



## 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: M [REDACTED] Spencer-Bauer

Email address: clatby@xtra.co.nz

Phone (Mobile): [REDACTED] Phone (Landline): [REDACTED]

Postal Address: [REDACTED] Post Code: [REDACTED]

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)*

GRU2-01

see attached

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)*

see attached

I/we have included: 2 additional pages

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

see attached

### 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

[Redacted Signature]

Date

8/11/21

*(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](http://waimakariri.govt.nz) for further updates**

Waimak District Plan

General Rural Zone

### **GRUZ-01**

**Stated Objectives: Contribution to the district's rural productive economy.**

#### **We strongly object to our new rezoning to GRUZ – 20ha**

Our family has been farming this land since 1852, and previously it was hailed for its conversion from Manuka/Kanuka Scrub supporting limited stock, to its transformation to a highly productive dairy farms.

Our children (5<sup>th</sup> Generation) are proud of the family history, have farming in their blood and wish to continue the family farming legacy.

Irrigation development has allowed more Intensive farming which has created great economic outcomes for the Waimakariri area, but we all now realize this also has unintended negative consequences for the environment. The environmental effects have now become a main focus of our future farming plans. Rightly so as we all care about the environment.

Our land holding has reduced vastly from the original 1852 ha through family divisions and government proclamations taking land for Eyrewell Forest in 1929.

Presently we are farming just over 1400ha, 3 dairy farms and support land. We employ approx. 20 to 25 staff during different times of the season and use a number of local contractors. The Waimakariri economy benefits greatly from this money circulating around through our employees, contractors, suppliers.

For the above reasons, **we would** have liked to support your vision of protecting land for rural production. But unless we can be assured of the current water availability, fertilizer inputs i.e. Water + Fertilizer = Grass & Crops it puts us in a very vulnerable position.

The Environmental constraints dictated upon us by central and regional legislation is causing major handbrakes on our profitability. The costs associated with compliance are extortionate. In order to meet the tighter regulations, we have already reduced our cow numbers by 10%, with a resultant drop in output and less efficient use of expensive capital structure for harvesting the milk.

Commodity prices as we know, go through their highs & lows. In a low time the bankers looked upon the lands ability to be subdivided as a 'get of jail card'.

We purchased extra land, and paid the premium it had attached as it was sub dividable. Now you are proposing to change the rules and we lose a significant amount of equity.

When we built our dairy farms, we had to build staff accommodation. We had to prove to the council at the time that each house could be sub divided off onto 4 ha., in case they needed to be sold off. This was sensible, and good protection for the future. We provided all the services to the houses. Our concern is that with reduced cow numbers we will have surplus houses that cannot be subdivided onto 4 ha anymore.



Our great concern: the possible effects of future legislation:

- Possible changes under Plan Change 7 – how is this going to handbrake our farm?
- Methane & carbon emissions – what effect this will have on farming output & input costs.
- Further Irrigation restrictions, there is speculation the water flows in the Waimak River will be increased – will we have enough water to farm profitable?

It is a wonderful idea to protect rural land, but you must be able to guarantee we can farm it profitably.

The horse has already bolted, our farm is already surrounded by lifestyle blocks, the majority are very well looked after and residents are very understanding of farming activities. I believe there is a need for more 1ha/2ha sub-divisions (like Mandeville) in different areas to provide small community togetherness. I look at your map in our farming area Isaac Road through to Downs Road of say approx. 1000 ha there are over 200 x 4ha subdivision, plus others in the process of subdivision but not showing on the map. If smaller subdivision was allowed in that area you could have a new community Rural Village. Houses on large sections for families to enjoy.

We must object to the change of taking away the right to sub divide to 4 ha, this is our security to pay back the bank.