

**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

submissions and further
submissions on the Proposed Gore
District Plan

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

Dated: 5 December 2024

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INTRODUCTION

1. My name is Christine Elizabeth McMillan. I am a Planner employed by Bonisch Consultants, a consultancy firm specialising in land development.
2. I have the qualifications and experience set out at paragraphs [2] of my statement of evidence dated 7 October 2024.
3. I have prepared two statements of evidence on behalf of McNab Management Limited (MML) in relation to their submissions on the Gore Proposed District Plan (PDP).
4. The first was a primary statement of evidence that provided a planning overview of the MML proposal to rezone their land at McNab (Site) to Light Industrial Zone (LIZ) with Rural Industry overlay, Māori Purpose Zone and Rural Lifestyle Zone with Mahinga Kai overlay. I then prepared supplementary evidence that responded to matters raised in the Section 42A report with respect to the proposed zoning along with amendments to the plan provisions.
5. Agreement has been reached with the Reporting Officers that the Rural Lifestyle Zone and Māori Purpose Zone are appropriate and the amendments to the rules and standards relating to the Te Ika Rama Marae site are also agreed.
6. Amendments to the provisions relating to access from the State highway addressed the concerns of NZ Transport Agency and the Reporting Officers.
7. Disagreement remains in the following areas:
 - (a) The Reporting Officers consider that the intent of the proposed Mahinga Kai overlay in the Rural Lifestyle Zone could be met by listing the stream in Appendix 3 River and Stream Order.
 - (b) While the Reporting Officers have agreed that rural industry is appropriate on the McNab site, disagreement remains on what the underlying zone should be and the scale and density of development. The Reporting Officers favour a General Rural Zone with McNab Rural Industry Precinct and have provided a set of suggested provisions.
 - (c) The Reporting Officers disagree with the LIZ-McNab Precinct zoning extending over the 2ha are in the south west corner of the Site due to flood risk and separation from the wider LIZ-McNab Precinct.

MY EVIDENCE

8. Based on my assessments I consider that:
 - (a) The Mahinga Kai overlay to be the most appropriate method of protecting cultural values in conjunction with the relocated Māori Special Purpose Zone. The overlay extends over a much greater area than the 5 metres which would be protected from buildings and structures by inclusion of the stream in Appendix 3 River and Stream Order.
 - (b) The LIZ with McNab Precinct overlay is a more appropriate zone to enable activities which will support primary production and the wider Gore community than zoning the land as GRUZ with McNab Rural Industry Precinct and I consider that rural industry is consistent with the purpose of the LIZ as set out in the PDP.
 - (c) The LIZ-McNab Precinct zoning of the 2ha area in the south west of the site is appropriate for the following reasons:
 - i. Environment Southland have stated that a transport depot in this area to be acceptable in relation to the flood risk.
 - ii. The area is in effect connected to the wider LIZ-McNab Precinct overlay through the access road and the provision of the Mahinga Kai overlay. The area will visually appear as part of the wider LIZ-McNab Precinct.
 - (d) The amendments to the McNab provisions as set out in the revised provisions list attached to my rebuttal evidence are appropriate and effective in enabling rural industry and limited light industrial activities within the Precinct while providing mitigation of adverse effects on neighbouring zones.
 - (e) There is a risk in applying an underlying zone of GRUZ with a McNab Rural Industry overlay, which may result in an inability to develop the land as provided for by the precinct provisions, due to the constraints on development of highly productive land under the NPS-HPL.
9. Should the zoning option of GRUZ with McNab Rural Industry Precinct with 10ha LIZ as set out in Appendix 1 of the Reporting Officers addendum be preferred by the Panel:
 - (a) I agree that including new provisions for setbacks and landscape screening on LIZ sites adjacent to the existing marae location would be appropriate.

- (b) I consider that the revised set of GRUZ zone provisions as attached to my rebuttal evidence are more appropriate in enabling a level of development on the Site which will provide support for primary industry and economic benefits to the wider Gore community.
10. Overall I consider an LIZ zone with McNab Precinct overlay, relocated Māori Purpose Zone and Rural Lifestyle Zone with Mahinga Kai overlay as shown on the Plan submitted with my evidence in chief and the amended provisions attached to my rebuttal evidence will be efficient and effective in achieving the purpose of the RMA and the relevant objectives of the Proposed District Plan.



Christine McMillan