

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 _____

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



Date _____

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

**CLAUSE 6 OF THE FIRST SCHEDULE, RESOURCE MANAGEMENT ACT
1991**

**SUBMISSIONS ON THE
PROPOSED WAIMAKARIRI DISTRICT PLAN**

TO: Waimakariri District Council (**Council**)
Via email: developmentplanning@wmk.govt.nz

SUBMITTER: **Keswick Farm Dairies Limited**
Contact: Richard Stalker
Mobile: 027 643 6079
Email: richstalker@xtra.co.nz

ADDRESS FOR SERVICE: **Contact:** Andrew Ross, Consultant Planner
Planz Consultants Ltd
Mobile: 027 714 9034
Email: andrew@planzconsultants.co.nz

Trade competition declaration

Keswick Farm Dairies Limited could not gain an advantage in trade competition through this submission.

Hearing options

Keswick Farm Dairies Limited wishes to be heard in support of the submission.

Submission Summary

Keswick Farm Dairies Limited welcomes the opportunity to submit on the Waimakariri District Council (WDC) Proposed District Plan (Proposed Plan).

Keswick Farm Dairies Limited has undertaken farming operations at 307 Dalziels Road since 1974 where the land was purchased as a support block for the main dairy farm which is located on the eastern side of Rangiora.

Keswick Farm Dairies Limited submission seeks the change of zoning from General Rural Zone to Rural Lifestyle Zone.

Overview

The following submission outlines the Operative District Plan's zoning, the Proposed District Plan and the outcome sought by the submission, including rationale as to why.

1.0 Subject Site and Operative District Plan

The subject site is comprised of two adjacent titles, located at 307 Dalziels Road (Lot 1 DP 30260) and 334 Mount Thomas Road (Lot 1 DP 61711), Fernside. The combined area of the two titles equates to 43.75ha with a predominantly flat topography. The surrounding environment commonly encompasses rural and rural lifestyle allotments. Notably, to the northeast of the site, five lifestyle allotments are located. Likewise, to the south of Mount Thomas Road the environment is fragmented to the extent that only lifestyle allotments now exist. Of significance, the Operative Rural Zone provisions enable subdivision down to 4 ha. The subject sites and Operative District Plan Rural Zoning are outlined in Figure 1 below:



Figure 1: The subject site is outlined with an orange line and Operative District Plan Rural Zoning is outlined with a pink (source: Waimakariri District Plan Online).

2.0 Proposed District Plan

The Proposed Plan seeks a fundamental change in approach to rural areas. The rural area is to be split into several different types of rural zone, with a General Rural zone (with minimum lot size of 20ha), and the introduction of a Rural Lifestyle Zone that equates to the current Operative Plan approach with subdivision enabled to 4ha densities. For the submitter's property, the Proposed Plan shows a General Rural zone, however the abutting allotments to the south and east of the sites are proposed as being zoned Rural Lifestyle. Figure 2 outlines the Proposed Plan Zoning below:

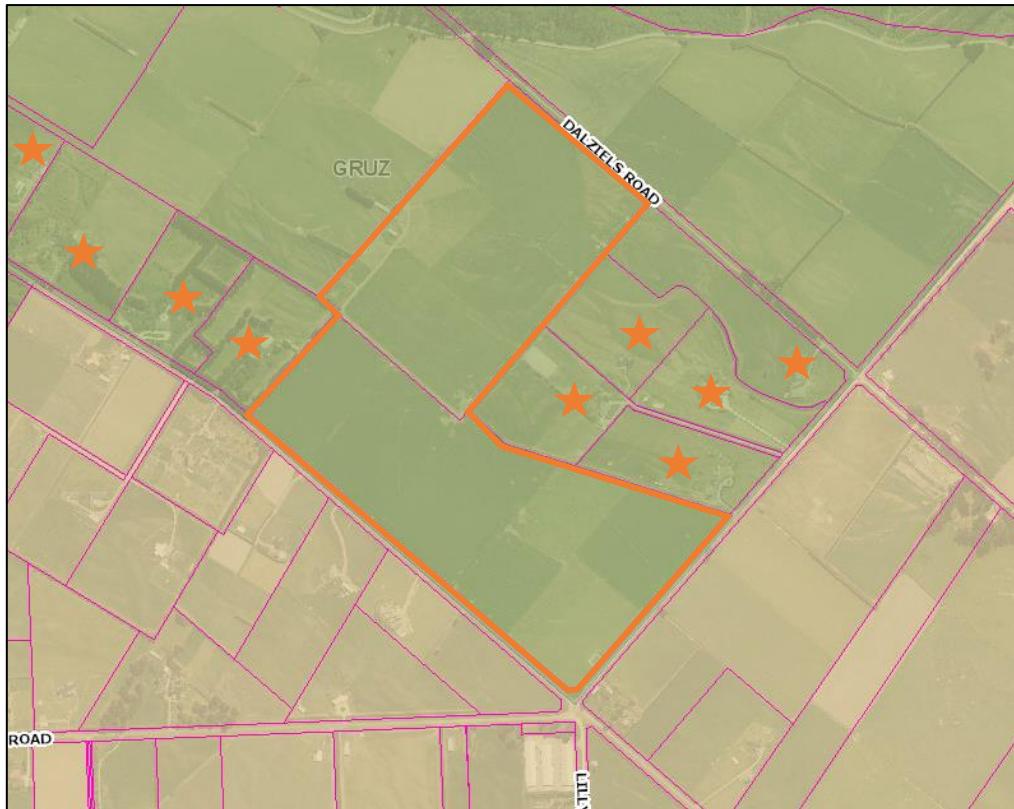


Figure 2: The Proposed Plan Zone Map illustrates the General Rural Zone (shaded green) and the Rural Lifestyle Zone (shaded orange) (source: Waimakariri District Plan Online). Existing lots at a size consistent with the Rural Lifestyle Zone 4ha limit are identified by an Orange Star within the General Rural Zone.

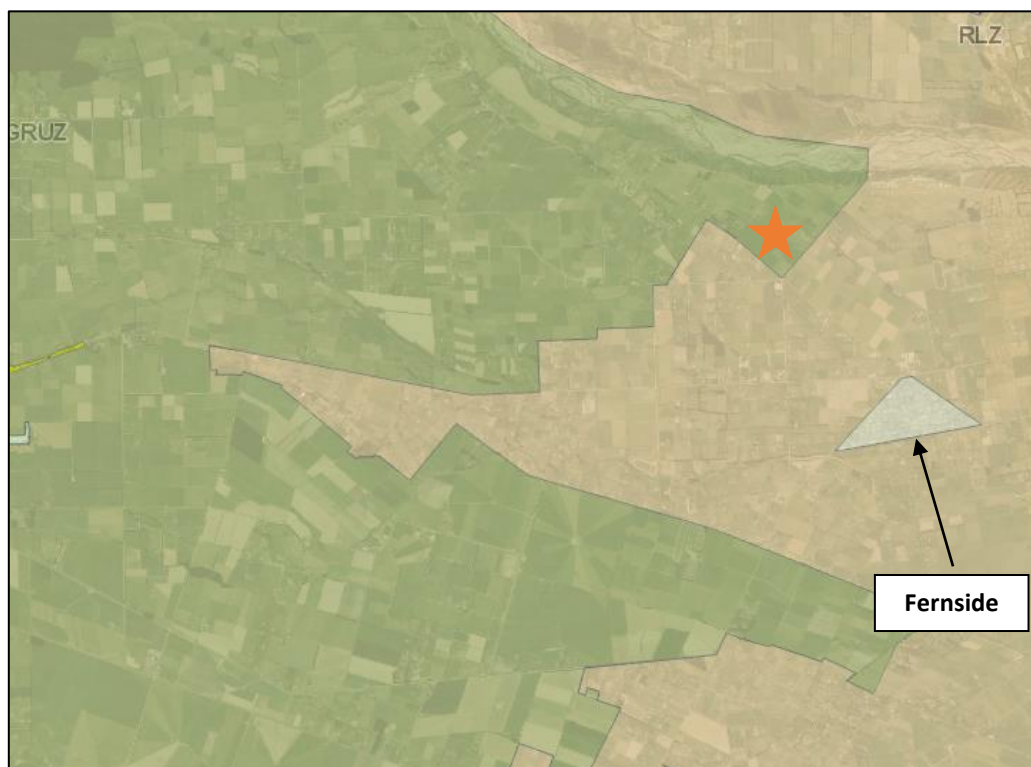


Figure 3: At a broadscale, the Proposed Plan Zone Map illustrates the General Rural Zone (shaded green) and the Rural Lifestyle Zone (shaded orange). The site is identified with an orange star (source: Waimakariri District Plan Online).

3.0 Outcome Sought

Keswick Farm Dairies Limited seeks the rezoning of both 307 Dalziels Road (Lot 1 DP 30260) and 334 Mount Thomas Road (Lot 1 DP 61711) to be Rural Lifestyle Zone to enable the option of future subdivision of the site due to the increasing challenges associated with viable land use practices, including but not limited to reverse sensitivity and further restrictions to farming practices through regional land use provisions. The summarised justification as to why rezoning is sought is outlined in turn below:

- The fragmentation of the rural environment has resulted in the increase of reverse sensitivity issues that have consequently restricted the farming practices of the site through both social and physical effects. Whilst the proposed Rural Lifestyle Zone (RLZ) discontinues at Mount Thomas Road and Priors Road, the residual area that abuts the Keswick Farm Dairies Limited site contains 4ha lifestyle allotments which are anticipated in the Proposed RLZ. In terms of managing possible reverse sensitivity effects in the future, SUB-MCD10 addresses 'reverse sensitivity' as a matter of control/discretion under SUB-R2.
- The site has considerable restrictions in terms of land use practices and is continuing to operate under the Farm Environment Plan. The restrictions required at a regional level on a farm of this scale reduces the intensification of farming practices. Thus, Keswick Farm Dairies Limited ability to achieve future subdivision was expected in their long-term planning.
- The layout of the proposed zoning has a natural barrier abutting the Ashley River, whilst there is a distinct transition from clustered lifestyle allotments to rural farmland in close proximity to the west of the site. The land to the north of Dalziel Road is likewise subject to flood risk and located within close proximity to the stop-back. Therefore is unlikely to be suitable for more intensive subdivision.

The area sought to be rezoned is highlighted in Figure 4 below:

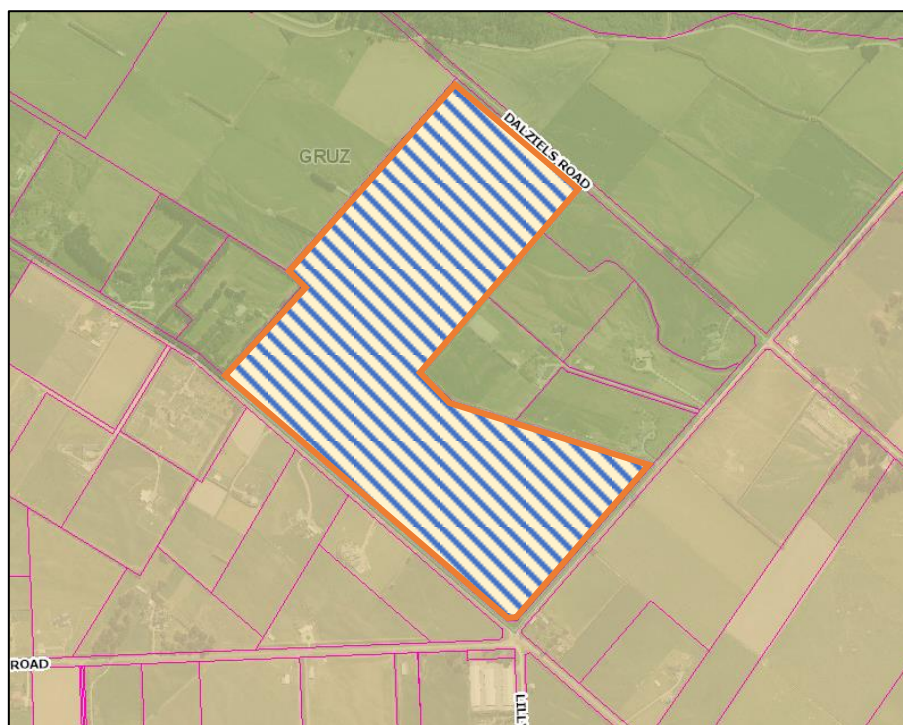


Figure 4: Area sought to be rezoned to Rural Lifestyle Zone is outlined in an orange line and shaded blue.

However, in order to achieve the rezoning desired by the Keswick Farm Dairies Limited in Figure 4, a secondary relief would be to seek a broader rezoning that would reflect the land use patterns in the adjoining area. Such an approach would align the wider rezoning methodology outlined in Figure 3 which follows the existing lifestyle allotment land use patterns. Accordingly, a broader rezoning option that aligns with the prevalent methodology would be that of Figure 5 below:

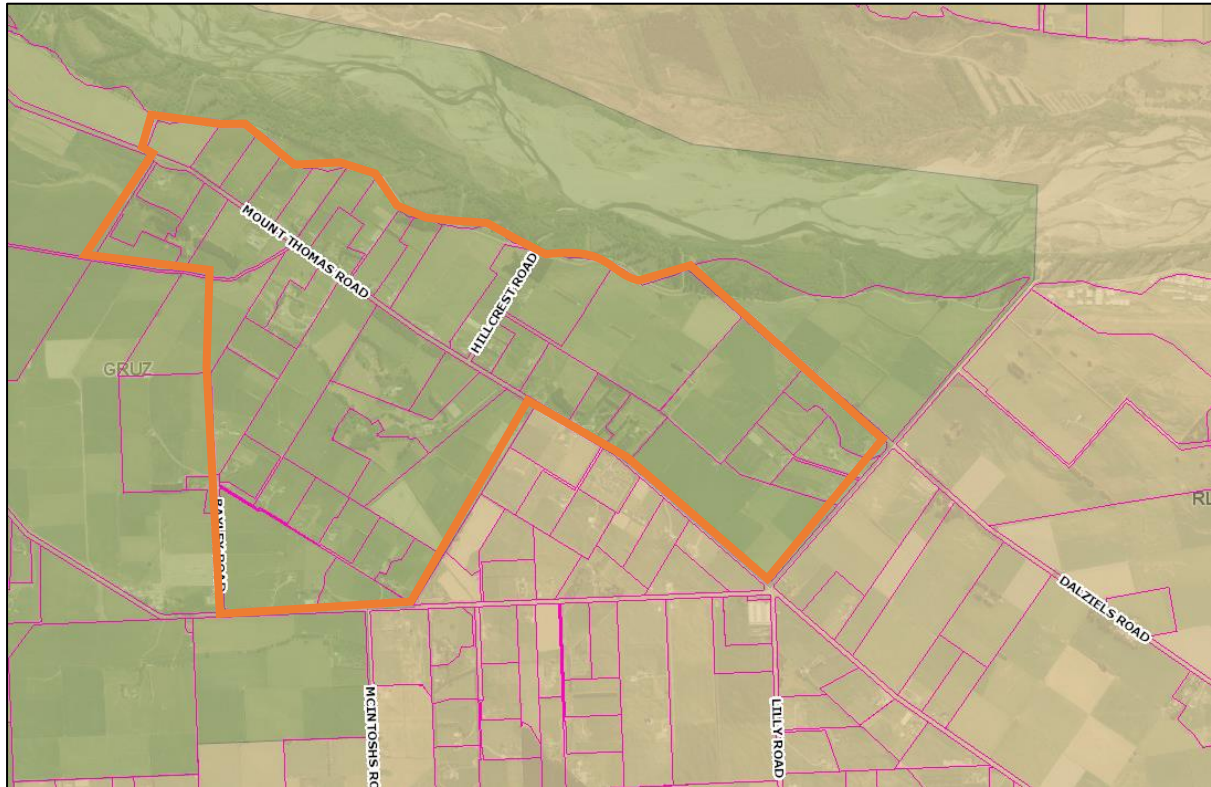


Figure 5: A broader change to the Proposed Rural Lifestyle Zone is outlined by an orange line.

Thus, if rezoning were to be implemented, the broader change in rezoning would align with land use patterns and is in accordance with the broader zoning patterns of the Rural Lifestyle Zone.

4.0 Conclusion

Moving forward, Keswick Farm Dairies Limited seeks rezoning of the Proposed General Rural Zone to be Rural Lifestyle Zone. Accordingly, Keswick Farm Dairies Limited wishes to be heard at a hearing where detailed evidence will be presented.