

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: _____

Email address: _____

Phone (Mobile): _____ Phone (Landline): _____

Postal Address: _____ Post Code: _____

Physical address: _____ Post Code: _____
(if different from above)

Please select one of the two options below:

I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)

I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

I **am** directly affected by an effect of the subject matter of the submission that:

- A) Adversely affects the environment; and
- B) Does not relate to trade competition or the effect of trade competition.

I **am not** directly affected by an effect of the subject matter of the submission that:

- A) Adversely affects the environment; and
- B) Does not relate to trade competition or the effect of trade competition.

Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

I/we have included: _____ additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

Submission at the Hearing

I/we wish to speak in support of my/our submission

I/we do not wish to speak in support of my/our submission

If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature _____

Date _____

(If you are making your submission electronically, a signature is not required)

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR
PLAN, CHANGE OR VARIATION**

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Name of submitter: Eyrewell Dairy Ltd

- 1 This is a submission on the proposed Waimakariri District Plan (the **Proposed Plan**).
- 2 Eyrewell Dairy Ltd could not gain an advantage in trade competition through this submission.
- 3 Eyrewell Dairy Ltd submission relates to the Rural General zone and subdivision provisions in relation to the property at 650 Two Chain Road (or 575 North Eyre Road), specifically opposing the 20ha minimum site/lot size for a residential unit and seeking that the site be zoned either Residential Large Lot or Rural Lifestyle.
- 4 Eyrewell Dairy Ltd seeks the following decision from the local authority:
 - 4.1 The relief as set out in **Annexure A**.
 - 4.2 Any other similar relief that would address the relief sought by Eyrewell Dairy Ltd.
 - 4.3 All necessary consequential amendments.
- 5 Eyrewell Dairy Ltd **wish to be heard** in support of the submission.
- 6 If others make a similar submission, Eyrewell Dairy Ltd will consider presenting a joint case with them at a hearing.

Signed for and on behalf of Eyrewell Dairy Ltd by their authorised agents Novo Group:



Clare Dale

Senior Planner – Novo Group
25 November 2021

Address for service of submitter:

Eyrewell Dairy Ltd
c/- Clare Dale
Novo Group
Level 1, 279 Montreal Street
PO Box 365
Christchurch 8140
Email address: clare@novogroup.co.nz, eyrewelldairy@xtra.co.nz

ANNEXURE A

Eyrewell Dairy Ltd seek the relief as set out below or drafting with materially similar effect, be adopted by the Council. Consequential amendment may also be necessary to other parts of the proposed provisions.

PLANNING MAPS

No.	Provision	Position	Submission	Relief Sought
1.	<p>Zoning – General Rural (GR)</p> <p>GR zoning of site at 650 Two Chain Road</p> <p>(Part Lot 1 Deposited Plan 2829).</p>	Oppose	<p>The submitter opposes the GR zoning proposed for the property legally described as Part Lot 1 Deposited Plan 2829 and instead seeks either a Residential Large Lot (RLL) or Rural Lifestyle (RL) zoning for all or part of part of the site.</p> <p>RLZ zoning is proposed for immediately adjoining sites to the north and west and it is therefore appropriate to extend this zoning. The site better fits the description of the RL Zone being located in the east of the district and recognising that the immediately adjoining sites represent a denser or finer grained development site pattern. As such an RL zone would not be out of character with the surrounding landscape.</p> <p>The Waiarakariri / Eyre River forms a natural boundary to the south of site to which the RL zone could be extended to.</p> <p>Eyrewell Dairy Limited submits that lots smaller than 20ha in size can still provide for rural production activities. The submitter notes the financial implications of the 20ha minimum site size on the operation of the existing primary production activity on the site.</p>	Amend the planning maps to zone the land at 650 Two Chains Road (legally described as Part Lot 1 Deposited Plan 2829) either Residential Large Lot or Rural Lifestyle Zone.
2.	Objectives - Strategic	Oppose	The submitter opposes this provision as far as it relates to the proposed GR zoning and 20ha minimum lot size, noting Eyrewell	No direct wording amendments however, consequential

No.	Provision	Position	Submission	Relief Sought
	Directives SD-O4 Rural Land		Dairy Limited submits that lots smaller than 20ha in size can still provide for rural production activities.	amendment may also be necessary.
3.	Objectives and policies Rural Zones RURZ -O1 – O2 and RURZ P1 – P2.	Oppose	<p>The submitter opposes this provision as far as it relates to the proposed GR zoning and 20ha minimum lot size, noting the following:</p> <ul style="list-style-type: none"> - Allowing an RL zoning of the site would not be out of character with the surrounding environment. - The Waiarakariri / Eyre River forms a natural boundary to the south of site to which the RL zone could be extended to. - Eyrewell Dairy Limited submits that lots smaller than 20ha in size can still provide for rural production activities. - Financial implications for landowners. 	Amend the planning maps to zone the land at 650 Two Chains Road (legally described as Part Lot 1 Deposited Plan 2829) either Residential Large Lot or Rural Lifestyle Zone to recognise that it sits in the east of the district and has a " <i>predominant character of small rural sites with a pattern of built form of residential units and structures at more regular intervals at a low density compared to urban environments</i> ".
4.	Objectives and policies General Rural Zone GRUZ O1 and GRZU P1 and P2	Oppose	<p>The submitter opposes this provision as far as it relates to the proposed GR zoning and 20ha minimum lot size, noting the following:</p> <ul style="list-style-type: none"> - Allowing an RL zoning of the site would not be out of character with the surrounding environment. - The Waiarakariri / Eyre River forms a natural boundary to the south of site to which the RL zone could be extended to. - Eyrewell Dairy Limited submits that lots smaller than 20ha in size can still provide for rural production activities. 	<p>Amend the planning maps to zone the land at 650 Two Chains Road (legally described as Part Lot 1 Deposited Plan 2829) either Residential Large Lot or Rural Lifestyle Zone.</p> <p>Seek that the RLZ objectives and policies (RLZ -O1 and RLZ P1 – P2) or RLL apply instead.</p>

No.	Provision	Position	Submission	Relief Sought
			<ul style="list-style-type: none"> - Financial implications for landowners. 	
3.	GZUZ - R3 Residential Unit	Oppose	<p>The submitter opposes this provision as far as it relates to the proposed GR zoning and 20ha minimum lot size, noting the following:</p> <ul style="list-style-type: none"> - Allowing an RL zoning of the site would not be out of character with the surrounding environment. - The Waiarakariri / Eyre River forms a natural boundary to the south of site to which the RL zone could be extended to. - Eyrewell Dairy Limited submits that lots smaller than 20ha in size can still provide for rural production activities. - Financial implications for landowners. 	Seeks that the RLZ rules (RLZ R3) or RLL rules apply instead.
4.	GZRU – R41 Residential Unit	Oppose	<p>The submitter opposes this provision as far as it relates to the proposed GR zoning and 20ha minimum lot size, noting the following:</p> <ul style="list-style-type: none"> - Allowing an RL zoning of the site would not be out of character with the surrounding environment. - The Waiarakariri / Eyre River forms a natural boundary to the south of site to which the RL zone could be extended to. - Eyrewell Dairy limited submits that lots smaller than 20ha in size can still provide for rural production activities. - Financial implications for landowners. 	Seeks that the RLZ rules (RLZ38) or RLL apply instead.

No.	Provision	Position	Submission	Relief Sought
5.	SUB – P2 (2)	Oppose	The submitter opposes this provision as far as it relates to the proposed GR zoning and 20ha minimum lot size. Eyrewell Dairy limited submits that lots smaller than 20ha in size can still provide for rural/ primary production activities.	No direct wording amendments however, consequential amendment may also be necessary.
6.	SUB – R10	Oppose	<p>The submitter opposes this provision as far as it relates to the proposed GR zoning and 20ha minimum lot size.</p> <ul style="list-style-type: none"> - Allowing an RL zoning of the site would not be out of character with the surrounding environment. - The Waiarakariri / Eyre River forms a natural boundary to the south of site to which the RL zone could be extended to. - Eyrewell Dairy limited submits that lots smaller than 20ha in size can still provide for rural production activities. - Financial implications for landowners. 	Seeks that rule SUB-S1 for RLZ or RLL zone apply instead.