

PLAN CHANGE 23 – RURAL AND NATURAL ENVIRONMENT

SUBMISSION ON PROPOSED PLAN CHANGE 23 TO THE MACKENZIE DISTRICT PLAN

FORM 5

UNDER CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

Details of Submitter

Full Name: <i>(Required)</i>	Grampians Station Limited
Contact Person: <i>(If different from above)</i>	c/- Penny Gallagher
Email Address: <i>(Required)</i>	penny.g@do.nz
Postal Address: <i>(Optional)</i>	
Telephone Number: <i>(Required)</i>	027 840 3199
Fax <i>(Optional)</i>	

Trade Competition

I could / I could not *(delete one)* gain an advantage in trade competition through this submission.

If you have selected could, please answer the question below:

I am / I am not *(delete one)* directly affected by an effect of the subject matter that:

- adversely affect the environment; and
- does not relate to trade competition or the effects of trade competition.

Submission Details

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

Please refer to the attached submission.

I support/oppose these provisions:

(include whether you support or oppose in full or in part)

[Support, with amendments. Please refer to the attached submission.](#)

The reason(s) for my submission are:

(state in summary your reasons, and whether you seek any amendments)

[Please refer to the attached submission.](#)

I seek the following decision from the Mackenzie District Council:

(give precise details)

[Please refer to attached submission.](#)

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- ☒ **I wish to be heard** in support of my submission.
☐ **I do not wish to be heard** in support of my submission.
(Tick one box)

If others make a similar submission **I would / would not** (circle one) be prepared to consider presenting a joint case with them at any hearing.

Penelope Helen Gallagher

Signature of submitter or person authorised to sign on behalf of submitter
(A signature is not required if you make your submission by electronic means.)

26 January 2024

Date:

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one 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; or
- 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.

Once the closing date for submissions has passed, Council will publicly notify all submissions received, prepare a summary of submissions, and will allow a period for further submissions in support of, or in opposition to, those submissions already made.

Council hearings for Plan Changes 23 to 27 will then be arranged to consider all submissions. Anyone who has made a submission and indicated that they wish to be heard will have the right to attend the hearings and present their submission.

If you have any questions regarding Plan Change 23 or the submission process, please do not hesitate to contact the Planning Department at 03 685 9010 or via email districtplan@mackenzie.govt.nz

SUBMISSION ON PLAN CHANGE 23 – PROPOSED MACKENZIE DISTRICT PLAN

(Clause 6 First Schedule Resource Management Act 1991)

This submission is made by Grampians Station Limited.

STATEMENT OF INTEREST AND BACKGROUND

1. Grampians Station is a 20,800ha sheep and cattle station located at 2115 Haldon Road, in the Mackenzie Basin. Grampians Station is owned by Grampians Station Limited.
2. Grampians Station's Farm Base Area (FBA-R14) is accessed off Haldon Road. It contains the majority of the buildings associated with the operation of the station including residential buildings, a woolshed and yards, farm sheds, silo, garages, outbuildings, driveways and tracks and associated services and infrastructure. There are also a large number of established trees, and two wetland areas. The National Grid (pylons and overhead lines) run from south to north through FBA-R14.
3. Plan Change 23 (PC23) of the Proposed Mackenzie District Plan (PMDP) proposes FBA-R14. It also proposes that the land contained in FBA-R14 is zoned General Rural and identifies the following overlays:
 - Area of High Visual Vulnerability
 - Outstanding Natural Landscape (Te Manahuna / Mackenzie Basin)
 - National Grid Lines (350kV)
 - LUC 3 (western corner)

SUBMISSION

4. This submission relates to FBA-R14 only. Grampians Station Limited are also part of a joint submission with other landholders on Plan Change 23.
5. Grampians Station Limited seek to ensure that the boundary of FBA-R14 appropriately balances landscape, ecology and land use considerations, and practicably follows existing physical, environmental or cadastral boundaries. In light of this, an alteration to the southern boundary of FBA-R14 is proposed.
6. It is proposed to alter the southern boundary of FBA-R14 so that it follows the cadastral boundary, except to avoid the previously identified indigenous grassland area. The alteration is shown as the blue line on the PMDP Planning E-Map below; the grey dashed line is the FBA-R14 boundary (proposed in the PMDP Planning E-Map) and the black and white dashed lines are the cadastral boundaries. The proposed alteration to the southern boundary will see an additional ~1.6ha included within FBA-R14.




Figure 1 – Proposed Alteration to Southern Boundary of FBA-R14 (shown as blue line)

7. Boffa Miskell has previously been involved in landscape and ecology assessments in FBA-R14, and elsewhere on Grampians Station. In terms of the proposed alteration to the southern boundary of FBA-R14, Boffa Miskell has noted that the alteration will avoid a previously identified indigenous grassland area whilst endeavouring to follow, as best as possible, the local contours. The area (to be included in FBA-R14) includes a small local depression, and the proposed boundary will follow the toe of this depression along its western extent, close to the location of an existing track. From a landscape and ecology perspective, Boffa Miskell has advised that it is generally comfortable with the proposed alteration to the southern boundary of FBA-R14 and is able to provide supporting assessments or other evidence, if required.

RELIEF SOUGHT

8. Grampians Station Limited's submission is in support of Plan Change 23 of the PMDP, as it relates to FBA-R14, subject to the relief set out in the submission table.

SUBMISSION TABLE – GRAMPIANS STATION LIMITED, 2115 HALDON ROAD, MACKENZIE BASIN

PROVISION	POSITION	SUBMISSION	RELIEF SOUGHT
Planning Maps Farm Base Area - R14	Support with amendment	<p>Primary relief: The spatial extent of Farm Base Area – R14 is supported.</p> <p>Secondary relief: To alter the southern boundary of Farm Base Area – R14. This alteration is shown as the blue line on the PMDP Planning E-Map as follows:</p> 	<p>Primary relief: Retain Farm Base Area – R14.</p> <p>Secondary relief: Amend the PMDP Planning E-Map to alter the southern boundary of Farm Base Area – R14 as indicated on the plan included in this submission.</p>