

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: <small>(Required)</small>	Rooney Group Ltd
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Trade Competition

I could not 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:

- a. adversely affect the environment; and
- b. 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 see the attached table labelled Attachment 1

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

Amendments are sought - please see the attached table labelled Attachment 1

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

Please see the attached table labelled Attachment 1

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

Please see the attached table labelled Attachment 1

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.

Nathan Hole
Senior Advisor - Environmental Policy and Projects
Rooney Group Ltd

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.)

26.1.24

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

Attachment 1: Submissions on Proposed Plan Change 23 – General Rural Zone, Natural Features and Landscape, Natural Character

Section of Plan	Specific Provision	Submission	Relief Sought
Natural Features and Landscapes	NFL-Policies	<p>There should be a policy recognising provision for existing buildings within an ONL to be extended. Dry Creek Station within ONL 1 Tarahaoa has an existing dwelling located within the ONL which is understood to be the only existing dwelling within the eastern ONLs. A similar provision to that provided in the Mackenzie Basin ONL should be provided in the Eastern part of the District.</p>	Amend by introducing an addition policy to provide for the extension of existing buildings within the ONLs outside of the Mackenzie Basin.
Natural Features and Landscapes	NFL-Rules	<p>In conjunction with the additional policy sought to provide for the extension of existing buildings and associated new accessory buildings within ONLs outside of the Mackenzie Basin, there should be a corresponding permitted activity rule.</p>	Amend by introducing an additional permitted activity rule to provide for the extension of existing buildings and new associated accessory buildings within the ONLs outside of the Mackenzie Basin up to 50% of the original building footprint.
Natural Features and Landscapes	NFL-R1 and NFL-R9	<p>The relationship between NFL-R1 and NFL-R9 is not explicitly clear. It appears that NFL-R1 applies to all buildings except residential units regardless of use. However, NFL-R9 refers to <i>“non-farm buildings including residential units”</i>. Differentiating between farm and non-farm buildings is confusing</p>	Amend NFL-R9 to remove the words “non-farm” from the rule title.

		when there is no separate permitted activity rule for farm buildings.	
Natural Features and Landscapes	NFL-S1 Height NFL-S2 Building Footprint	If the relief sought is granted to provide for a permitted activity rule to extend existing buildings with the ONL then NFL-S1 should not apply as this may be out of form with the existing building. The new rule should instead provide that any extension is no greater in height than the existing building and no greater than 50% in area.	Amend to remove NFL-S1 and NFL-S2 from applying to any extension in area of an existing building with an ONL outside of the Mackenzie Basin.
General Rural Zone	GRUZ-P2 Other Activities	The scope of the policy should be broadened to also recognise outdoor recreation activities. Such activities are commonly integrated into the use of back country properties but are not necessarily linked to a farming experience.	Amend the wording of GRUZ-P2(2) to: "Enabling recreation and tourism activities based on farming experiences, <u>or</u> conservation activities, <u>or</u> outdoor activities,"
General Rural Zone	GRUZ-R17 Quarrying Activities	GRUZ-R17 does not extend to permit the ancillary quarrying activities associated with the extraction of aggregate from the beds of rivers where those ancillary activities occur outside of the bed of the river such as stockpiling of aggregate. The rule only provides for section 9 RMA on-site quarrying activities.	Amend GRUZ-R17 to add, "or" " <u>8. Stockpiling of aggregate that has been extracted from an adjacent riverbed</u> ". Or alternatively introduce a new separate rule.