

**From:** [letstalk@mackenzie.govt.nz](mailto:letstalk@mackenzie.govt.nz)  
**To:** [Charmaine Duffell; jsvgrove@rationale.co.nz](mailto:Charmaine.Duffell@jsvgrove@rationale.co.nz)  
**Subject:** Anonymous User completed Submission Form - Plan Change 23: General Rural Zone, Natural Features and Landscapes, and Natural Character  
**Date:** Friday, 26 January 2024 4:35:06 pm

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Anonymous User just submitted the survey Submission Form - Plan Change 23: General Rural Zone, Natural Features and Landscapes, and Natural Character with the responses below.

**Full Name**

Milward Finlay Lobb Ltd

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**Contact person (if different from above)**

Melissa McMullan - Milward Finlay Lobb

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**Email address**

admin@mflnz.co.nz

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**Postal Address**

PO Box 434, Timaru 7940

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**Phone number**

36847688

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**Do you believe you could gain an advantage in trade competition through this submission?**

No

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**The specific provisions of the proposal that my submission relates to are as follows:**

See attached report

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**I support/oppose these provisions:  
(include whether you support or oppose in full or in part)**

See attached report

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**The reason(s) for my submission are:  
(state in summary your reasons, and whether you seek any amendments)**

See attached report

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**I seek the following decision from the Mackenzie District Council: (give precise details)**

See attached report

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**Do you wish to be heard in support of your submission?**

I do

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**If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?**

I would

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**If you have any additional supporting information as part of this submission please attach it here.**

<https://s3-ap-southeast-2.amazonaws.com/ehq-production->

[australia/da09eb0d5e0d8be52986ec4c1f4e831724a3ab18/original/1706240077/d2b2d41fc045042ba6ecec500d538a6d\\_PC23.pdf?1706240077](https://australia/da09eb0d5e0d8be52986ec4c1f4e831724a3ab18/original/1706240077/d2b2d41fc045042ba6ecec500d538a6d_PC23.pdf?1706240077)

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**PC23 - Submission as below**

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
<i>Please identify what part of the plan your submission point relates to – this could be a subpart or chapter heading within the plan. i.e. General Rural Zone</i>	<i>Please identify the specific provision or matter your submission point relates to – this could be a specific objective, policy, rule, standard, or a more general matter that relates to a whole chapter, topic, zone, or overlay. i.e. GRUZ-O1</i>	<i>Please indicate whether you support, oppose, or seek to amend the specific provision / matter. i.e. Support</i>	<i>Please provide reasoning to support your position. This could be a detailed explanation, technical information, or simply stating you support the intent of the provision. i.e. support the direction or GRUZ-O1 to provided for rural activities.</i>	<i>Please indicate whether you are seeking to retain the provision as notified in the PDP, delete the provision, or are seeking amendment. If you are seeking to amend a provision please set this out using strikethrough to indicate deletion and underline to indicate additional text. i.e. Retain GRUZ-O1 as notified</i>
General Rural Zone	GRUZ-P5	Support	Support for the maintenance, operation or upgrading to existing activities within highly productive land	Retain GRUZ-P5 as notified
General Rural Zone	GRUZ-R3	Amend	Support the need to establish new minor residential units within the General Rural zone however a Discretionary Activity status for non compliance with standards R3.1 to R3.3 is too restrictive.	Amend GRUZ-R3 - Activity status when compliance is not achieved with R3.1 to R3.3: <del>DIS-RDIS</del>
General Rural Zone	GRUZ-S1	Oppose	The minimum net site area of 100 ha in the GRUZ zone is opposed as is the non complying activity status where compliance is not achieved. An area of 40ha is proposed. This proposed rule will significantly impact vacant Rural allotments and also subdivisions that have been consented with titles still to be issued. This standard makes no provision for subdivision consents issued before PC23 is operative.	Amend GRUZ-S1.2 & GRUZ-S1.3 2. The minimum net site area per residential unit is <del>100-40ha</del> ; or 3. The residential unit is located on a site that: a. existed prior to 1 November 2023 <u>unless the site is subject to a subdivision consent application approved by the Mackenzie District Council before the date Plan Change 23 becomes fully operative;</u> and b. does not contain any residential unit; <del>and c. has a minimum area of 10ha</del>
General Rural Zone	GRUZ-S1	Oppose	Non compliance is too restrictive where compliance with GRUZ-S1 is not achieved in the GRUZ zone. The non complying activity status is requested to be amended to a Discretionary Activity.	Amend GRUZ-S1 - Activity status in the GRUZ when compliance is not achieved with R2 & R3: <del>NC-DIS</del>
General Rural Zone	GRUZ-S1.5 & S1.6, Eastern Plains SCA-13	Oppose	These standards makes no provision for subdivision consents issued before PC23 is operative, Existing use right need to be accommodated within these standards.	Amend S1.5 - 5. The residential unit is located on a site that: a. existed prior to 1 November 2023 <u>unless the site is subject to a subdivision consent application approved by the Mackenzie District Council before the date Plan Change 23 becomes fully operative and</u> b. does not contain any residential unit; <del>and</del>

General Rural Zone	GRUZ-S1.5 & S1.6, Eastern Plains SCA-13	Oppose	Non compliance with these standards is too restrictive as a non complying activity and a Discretionary Activity status is considered to be more appropriate.	Amend the activity status for non compliance with S1.5 and S1.6 from a <del>non-complying</del> to a <u>discretionary activity</u> .
General Rural Zone	GRUZ-S5	Oppose	The proposed 300m setback is too restrictive and 150m is considered to be more appropriate.	Amend GRUZ-S5 - 1. Any sensitive activity shall be setback <del>300</del> <u>150</u> m from the closest outer edge of any paddocks, hard stand areas, structures, or buildings used to hold or house stock, and wastewater treatment systems used for intensive primary production.
Natural Features and Landscapes	NFL-R11.2	Amend	Typo within the wording of the Rule, it should read 90° not 900	Amend NFL-R11.2 Shelterbelts placed at 90° <del>0</del> to a formed road must be at least 1000m apart.