; a Māori Purpose Zone is proposed within which papakainga housing is a permitted activities where undertaken in accordance with the proposed standards; the proposed Mahinga Kai overlay protects the waterway which runs through the site from development and preserves this area for customary activities related to Mahinga Kai. The development of the zoning and provisions as proposed have been prepared in conjunction with Hokonui Rūnanga.

PART 2

83. The purpose of the RMA is to “promote the sustainable management of natural and physical resources”.
84. Section 5(2) of the RMA defines “sustainable management” as:

... managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while-

- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of the air, water, soil and ecosystems; and*
- (c) *avoiding, remedying or mitigating any adverse effects of activities on the environment.*

85. The proposed objective LIZ-PREC3-O1 and the purpose of the zoning proposed over the Site is considered to be the most appropriate way to achieve the purpose of Section 5 of the RMA. The proposed zoning and objective provide for a specific range of activities which will provide for the social and economic well-being of the Gore District while avoiding, remedying or mitigating any adverse effect on activities on the environment and safeguarding the life supporting capacity of the surrounding environment.
86. The proposed zoning recognises and provides for relevant matters of national importance in Section 6 and other matters in Section 7 have been given particular regard to. The proposed zoning and provisions enable the maintenance and enhancement of waterways and ecosystems and provides for customary activities and development of a zone which supports the aspirations of mana whenua in accordance with the principles of the Treaty of Waitangi.

RESPONSE TO FURTHER SUBMISSIONS

87. The New Zealand Transport Agency (**NZTA**) made a further submission on McNab's submission highlighting some concerns with adverse effects on State Highway 1. In particular, NZTA considered they did not have sufficient certainty as to the expected traffic generation that will arise as a result of the rezoning relief sought by McNabb, and what upgrades to the local road intersection might be required.
88. This has now been addressed through the assessments undertaken by Mr Bartlett as discussed earlier within this evidence. I consider that the proposed provisions proposed by Mr Bartlett and included in the proposed Zone provisions as LIZ-S11(1)-(4) address the concerns of NZTA and ensure that appropriate intersection improvements can be undertaken to address safety concerns based on the traffic generation of industries within the Site as it develops. The requirement for a left turn bay at the McKinnon Road intersection and buffer planting prior to any rural or light industrial development on the Site ensures the short term effects of development on site are addressed.

CONCLUSION

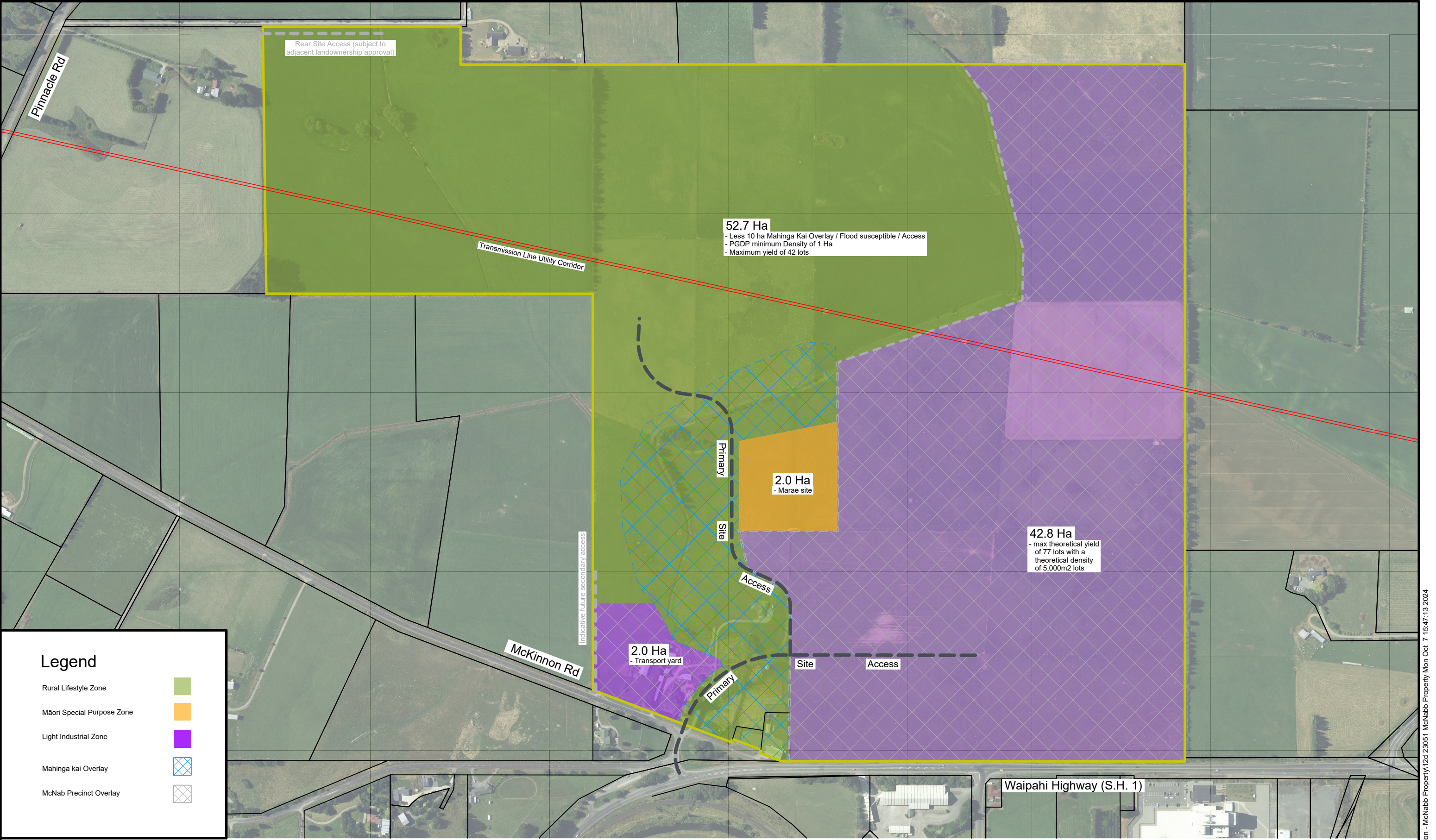
89. The rezoning as proposed has been prepared in a considered manner that enables development of the Site to provide for future development needs for the Gore community in the short, medium and long term, including providing for housing choice through the extended RLZ, provision of a suitable area for 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.
90. 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.
91. 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 Proposed District Plan provisions and subsequent resource consent applications; and allows for development over the next 30 years.
92. Overall I consider the proposed zoning to better achieve the purpose of the RMA in providing for sustainable development than the GRZ proposed under the notified PDP.



Christine Elizabeth McMillan

7 October 2024

APPENDIX A – SITE PLAN



- Legend**
- Rural Lifestyle Zone
 - Māori Special Purpose Zone
 - Light Industrial Zone
 - Mahinga kai Overlay
 - McNab Precinct Overlay

McNab Property
10 McKinnon Road, Gore

EVIDENCE VERSION – PROPOSED REZONING

Project # - 23051
Client - McNab Management Ltd

Plan #
01

Datum
North Taieri 2000
NZVD 2016

Scale
1:5000 @ A3

Rev.	Date	Revision Details
0	21-11-23	For client
1	30-08-24	Alter zoning
2	3-09-24	Alter zoning & add overlay
3	20-09-24	Add overlay
4	1-10-24	Include ex Marae Site
5	4-10-24	Alter title & light industry wording

Surveyed

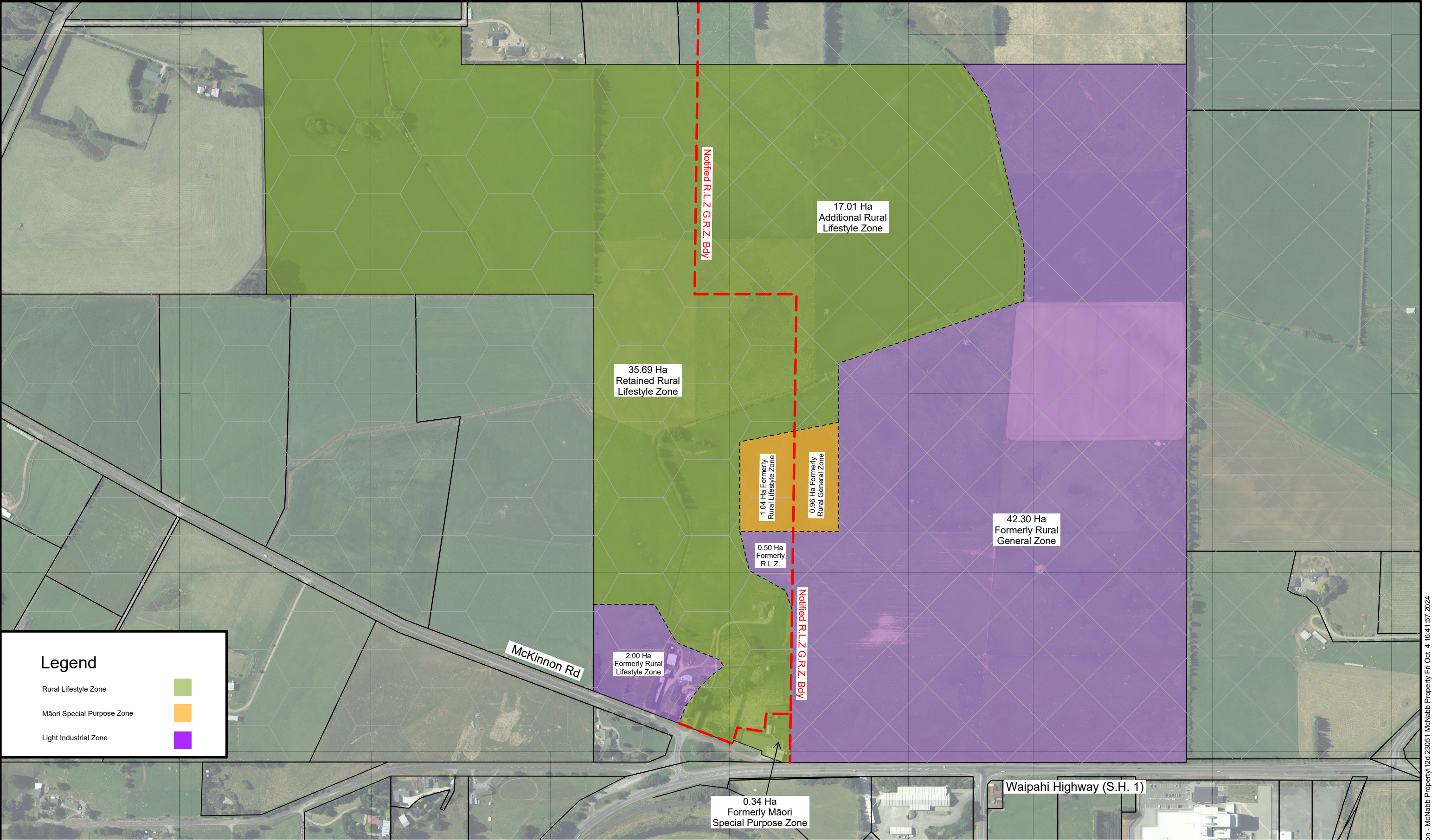
Drawn
HRW

Designed

NOTE:
- All dimensions shown are in metres unless otherwise shown
- If this plan is being used as part of sale and purchase agreement then it is done so on the basis that it is preliminary only, final dimensions and areas may vary on final survey
- Any aerial images shown are sourced from LINZ Data Service unless otherwise stated

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SURVEYING & RESOURCE MANAGEMENT
Gore • Ph: 027 468 2596 • hamish@southernhorizons.co.nz

APPENDIX B – ZONING COMPARISON PLAN



Legend

Rural Lifestyle Zone

Māori Special Purpose Zone

Light Industrial Zone

McNab Property
10 McKinnon Road, Gore

COMPARISON TO NOTIFIED ZONING



Project # - 23051
Client - McNab Management Ltd

Plan #
04

Datum
North Taieri 2000
NZVD 2016

Scale
1:5000 @ A3

Rev.	Date	Revision Details
0	4-10-24	For client

Surveyed

Drawn
HRW

Designed

NOTE:
- All dimensions shown are in metres unless otherwise shown
- If this plan is being used as part of sale and purchase agreement then it is done so on the basis that it is preliminary only, final dimensions and areas may vary on final survey
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Appendix C - Section 32AA Assessment



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Section 32 Report

MCNAB REZONING

7 OCTOBER 2024

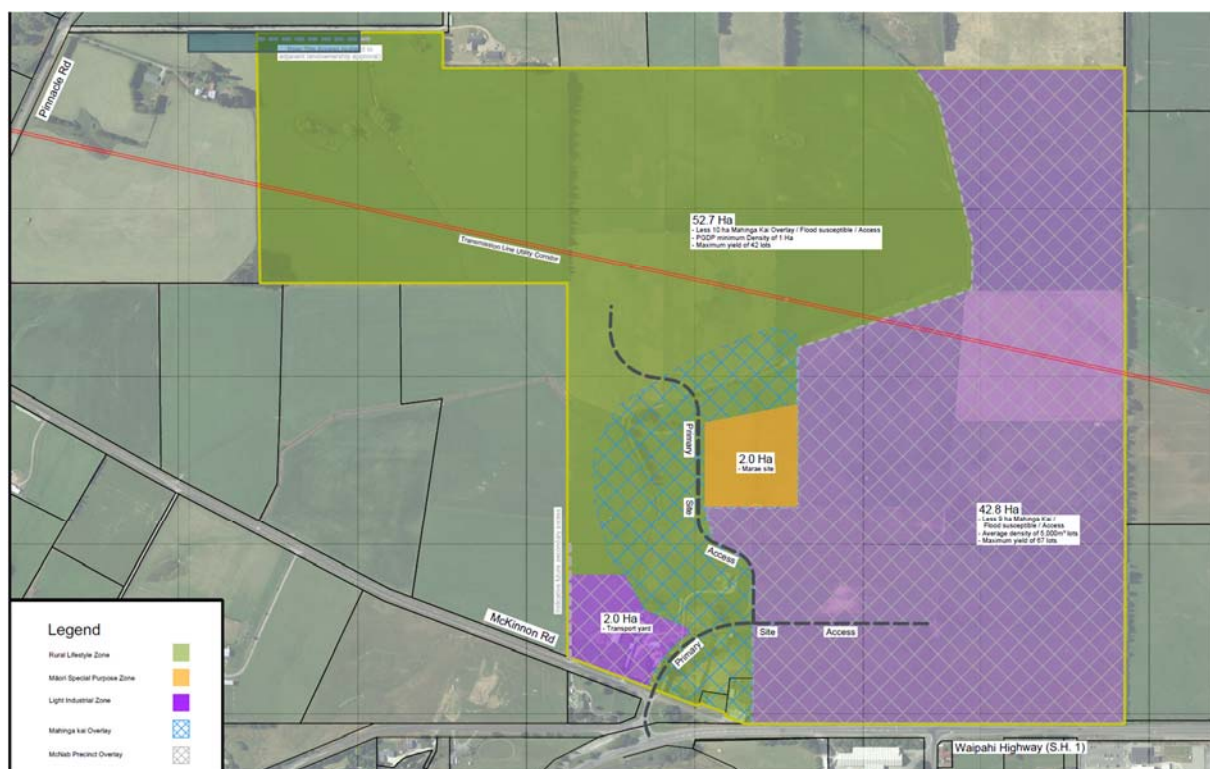
1.1 OVERVIEW

This Section 32 Evaluation Report has been prepared in support of the proposed rezoning within the land at 10 McKinnon Road, McNab as part of the Gore District Council Proposed District Plan.

The proposal is to:

- zone approximately 42.8ha of land as Light Industrial Zone with McNab Precinct Overlay (LIZ-PREC3); and
- to extend proposed Rural Lifestyle Zone by approximately 13ha and establish a Mahinga Kai Overlay over approximately 10ha of the zone; and
- to relocate a Māori Purpose Zone from an area subject to flood hazard to a new location in the approximate centre of the site with an area of 2ha.

The proposed zoning is shown on the McNab Property Proposed Zoning Plan prepared by Southern Horizons and as shown on the image below taken from that plan.



Snip from Southern Horizons McNab Property Proposed Zoning

The site is held by McKinnon Property Limited Partnership and is located at McNab, approximately two kilometres from the Gore residential area. The Site contains two existing dwellings, various farm sheds and the Te Ika Rama Marae. The remainder of the Site is held in pasture with a small stream running through the Site from north to south.

1.2 RESOURCE MANAGEMENT ACT 1991

Schedule 1 of the RMA outlines the statutory requirements for preparing a proposed plan or private plan change, including consultation and process matters both prior to, and after, public notification.

Section 74 requires that any plan change be prepared in accordance with the higher order documents, having regard to proposed regional planning instruments, and taking into account any iwi management plans and their bearing on the resource management issues of the district. Sections 75 to 77 outline what must be, and what may be, included in a plan change (i.e. objectives, policies and methods) and provide for the inclusion of rules setting the 'activity status' for activities covered by the plan change.

Section 32(1) of the RMA requires an evaluation report for the Plan Change to:

- Examine the extent to which the objectives of the proposed plan change are the "most appropriate" way to achieve the purpose of the RMA;
- Examine whether the proposed provisions are the "most appropriate" way of achieving the plan change objectives, having regard to efficiency and effectiveness and other reasonably practicable options for achieving the objectives; and
- Contain a level of detail that corresponds to the scale and significance of the anticipated effects of the implementation of the proposal.

With respect to examining whether the proposed provisions are the most appropriate way of achieving the Plan Change objectives requires:

- The identification and assessment of the benefits and costs of the effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment;
- If practicable, quantification of the benefits and costs referred to directly above; and
- An assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

The following sections of this report provide an evaluation prescribed by section 32 of the RMA it is noted that this assessment is undertaken at a scale corresponding to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposed zoning and provisions. Further details of the proposed zoning are included in the supporting technical assessments, which should be read alongside this evaluation report.

1.3 APPROPRIATENESS OF THE OBJECTIVES

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the proposed objectives of the are the most appropriate way to achieve the purpose of the RMA.

The existing objectives for each of the proposed zones are adopted and the assessment of the appropriateness of these has been undertaken by Council in their s32 assessment. The conclusions reached in the relevant reports are agreed with. The applicant proposes one new objective within the Light Industrial Zone provisions as follows:

LIZ-PREC3-01 The McNab Precinct enables predominately rural industry activities within a location in close proximity to the General Rural Zone and major transport corridors in order to support the purpose and function of that zone.

The purpose of the proposed objective is to set clear direction for the McNab Precinct overlay as a hub for predominantly rural industry activities. The enables activities which will support the wider rural environment and the Gore community and differentiates the zone with overlay from the remainder of the Light Industrial Zone which enables a wider range of activities not necessarily aligning with rural support and service.

1.4 ASSESSMENT OF THE OBJECTIVE AGAINST PART 2 OF THE ACT

Section 5

Part 2 of the RMA identifies that the purpose of the Act is to promote the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety, while also sustaining those resources for future generations, protecting the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

The proposed objective for LIZ-PREC3 is the most appropriate way to achieve Part 2 of the RMA, as the proposed McNab Precinct provides for a specific range of activities which will support the rural area through rural industry activities providing for the social and economic wellbeing of the District.

Section 6

Section 6 of the RMA sets out a number of matters of national importance that need to be recognised and provided for in achieving the purpose of the Act. Specific matters of national importance that are relevant to the proposed zoning include:

- (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- (e) *the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga; and*
- (g) *the protection of protected customary rights.*
- (h) *the management of significant risks from natural hazards.*

The proposed zoning recognises and provides for these matters of national importance, by ensuring land uses take into account the existing topography of the site including the water course which runs through the property from north to south, the establishment of a mahinga kai overlay around the stream which provides protection for the watercourse and enables the customary rights of mana whenua. The relocation of the Māori Purpose Zone similarly allows for customary rights and activities to continue within a site which is not subject to flood risk.

Section 7

Section 7 of the RMA identifies a number of "other matters" to be given particular regard to. Matters that are relevant to the Plan Change include:

- (b) *the efficient use and development of natural and physical resources;*
- (c) *the maintenance and enhancement of amenity values;*
- (d) *intrinsic values of ecosystems; and*
- (f) *maintenance and enhancement of the quality of the environment.*

The proposed zoning will support the efficient use of natural and physical resources by applying a zoning that recognises the requirement to support and service primary production within the wider rural environment, applying an overlay to protect an existing waterway for Mahinga Kai purposes and inclusion of policies which provide for the protection of the environment including water quality through use of green infrastructure.

Section 8

Section 8 requires the principles of the Treaty of Waitangi to be taken into account. The proposed zoning is considered to be in general accordance with the principles of the Treaty of Waitangi. The proposal has been prepared in conjunction with Hokonui Rūnanga and provides for customary activities within the Mahinga Kai overlay and the ongoing protection of activities within the Māori Purpose Zone to ensure the ability for mana whenua to manage land and development in accordance with the aspirations of their community.

Overall the proposed zoning and provisions is considered to be a more effective means of achieving the sustainable management purpose of the RMA than the zones and provisions as set out in the Proposed District Plan. It is considered that objective LIZ-PREC3 and 'purpose' of the RLZ and MPZ, coupled with the proposed objectives as set out in the PDP are the most appropriate way to achieve the purpose of the RMA.

3. APPROPRIATENESS OF THE PROVISIONS

Sections 32(1)(b), (2) and (3) of the RMA set out the matters that must be considered when assessing the appropriateness of the provisions in achieving the purpose of the proposal, and the relevant objectives of the District Plan, including:

- Identifying and assessing other reasonably practicable options for achieving the objectives or purpose of the plan change;
- Assessing the efficiency and effectiveness of the proposed provisions in achieving the objectives or purpose of the plan change; and
- In doing so, identifying and assessing the benefits and costs of new provisions, including opportunities for economic growth and employment;
- Assessing the risks of acting or not acting if there is uncertain or insufficient information;

- Summarising the reasons for deciding on the proposed provisions.

Options Identification and Evaluation

In evaluating the appropriateness of the provisions of the Plan Change and how they apply to the BSM site, four reasonably practicable options have been assessed as follows:

Option 1: Retaining the zoning as proposed under the PDP

Option 2: Rezoning the land as shown on the McNab Property Proposed Zoning Plan (preferred option)

Option 3: Rezoning the land as shown but removing the McNab Precinct overlay

Evaluation of the Proposed Provisions

The following section assesses the appropriateness of the proposed provisions in accordance with sections 32(1)(b)(ii) and 32(2) of the RMA.

3.2.1 Appropriateness of the Plan Change Provisions

As detailed above, the Plan Change proposes to make changes to the following sections of the Proposed District Plan:

- Planning Maps
- Part 3 Area Specific Matters – Light Industrial Zone, Rural Lifestyle Zone, Māori Purpose Zone

The appropriateness of the proposed provisions to achieve the purpose of the proposal, and the relevant objectives of the District Plan, are discussed as follows:

Zone – Light Industrial Zone-PREC3 (McNab Precinct)

Proposed Policy and Rules

LIZ-PREC3-P1 Enable light industrial and rural service activities within the McNab Precinct in order to support District's rural industry while managing adverse effects by:

1. Adopting green infrastructure for the management of water supply, stormwater management and wastewater treatment and disposal
2. Avoiding multiple connections onto the State highway
3. Measures to mitigate adverse effects on the amenity values of sites within the rural environment
4. Provision of landscaping features, including native vegetation for sites adjoining the Mahinga Kai Overlay which maintain or enhance biodiversity and cultural values within this area.

The Permitted Activity rules are proposed to be amended to include rules specific to the McNab Precinct including rural industry, light industrial activity limited to logistics and storage and distribution of construction materials and supplies. Industrial, community facilities, community corrections, entertainment and hospitality and healthcare activity are not permitted activities within McNab Precinct.

A new standard relating to access for the McNab Precinct is added.

Appropriateness to achieve the relevant objectives

The policy is considered the most appropriate means of achieving the Objective LIZ-PREC3-01. It provides clear direction for the intended activities within the zone and provides measures for managing adverse effects within the zone.

There are no existing policies within the PDP which provide direction in relation to the McNab Precinct and the alternative of not including this additional policy is not consider practical in achieving the objective.

The proposed rules are considered the most appropriate means of achieving the Objective LIZ-PREC3-01. A clear distinction is provided from the other LIZ zones through the addition of rural industry as a permitted activity while limiting other activities in the Precinct which are permitted within the LIZ. The access standards ensure the safety and efficiency of the State highway and local roading network is achieved.

Zone – Rural Lifestyle Zone

Proposed Policy and Rules

RLZ-P10 Avoid activities and structures, except bridges and their footings, within the Mahinga Kai Overlay at McNab unless for the purposes of Māori customary activities, access, stormwater or flood plain management.

All other activities	- Any activities, including associated buildings, not otherwise provided for in the list of rules Within the Mahinga Kai overlay at McNab - Any activity or structure, that is not for the purposes of access, bridges and their footings, Mahinga Kai or stormwater and floodplain management, within the Mahinga Kai overlay at McNab
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The proposed policy and rule are considered an appropriate means of achieving the Objective of the Rural Lifestyle Zone. The policy enables development of the RLZ as lifestyle blocks in accordance with the objectives for the zone other than within the Mahinga kai overlay within which buildings are non-complying. The alternative to not include these provisions would result in likely development within the Mahinga Kai overlay which would affect the relationship of mana whenua with the natural environment in this area and would not achieve RLZ-02.

Zone – Māori Purpose Zone

Proposed Policy and Rules

MPZ-P2 is amended to include health facilities as an activity that is enabled within the zone. The restrictions on development within the Te Ika Rama Marae site are removed and education and health facilities are added as permitted activities for this site.

Appropriateness

The proposed policy and rule amendments are considered the most appropriate means of achieving the Objectives of the Māori Purpose Zone. The relocation of the zone to a location that is subject to less flood risk and which is larger than the existing marae site in addition to the amended provisions achieves the objectives of the Māori Purpose Zone by enabling the exercise of rangatiratanga and kaitiakitanga while avoiding adverse effects on the health and safety of people, and the environment.

The alternative of not amending the provisions would severely limit the ability to achieve the objectives of the zone in any meaningful manner.

3.2.2 COST BENEFIT ANALYSIS

The following table provides an assessment of the costs and benefits of the environmental, economic, social and cultural effects (including economic growth and employment) that are anticipated from the implementation of the provisions as required under sections 32(2)(a) and (b) of the RMA. Where practicable the benefits and costs have been quantified in the Insight Economics Economic Assessment.

Option 1			
Retain zoning as proposed under PDP			
- Rural Lifestyle - General Rural - Māori Purpose Zone			
Zone	Costs	Benefits	Effectiveness and Efficiency
General Rural	<i>Environmental</i> Low. Retention of the status quo will enable the site to remain as currently held and operated. The land is likely to remain relatively clear of buildings. <i>Economic</i> High. Productive value of the land is significantly reduced both in relation to residential lifestyle activity and rural industry/light industrial use. <i>Social/Cultural</i> High Limits rural lifestyle opportunities for Gore residents and constrains the ability to provide for services which serve the surrounding rural environment	<i>Environmental</i> High The majority of the land will be retained as productive rural farmland, effectively maintaining the status quo. General Rural Zoning under the PDP does however allow for a wide range of permitted activities including light industrial and rural industry. The restricting factor is a minimum lot area of 8ha and limited building coverage within a single site. <i>Economic</i> Low. Retention of the site as General Rural allows only modest economic returns in comparison to rural and light industrial uses. <i>Social/cultural</i> Low Can be expected to retain general openness of the environment but does not provide for growth in the District over the long term.	Retention of the PDP zoning within the site allows the status quo to be maintained with the General Rural Zoned land. The site is currently rural farmland and the zoning will maintain that. The strategic direction for the Gore PDP as set out in the Urban Form and Development Chapter generally seeks to provide suitable areas for growth in residential and industrial/service land over the short, medium and long term. The retention of the large area of General Rural zone in this locality will not assist in achieving this direction. In particular there is a notable lack of rural industry land available. The retention of the General Rural zoning is not considered to be an effective or efficient means of achieving the direction of the Gore PDP.
Māori Purpose	<i>Environmental</i> Neutral Retains status quo on site. No change to environment. <i>Economic</i> High	Environmental Neutral Retains status quo on site. No change to environment. Economic Nil	The retention of the Māori Purpose Zone in the location shown on the PDP maps will not allow for development of mana whenua land in accordance with the aims and aspirations of the people.

	Does not allow the development of the site in any meaningful manner given the flood risk. Social/Cultural High Severely restricts the ability of mana whenua to exercise customary rights and to provide for the social, cultural and economic needs of their people.	Site is unable to be developed for economic purposes and no economic benefits will result with the existing zoning retained. Social/Cultural Low Retention of existing marae and wharenuui and its historic cultural connections are maintained. Future development, expansion and provision of services which serve mana whenua are severely restricted.	The retention of the Māori Purpose Zone in its current positions is not considered to be an efficient or effective means of achieving the strategic direction of the Gore PDP.
Rural Lifestyle	Neutral over all categories Area zoned Rural Lifestyle on the PDP maps is not significantly different to the proposed area shown within the McNab Property zoning plan. The retention of the zoning as shown on the PDP maps will not result in material environmental, economic or social/cultural costs or benefits		The retention of the Rural Lifestyle Zone as shown on the PDP maps is considered to be an efficient and effective means of achieving the direction of the Gore PDP.

Option 2			
Amend Zoning as shown on the McNab Property Proposed Zoning Plan			
- Shifted Māori Purpose Zone - Extended Rural Lifestyle Zone with Mahinga kai overlay - New Light Industrial Zone with Rural Industry Overlay And proposed provision amendments			
Zone	Costs	Benefits	Effectiveness and Efficiency
Shifted Māori Purpose Zone	<i>Environmental</i> Low Minor environmental costs of new built form in current rural farmland. <i>Economic</i> Low The existing site is not suitable to be developed for commercial purposes given the flood risk. There will be some cost in relocation/new construction of the wharenuui and associated structures.	<i>Environmental</i> Low Provides open space along the State highway road frontage with existing buildings to be removed and flood risk and mahinga kai overlay providing significant restrictions on new buildings within this area. <i>Economic</i> Moderate The intention of the Māori Purpose Zone includes the ability to establish and operate	The relocated Māori Purpose Zone is considered to be an effective and efficient means of achieving the aims of the Gore PDP for mana whenua. The zone is shifted out of a high flood hazard area which under the PDP zoning severely restricted the type and level of development able to be undertaken within the zone. The relocated zone and subsequent rule amendment ensures that mana whenua are able to achieve their aims for their cultural, social, environmental and economic wellbeing.

	<i>Social/Cultural</i> Low Some cultural cost will be realised as a result of disestablishing the existing marae site and wharehau and the connection of mana whenua to that site.	commercial activities, however the main function of the zone is to provide for the cultural needs of mana whenua through housing, educational and health facilities and commercial utilisation of the site is expected to be low. <i>Social/Cultural</i> High The relocated zone will allow the cultural aims of mana whenua to be realised on a larger site which has significantly reduced flood risk. The site sits in a more suitable location for residential/papakāinga purposes, being setback from the State highway and adjoins an area reserved for mahinga kai purposes.	
Extended Rural Lifestyle Zone with Mahinga Kai Overlay over part.	<i>Environmental</i> Moderate to Low The extended rural lifestyle zoning is likely to result in higher levels of built form and residential curtilage. <i>Economic</i> Low There will be some cost as a result of loss of potentially productive farmland, however the area of General Rural Zone land being re-zoned as Rural Lifestyle Zone is minor being approximately 13 ha. this is balanced by the mahinga kai overlay over the lower extent of the Rural Lifestyle Zone which will be retained as open space and therefore can continue to be used for productive purposes. <i>Social/Cultural</i> Nil	<i>Environmental</i> Moderate to Low The rural lifestyle zone will allow for development of lifestyle blocks at a maximum density of 1ha. There will be a corresponding increase in built form within any new lots, but the minimum lot area does allow for retention of open space over the site as whole. In addition the inclusion of a mahinga kai overlay over the southern part of the site will retain areas of open space around the Māori Purpose Zone and for viewers of the site from State highway and McKinnon Road. <i>Economic</i> High The ability to develop a slightly larger area for rural lifestyle purposes will result in economic opportunities landowners, builders, trades persons, commercial areas of Gore who will serve the new residents that locate in this area.	The extended rural lifestyle zoning removes a relatively small area of the General Rural Zone from the productive land resource. The zoning has been determined based on the stream which splits the property on the north south axis and zones land based on the topographic features and constraints of the site. The extended zoning is balanced by the provision of a mahinga kai overlay which restricts built form and allows productive land uses and in particular those related to mahinga kai practices to continue. In effect the net loss of productive land is 3ha and the amended zoning better following existing topographical constraints. The extended Rural Lifestyle Zone with Mahinga Kai overlay is considered to be an efficient and effective means of achieving the strategic direction of the Gore PDP.

		<i>Social/Cultural</i> High The rural lifestyle zoning will result in the ability of people to have choice in housing and lifestyle opportunities while living within a similar community and also within close proximity to urban services.	
New Light Industrial Zone with Rural Industry overlay	<i>Environmental</i> Moderate to High The rezoning will allow a considerably higher level of built form on the site that that permitted by the General Rural Zone. While the GRZ allows for Rural Industry and Light Industrial Activity the area of buildings permitted per site and the minimum lot area of 8ha means that under the GRZ zoning the site is unlikely to be built up as much as under the proposed LIZ with RI overlay zoning. The more intensive use of the site has the potential to lead to a higher level of effect on groundwater quality, air quality, noise levels and amenity. The direction of proposed policy LIZ-PREC3 P1 will mitigate that risk with a focus on green engineering required to be adopted. <i>Economic</i> Nil to Low The rezoning to LIZ with RI overlay will have significant economic benefits to the area and the farms in the area. The re-zoning will also have low effect on the economic viability of existing industrial zoned areas of the Gore PDP. The permitted activities within the zone	<i>Environmental</i> Moderate Provides for co-location of rural industries within a central site with good transport connectivity to the rural community it serves. Prevents sporadic industry locating within wider zone and potential landscape and environmental effects as a result. Green engineering direction within the policy framework is likely to mitigate potential effects of higher density rural industry based activities. <i>Economic</i> High Significant economic benefits are anticipated. The Economic Assessment prepared by Insight Economics provides an indepth analysis of the economic costs and benefits associated with LIZ- RIO rezoning as proposed. Assessed benefits include: ➤ Boost in future rural industrial land supply particularly larger lots suited to the rural industrial sector; ➤ Supporting the ongoing growth of agriculture and other key economic sectors;	The LIZ with Rural Industry overlay as proposed is considered to be an efficient and effective means of achieving the strategic direction and relevant objectives of the Gore PDP. The rezoning allows for significant economic benefits to support the districts rural area and the wider Gore community. In particular UFD-09 and UFD-010 are achieved through the re-zoning as proposed.

	have been purposely restricted to focus on business/industries which support the rural zone and which are not currently allowed for within the proposed zoning. <i>Social/Cultural</i> Low The LIZ with RI overlay will provide services to the surrounding area and jobs to the Gore community. It is not expected that there will be a high social or cultural costs associated with the LIZ zoning.	➤ Leveraging the sites location advantages including potential synergies with other land uses; ➤ One off economic impacts of construction ➤ Ongoing economic impacts of new industrial activity sustained on site, ➤ Enabling the land to be put to higher and better uses. Insight Economics conclude that the proposal will 'generate significant and enduring economic benefits over the most likely alternative uses of the site absent it. <i>Social/Cultural</i> Low Some social benefits will accrue through increase in job availability in the Gore area and a commensurate increase in spending within the Gore urban area and other nearby locations. Nil cultural benefits are anticipated.	
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Option 3			
Zone	Costs	Benefits	Effectiveness and Efficiency
Rezoning the land as shown but removing the McNab Precinct overlay	<i>Environmental</i> Moderate The removal of the limitations on activities that can be undertaken within the site may give rise to activities which are more polluting resulting in effects on water and air quality. Activities which are not rural industrially focused may have a higher degree of visual effect on the surrounding character of the	<i>Environmental</i> Low No practical benefits to the environment are likely as a result of removing the precinct overlay. <i>Economic</i> Moderate	The rezoning of the land as shown but with the removal of the McNab Precinct overlay is not considered to be an effective or efficient method of achieving the strategic direction or relevant provisions of the Proposed District Plan. The economic benefits are likely to be similar to the rural industry focus of Option 2 but

	environment and are less likely to be compatible with the adjoining General Rural, Rural Lifestyle and Māori Purpose Zones. <i>Economic</i> Moderate to Low The ability to address the provision of services specific to primary production will be lost. The LIZ zoning may attract industries that would have located within LIZ zoned land, particularly within the urban boundaries of Gore and Mātaura diminishing the economic viability of the existing urban areas. <i>Social/Cultural</i> Moderate The more enabling zone is likely to be less compatible with the surrounding environment including the proposed Māori Purpose and Rural Lifestyle Zones.	The LIZ zoning will enable a wider range of activities and may result in more wealth generation through employment or services. <i>Social/Cultural</i> Low The zone may attract more employees and residents to the Gore area providing increased activity within the urban area and benefits to other businesses which services the residential community.	Option 3 will split the Light Industrial Zones in the District and allow higher impact industries within an area adjoining lifestyle blocks and the marae.
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3.2.4 Risks of Acting or Not Acting

Section 32(2)(c) of the RMA requires, in the evaluation of the proposed provisions, the consideration of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter.

The proposal is supported by a number of technical assessments including economic, transport and servicing. The proposed provisions have been developed in consultation with Hokonui Rūnanga and incorporate recommendations from the technical assessments. The proposed provisions ensure that any potential adverse effects on the environment and surrounds can be appropriately managed. It is therefore considered that there is sufficient information supporting the proposed zoning.

The risk of not acting (not including the proposed McNab Zoning within the Proposed District Plan) is that there will not be sufficient appropriately zoned land to allow for rural industry in the Gore District to support primary production in the rural zone and will not give rise to the substantial economic and social benefits that can be realised through the proposed rezoning.

The additional and very real risk is that the Te Ika Marae site will no longer be useable in future as a result of existing and future flood hazard and therefore will not allow for the ongoing use of the marae and undertaking of customary activities of mana whenua in the McNab area.

3.3 SUMMARY OF THE REASONS FOR DECIDING ON THE PROVISIONS

Progressing the rezoning as proposed (Option 2) is the most appropriate way to achieve the strategic direction of the plan as:

- it will enable to expansion of the Rural Lifestyle Zone in line with the site topography whilst ensuring there is no additional significant loss of productive land through the inclusion of the Mahinga Kai overlay.
- It will ensure the ongoing ability of Hokonui Rūnanga to undertake customary activities and provide for development in line with the aspirations of the people;
- It will enable support industry for the primary production sector which is a highly important sector of the Gore economy, increasing efficiency and productivity for the General Rural Zone and collocating like activities in an area with appropriate transport links.

The proposed provisions are effective and efficient in managing potential adverse effects arising from the implementation of the proposed zoning.

4. CONCLUSION

The 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.

It has been demonstrated that the proposed zoning will have positive environmental, social and economic effects and that any potential adverse effects can be managed through the amended Proposed District Plan provisions and subsequent resource consent applications; and allows for development over the next 30 years.

There is certain and sufficient information to support the proposed zoning and provisions, and the cost of implementation is low compared to the cost of not acting.

APPENDIX D – PROPOSED PLAN PROVISIONS

LIGHT INDUSTRIAL

Objectives

LIZ-01 The Light Industrial zone contributes to the economic wellbeing of the community by providing for a range of existing and future light industrial activities.

LIZ-02 The range of activities provided for within the Light Industrial Zone do not detract from the vitality, vibrancy and character of the Commercial and Mixed Use Zones.

LIZ-03 The purpose of the Light Industrial Zone is not compromised by incompatible activities or built form.

LIZ-04 The Light Industrial Zone provides for a safe, functional working environment with an appropriate and reasonable level of amenity consistent with the purpose of the zone.

LIZ-05 The adverse environmental effects, or impacts on Ngāi Tahu cultural values, generated by activities within the Light Industrial Zone are managed, particularly at zone boundaries.

LIZ-PREC1-01 The Large Format Retail precinct enables large format retail activities establishing in a location close to the Town Centre Zone to support the purpose and function of that zone.

LIZ-PREC2-01 The Creamoata Precinct enables the ongoing use of the Creamoata Building and associated site by Sargent Dan Stockfoods Limited (or a similar business) to process, package and distribute stockfood and undertake ancillary associated activities which utilise the historic mill and oven facilities on the site. The precinct supports the regionally significant activity and historical connection with the Creamoata Building as a milling and processing site.

LIZ-PREC3-01 The McNab Precinct enables predominately rural industry activities within a location in close proximity to the General Rural Zone and major transport corridors in order to support the purpose and function of that zone.

Policies

LIZ-P1 Enable activities to establish which support the purpose of the Light Industrial zone, including light industrial activities, service stations, trade and industry training facilities and emergency service facilities.

LIZ-P2 Provide for compatible activities to establish and operate within the Light Industrial Zone where they are:

1. of a similar scale and nature to other permitted activities; or
2. ancillary to the main activity on site; or 3. necessary to support the needs of workers within the zone.

LIZ-P3 Avoid activities that may:

1. undermine the viability, vitality and function of the Town Centre and Local Centre Zones.
2. generate significant discharges such as odour, dust, contaminants or noise.
3. result in conflict and/or potential reverse sensitivity effects with existing or anticipated activities.

LIZ-P4 Require activities and development to maintain a level of on-site amenity, particularly at zone interfaces, consistent with the purpose of the zone by:

1. ensuring the bulk, location and scale of structures are compatible with the role and function of the zone.
2. requiring outdoor storage and service areas to be screened along road and side boundaries to protect amenity values of adjoining sites avoid cross boundary effects and maintain or enhance streetscape amenity.
3. requiring appropriate setbacks to waterways to maintain and enhance amenity and Ngāi Tahu cultural values and natural character.
4. providing landscaping, particularly along road frontages, to maintain amenity values within the zone and in streetscapes.
5. responding to the underlying relationship between Ngāi Tahu and the natural environment.

LIZ-P5 Manage adverse effects of activities within the zone to maintain the character and amenity of adjoining zones.

LIZ-P6 Enable the use of reserve land where the activity and/or development is consistent with the relevant Reserve Management Plan.

LIZ-PREC1-P1 Enable large format retail activities to complement the Town Centre Zone whilst ensuring the anticipated amenity values of the Light Industrial Zone are maintained.

LIZ-PREC2-P1 Enable the continued use of the Creamoata building for milling, processing, packaging and ancillary activities which recognise and utilise the historic function and purpose of the building.

LIZ-PREC3-P1 Enable light industrial and rural service activities within the McNab Precinct in order to support District's rural industry while managing adverse effects by:

1. Adopting green infrastructure for the management of water supply, stormwater management and wastewater treatment and disposal
2. Avoiding multiple connections onto the State highway
3. Measures to mitigate adverse effects on the amenity values of sites within the rural environment
4. Provision of landscaping features, including native vegetation for sites adjoining the Mahinga Kai Overlay which maintain or enhance biodiversity and cultural values within this area.

Rules

LIZ-R1 LIZ-R2 LIZ-R3 LIZ-R4 LIZ-R5	Light Industrial Activity Trade and Industrial Training Facility Emergency Service Facility Service Station Rural Industry	
All Areas except McNab Precinct (PREC3)	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.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The matters of discretion for the relevant infringed standard.
McNab Precinct (PREC3)	LIZ-R1, LIZ-R2 and LIZ-R5 activity status; Permitted Where: 2. Any new or extended buildings or structure complies with all Light Industrial Zone Standards except LIZ-S10 3. Light Industrial Activity is limited to one or more of the following: (a) logistics, (b) storage and distribution of construction materials and supplies	Activity status where compliance is not achieved: Discretionary
LIZ-R5	LIZ-R5 Retail Activity	
All areas	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; (c) take-away food premises;	Activity status where compliance is not achieved with: LIZ-R5(1): Non-Complying

	(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; (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>
LIZ-R6	Food and Beverage Activity	
All Areas	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:</i> <i>Non-Complying</i>
LIZ-R7	Residential Activity	
All Areas	Activity status: Permitted Where: 1. The activity is ancillary to the light industrial activity or rural industry activity within the McNab Precinct (PREC13) which is undertaken on that site; and 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; and 3. There is a no more than one residential unit on the site; and 4. There is no more than one bedroom; and 5. The activity complies with NOISE-S3 (acoustic treatment). 6. Any new or extended building or structure comply with all Light Industrial Zone Standards.	<i>Activity status where compliance is not achieved: Non-Complying</i>
LIZ-R8	Office Activity	

All Areas	Activity status: Permitted Where: 1. It is ancillary to the activity permitted under LIZ-R1-R5 which is undertaken on that site and does not occupy a floor area greater than 100m². 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. The extent to which the activity may limit or constrain the establishment and use of land for permitted activities. 2. Any potential reverse sensitivity effects and/or conflict with existing activities, and the ability to mitigate these effects. 3. The extent to which it is necessary to establish the activity in the Light Industrial Zone. 4. The ability to service the activity and any associated buildings. 5. The matters of discretion for the relevant infringed standard
LIZ-R10	Industrial Activity	
Creamoata Precinct (PREC2)	Activity status: Permitted Where: 1. The activity involves the following activities: (a) Milling. (b) Processing. (c) Packaging. (d) associated ancillary activities. 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 with: LIZ-R10(1) and LIZ-R10(2): Restricted Discretionary Matters of discretion:</i> 1. The extent to which there is a need for the activity to locate within the Precinct. 2. The relationship of the activity and the historic character and functional purpose of the Creamoata Mills building. 3. Effects on amenity values and the character of the zone from noise and discharge. 4. Effects on the amenity values of adjoining zones. 5. Effects of traffic generation from the activity. 6. The ability to service the activity and any associated buildings. 7. The matters of discretion for the relevant infringed standard.
All areas except the Creamoata Precinct (PREC2) and McNab Precinct (PREC3)	Activity status: Restricted Discretionary Where: 3. The activity complies with NOISE-S1 for the Light Industrial zone. 4. The activity is not a Significant Hazardous Facility 5. Any new or extended building or structure complies with all Light Industrial Zone Standards except LIZ-S10. Matters of discretion: 1. Effects on amenity values and the character of the zone from noise and any other discharge. 2. Effects on the amenity values of adjoining zones.	<i>Activity status where compliance is not achieved with:</i> <i>LIZ-R10(3): Discretionary</i> <i>LIZ-R10(4): Non-Complying</i>

	3. Effects of traffic generation from the activity. 4. The extent to which it is necessary to establish the activity within the zone. 5. The ability to service the activity and any associated buildings. 6. The matters of discretion for any relevant infringed standard, including NOISE-S1.	
LIZ-R11 LIZ-R12 LIZ-R13 LIZ-R14	Community Facility Community Corrections Activity Entertainment and Hospitality Activities Healthcare Activity	
All Areas except McNab Precinct (PREC3)	LIZ-R11 to LIZ-R14 Where: 1. Any new or extended buildings or structure complies with all Light Industrial Zone Standards except LIZ-S10. 2. The activity is not located within the South Gore Development Area. 2. The activity is not located within the South Gore Development Area. Matters of discretion: 1. The extent to which the activity may limit or constrain the establishment and use of land for permitted activities. 2. Any potential reverse sensitivity effects and the ability to mitigate these effects. 3. The ability to service the activity and any associated buildings. 4. The matters of discretion for the relevant infringed standard	<i>Activity status where compliance not achieved with:</i> <i>LIZ-R11 to LIZ-R14(1): Discretionary</i>
		<i>LIZ-R11 to LIZ-R14(2): Discretionary</i>
LIZ-R15	All other activities	
All areas	Activity status: Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	<i>Activity status where compliance not achieved: N/A</i>

Standards

LIZ-S1	Height	
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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. The adverse effects on the amenity values of adjoining sites including privacy, shading, outlook and dominance. 2. 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. 3. Whether the structure can be more appropriately located to minimise adverse visual amenity effects. 4. The reason for the increase in height.
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 Matters of discretion:</i> 1. The adverse effects on the heritage or amenity values of adjoining sites including privacy, shading, outlook and dominance. 2. Whether the structure can be more appropriately located to minimise adverse visual amenity effects
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> <i>1. The safety and efficiency of the road network.</i> <i>2. Effects on the character and amenity of the streetscape including dominance.</i> <i>3. Compatibility with the surrounding environment.</i>
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: (i) eaves, gutters and associated downpipes on any building may intrude into the setback by up to 600mm. (ii) no setback is required for buildings that share a common wall along the boundary. (iii) no setback is required for a fence. (iv) 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> <i>1. The adverse effects on the amenity values of adjoining sites including privacy, shading, outlook and dominance.</i> <i>2. The ability to mitigate adverse effect on adjoining sites through layout, building design and landscaping.</i> <i>3. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site.</i>
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) (c) 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: Restricted Discretionary</i> <i>Matters of discretion:</i> <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.</i> <i>2. The effects on water quality and the stability and health of the stream bed and banks, including erosion and sedimentation control measures.</i> <i>3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous biodiversity and /or habitats.</i> <i>4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate</i>

		or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. - Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. - The effects on public and customary access to the stream or river. - 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 Matters of discretion:</i> <i>The effect of the non-compliance on the streetscape and surrounding environment.</i> <i>The overall landscaping provided on-site.</i>
LIZ-S7	Screening	
All activities	Screening must be provided for: - The boundary of a site that adjoins a site: - in the Medium Density Residential, General Residential or Large Lot Residential Zones or the General Rural or Rural Lifestyle Zones; or - containing a scheduled heritage item The screening must be either: - planting and/or landscaping to a minimum depth of 2 metres with species that will grow to at least 2m in height; or - 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.	<i>Activity status where compliance is not achieved:</i> <i>Restricted Discretionary Matters of discretion:</i> <i>The extent to which the activity is able to be screened from the adjoining site.</i> <i>The effect of the non-compliance on the character and amenity of the adjoining site.</i>
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 Matters of discretion:</i> <i>The ability to manage stormwater on-site and the potential impact on water quality.</i> <i>The overall landscaping provided on the site.</i> <i>Effects on the visual amenity of the surrounding environment.</i> <i>Effects on the practical use and layout of the site</i>
LIZ-S9	Screening of outdoor storage area and parking area	

All activities	1. Any on-site service area, including rubbish collection areas, must be fully screened by a 1.8m fence or landscaping from view of: (a) Public road (b) Adjoining site (c) Other public space Except that outdoor storage of goods for sale as part of the activity do not require screening from a public road. 2. 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 Matters of discretion:</i> 1. Any adverse effects on the visual amenity and character of the streetscape. 2. The visual amenity of adjoining Residential zoned sites including shading; 3. The service, storage and parking needs of the activity and the size and location of service, storage and parking areas. 4. The time period, type and volume of goods for which the outdoor storage area will be used. 5. The ability to mitigate any adverse visual effects resulting from reduced or no screening of the outdoor storage area through alternative means
LIZ-S10	Outdoor living space	
Residential Activities	1. Each residential unit must provide: (a) a minimum continuous area for outdoor living space, contained in one area, within the net site area of the site, of 6m² which: (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>Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:</i> 1. Whether sufficient outdoor living space is provided. 2. Accessibility and convenience for residents. 3. The proximity of alternative opportunities for outdoor amenity and recreation. 4. The reason for the reduced outdoor living space
LIZ-S11	Access	
Activities within the McNab Precinct (PREC3)	1. Prior to the operation of any industrial or rural industry activity within the McNab Precinct a buffer or screen is to be established on or near the State highway 1 boundary to prevent light glare to drivers on State highway 1 as a result of activities within the precinct. The buffer or screen may not result in shading of the State highway during winter months 2. Prior to the operation of any industrial or rural industry activity within the McNab Precinct a left turn lane shall be constructed to the satisfaction of NZ Transport Agency 3. A traffic assessment must be undertaken prior to more than 30% of the McNab Precinct (PREC13) being developed to assess: a. Any specific intersection improvements required at the Talbot Street intersection with McKinnon Road.	<i>Activity status where compliance is not achieved:</i> Non-complying

	<i>b. Any requirement for alternative site access or route options as a result of projected traffic generation and</i> <i>c. The timing of implementation for any required alternative access or route options.</i> <i>4. A traffic assessment must be undertaken prior to more than 55% of the McNab Precinct being developed to assess:</i> <i>a. Any requirement for alternative site access or route options as a result of projected traffic generation and</i> <i>b. The timing of implementation for any required alternative access or route options</i>	
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RURAL LIFESTYLE ZONE

Policies

RLZ-P10 Avoid activities and structures, except bridges and their footings, within the Mahinga Kai Overlay at McNab unless for the purposes of Māori customary activities, access, stormwater or flood plain management.

Rules

RLZ-R13	Activity Status: Non Complying	
All other activities	1. Any activities, including associated buildings, not otherwise provided for in the list of rules Within the Mahinga Kai overlay at McNab 2. Any activity or structure, that is not for the purposes of access, bridges and their footings, Mahinga Kai or stormwater and floodplain management, within the Mahinga Kai overlay at McNab	

MĀORI SPECIAL PURPOSE ZONE

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, **health 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;~~ 1. 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 2. Retail Activities are limited to 100m2 Gross Floor Area.	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; 3. The extent to which adverse effects on adjoining properties beyond the zone and the wider environment are mitigated; 4. Any functional or tikanga related requirements; and 5. For non-residential activities matters relating to: (a) traffic generation (b) noise (c) scale (d) access (e) reverse sensitivity.
MPZ-13	Educational Facilities	
Māori Purpose Zone – Te Ika Rama Marae Site	Activity Status Permitted Where: Activity Status Permitted Where: 1. 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: 1. The matters of discretion of any infringed standard; 2. The extent to which all activities are adequately serviced; 3. The extent to which adverse effects on adjoining properties beyond the zone and the wider environment are mitigated; and 4. Any functional or tikanga related requirements.
MPZ-R14	Health Facilities	
Māori Purpose Zone – Te Ika Rama Marae Site	Activity Status Permitted	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:

	1. 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	1. The matters of discretion of any infringed standard; 2. The extent to which all activities are adequately serviced; 3. The extent to which adverse effects on adjoining properties beyond the zone and the wider environment are mitigated; and 4. Any functional or tikanga related requirements.
MPZ-R15	All other activities	
All Māori Purpose Zones	Activity status: Discretionary 1. 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 ~~Te Ika Rama Marae and Hokonui Runanga Sites~~	Setbacks from Roads 1. Any building or structure must be setback a minimum of 10 metres from any road boundary. Except that: (a) 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: 1. The safety and efficiency of the road network; 2. The adverse effects on adjoining sites including privacy, and shading; 3. The ability to mitigate adverse effect on adjoining sites through layout, building design and landscaping; and 4. The reason for the reduced setback including any functional or tikanga related requirements.
Hokonui Marae and Te Ika Rama Marae Sites	2. Any building or structure must be setback a minimum of 3 metres from any road boundary. Except that: (c) 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 ~~Te Ika Rama Marae~~	Building coverage ~~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.	

DEFINITIONS

light industrial activity Means any manufacturing, processing, storage, logistics, repair or distribution activity that does not generate objectionable odour, dust or noise or elevated risk to people's health and safety. Light industrial activities include, but are not limited to, warehouse storage, automotive repairs, minor engineering and light manufacturing activities, product assembly.

rural industry Has the same meaning as per the National Planning Standards – means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.

trade and industrial training facility Means a premises accommodating specialised education and training facilities where a group of people are given trade or industry tuition and training on a formal basis.

green infrastructure Has the same meaning as per the National Planning Standards – means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to:

- (a) provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and
- (b) provide services to people and communities, such as stormwater or flood management or climate change adaptation.

**APPENDIX E – EMAIL WITH ENVIRONMENT SOUTHLAND ON BUILDING
FINISHED FLOOR LEVELS**

From: Gavin Gilder <Gavin.Gilder@es.govt.nz>
Sent: Wednesday, 11 September 2024 4:28 PM
To: Christine McMillan
Subject: FW: 10 McKinnon Road, McNab, Gore
Attachments: FW: Flood Hazard Assessment - Waikaka Stream Floodway, 10 McKinnon Road, McNab; Amended Zoning Plan - Hamish Weir, September 2024(14312429.1).pdf

CAUTION: This Email is from an EXTERNAL source. Please exercise caution. DO NOT open attachments or click on links from unknown senders or unexpected email.

Hi Christine

Environment Southland recommends that:

1. any dwelling and associated accessory buildings erected within the Rural Lifestyle Zone are to be located on land no less than 81.00 metres New Zealand Vertical Datum 2016; and
2. any dwelling erected within the Rural Lifestyle Zone is to have a minimum floor level no less than 81.60 metres New Zealand Vertical Datum 2016.

Conditions 1 and 2 above, should be promoted as a requirement in the rezoning proposal. Ideally, they would be complied with on a continuing basis by the registration of a Consent Notice against the new titles for any future subdivision.

For consistency Environment Southland's previous comment on the proposed transport yard are repeated below.

Given there is no flood protection infrastructure in this area, Environment Southland's preference would be for the proposed transport yard to be located on flood free land. However, the utilisation of the existing farm buildings for the transport yard is noted.

Environment Southland recommends that any office/staff amenities building for the proposed transport yard on Lot 1 is to have a minimum floor level of 81.60 metres New Zealand Vertical Datum 2016. This should be required as a condition of the land use consent for the transport yard.

Environment Southland also recommends that any dwelling erected on Lot 1 is to be located on land no less than 81.00 metres New Zealand Vertical Datum 2016 and is to have a minimum floor level no less than 81.60 metres New Zealand Vertical Datum 2016. This condition is to be complied with on a continuing basis by the registration of a Consent Notice against the new title for Lot 1 as part of the subdivision process.

Please contact me if you require further information.

Kind Regards
Gavin

Gavin Gilder
Team Leader Policy and Planning
Environment Southland *Te Taiao Tonga*

 03 211 5115 |  Teams Call

Cnr Price St & North Rd, Private Bag 90116, Invercargill 9840

Gavin.Gilder@es.govt.nz | es.govt.nz | facebook.com/environmentsouthland

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Environment Southland supports flexible working arrangements. I may have sent this email outside of business hours and I only anticipate a response during your working hours.

From: Christine McMillan <christine@bonisch.nz>

Sent: Wednesday, September 11, 2024 2:10 PM

To: Gavin Gilder <Gavin.Gilder@es.govt.nz>

Subject: 10 McKinnon Road, McNab, Gore

Hi Gavin

You commented on a proposed two lot subdivision at 10 McKinnon Road, McNab in May this year as per the attached email

McKinnon Property LP and Hokonui Runanga are now working together on a proposed re-zoning of that site, with the intention to create the following zones:

- Māori Purpose Zone
- Rural Lifestyle Zone
- General Industrial Zone

I've attached a plan illustrating the zoning currently proposed. A mahinga kai overlay is shown over part of both the Residential Lifestyle Zone and the General Industrial Zone. It is likely that we will also be including an overlay or similar to the General Industrial Zone (or amending the zone type itself) which will limit what type of activities can be undertaken on that site to more rural service/light industrial type activities.

As per the initial email from Vin Smith and Lynda Murchison, the marae site is proposed to be shifted to the Maori Purpose Zone and transport yard is proposed in the south west corner of the site off McKinnon Road.

The Rural Lifestyle Zone will allow one residential unit per 1 ha as a permitted activity. Also permitted subject to standards will be visitor accommodation, primary production, home business and rural produce retail activities.

The Māori Purpose Zone will allow Marae, cluster housing and residential activity where standards are complied with (no density restriction other than maximum building coverage rule of 50% of site) as permitted activities. Educational and health facilities will be discretionary.

The General Industrial Zone (or amended zone) will allow rural service industries/light industries as discussed above.

There will be no buildings permitted within the mahinga kai overlay.

Are you able to provide comment on flood hazard in relation to the proposed rezoning of the site.

Regards

Christine McMillan
DIVISIONAL MANAGER PLANNING



03 218 2546 EXT 208
027 269 9064
0800 802 546

bonisch.nz

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You can now find them located at **29 Luxmore Drive, Te Anau**

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