

Jimmy Sygrove

**From:** Carl Salmons <carl@landplay.co.nz>  
**Sent:** Tuesday, 2 April 2024 8:36 am  
**To:** Louise Taylor  
**Cc:** Charmaine Duffell; Meg Justice  
**Subject:** PC 25 - Further Submission (Douglas McIntyre)  
**Attachments:** Doug McIntyre - Further Submission PC25.pdf

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Good morning Louise,

I hope you had a good Easter.  
Please see attached a further submission relating to PC25. We would be grateful as previously mentioned if this could be presented to the hearings panel as a late submission with the context for this provided in the attached cover letter.

Please get in touch if you have any questions.

Kind regards, Carl



**Carl Salmons**  
Director, Land Surveyor

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**FURTHER SUBMISSION ON PLAN CHANGE 25 TO THE MACKENZIE  
DISTRICT COUNCIL**

**UNDER THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

**To:** Mackenzie District Council

**Submitter**

**Name:** Douglas McIntyre

**Address:** Twizel Dairies Ltd

[REDACTED]

[REDACTED]

**Contact Details:**

Person: Carey-Mai McIntyre

Email: [careymai@twizeldairies.co.nz](mailto:careymai@twizeldairies.co.nz)

Phone: [REDACTED]

**Address for Service:**

Landplay Limited

Level 1, 47/49 Salisbury Street

Christchurch 8013

Attention: Carl Salmons

Email: [carl@landplay.co.nz](mailto:carl@landplay.co.nz)

Phone: [REDACTED]

## **Overview**

Douglas McIntyre seeks to make specific further submissions on Plan Change 25. The submitter owns the Rural Lifestyle Zoned site located in the Ohau River Precinct. Given the land ownership, and in accordance with Clause 8(1)(b), it is considered that the submitter has an interest that is greater than the interest of the general public.

## **Context**

The original submission by Douglas McIntyre was withdrawn on Plan Change 25 for matters relating to legal access to the site. However, in doing so, it has revoked the submitter's ability to be heard in response to submission points relating to the zoning on their site. It was the intentions of the submitter that any matters arising from the submission process would have been dealt with during the hearing process, specifically through expert evidence.

By way of context, there is a 49-Lot subdivision consent (RM 230103) currently being processed by Council to give effect to the Rural Lifestyle Zoning that has existed on the site for 10+ years.

**Appendix A** outlines the further submission which directly relate to the proposed zoning on Douglas McIntyres site.

Pursuant to Clause 6 of the First Schedule of the Resource Management Act 1991, it is noted that:

- The submitter would like to be heard in support of its submission.
- The submitter could not gain an advantage in trade competition through this submission.
- If other persons are making a similar submission, the submitter would consider presenting joint evidence for the hearing.



**Carl Salmons**

*Director – Landplay Ltd*

On behalf of Douglas McIntyre

Date: 28 March 2024

Submitter Name	No.	Provision	Support/Oppose	Reason	Relief Sought
<b>Plan Change 25 - Rural Lifestyle Zone</b>					
Department of Conservation	6	RLZ-R1 to RLZ-R15, RLZ-S1 to RLZS9 Rule and, Standards	Oppose	<p>The site has been zoned for over 10 years as Rural Lifestyle with specific provisions. Any resource consent application would need to address biodiversity as per Plan Change 18 and s6(c) of the RMA.</p> <p>It is considered that appropriate mechanisms to address biodiversity are already in place.</p>	Decline relief sought.
Department of Conservation	6	PREC 4 Ōhau River Precinct - Introduction	Oppose	<p>The site has been zoned for over 10 years as Rural Lifestyle with specific provisions. Any resource consent application would need to address biodiversity as per Plan Change 18 and s6(c) of the RMA. The development area of the site has been cultivated and grazed as part of wider farming operations of the landowner.</p> <p>It is considered that appropriate mechanisms to address biodiversity are already in place.</p>	Decline relief sought.
Department of Conservation	6	PREC4-O1 Ōhau River Precinct	Oppose	The site has been zoned for over 10 years as Rural Lifestyle with specific provisions. Any resource consent	Decline relief sought.

Submitter Name	No.	Provision	Support/Oppose	Reason	Relief Sought
				<p>application would need to address biodiversity as per Plan Change 18 and s6(c) of the RMA.</p> <p>It is considered that appropriate mechanisms to address biodiversity are already in place.</p>	
Department of Conservation	6	PREC4-P1 Ōhau River Precinct	Oppose	<p>The site has been zoned for over 10 years as Rural Lifestyle with specific provisions. Any resource consent application would need to address biodiversity as per Plan Change 18 and s6(c) of the RMA.</p> <p>It is considered that appropriate mechanisms to address biodiversity are already in place.</p>	Decline relief sought.
Department of Conservation	6	PREC4-R1 to PREC4-R5 and PREC4-S1 and PREC4-S2 Rules and Standards	Oppose	<p>The site has been zoned for over 10 years as Rural Lifestyle with specific provisions. Any resource consent application would need to address biodiversity under Plan Change 18 (Biodiversity) and s6(c) of the RMA.</p> <p>It is considered that appropriate mechanisms to address biodiversity are already in place.</p>	Decline relief sought.