

From: MDCSendmail@mackenzie.govt.nz
Sent: Tue, 22 Nov 2022 07:49:26 +1100 (AEDT)
To: District Plan
Subject: Mackenzie District Council - Submission on Proposed Plan Change to the Mackenzie District Plan
Attachments: District-Plan-Submission-Morelea-Farms.pdf

A new Submission on Proposed Plan Change to the Mackenzie District Plan has been received.

Plan Change Number

Which Plan Change number?: 21

Details of Applicant

First Name: Mitch
Last Name: Taylor
Postal Address: Morelea Farm Holdings Limited 278
Fairlie-Geraldine Highway RD 17
Fairlie 7987
Email: taylorfarms31@gmail.com
Telephone No: 027 405 4257
Fax:
Date: 2022-11-22 00:00:00
Customer number (if known):
Contact person: Melissa McMullan
Contact person Telephone No: 03 684 7688

Submission Details

The specific provisions of the Proposal my submission relates to are as follows: Spatial plan implementation
I support / oppose these provisions: I oppose in full
The reason(s) for my submission are: Please see attached report.
I seek the following decision from the Mackenzie District Council: We request for the site to be re-zoned to General Industrial.
I do or do not wish to be heard in support of my submission: I do
If others make a similar submission I would or would not be prepared to consider presenting a joint case with them at any hearing: I would not
Additional information for this submission:

Attach a supporting document:

District-Plan-Submission-Morelea-
Farms.pdf, type application/pdf, 435.7
KB

milward finlay lobb



Submission on Mackenzie District Plan Review – Plan Change 21

Client Morelea Farm Holdings Limited

Address 71 Geraldine-Fairlie Highway, Fairlie

File Number 203102/04

Date November 2022



Table of Contents

1.0	Introduction	1
1.1	Spatial Plan Consultation	1
2.0	Existing Situation	1
3.0	Proposed Zoning	3
4.0	Effects on the Environment	4
5.0	Proposed Rules	6
6.0	National Policy Statement on Highly Productive Land.....	6
7.0	Decision sought by the submitter	6



District Plan Submission

1.0 Introduction

The purpose of this report is to outline the various matters that, in the opinion of the submitter, demonstrate that the land to adjacent to the Opihi River on the Geraldine-Fairlie Highway needs to be included as General Industrial zoned land as part of the Mackenzie District Plan Review.

1.1 Spatial Plan Consultation

As part of the Spatial Plan consultation held during 2021 and 2022 the submitter had discussions with the project team about the potential rezoning of the site. This submission should be considered an extension of that prior consultation.

2.0 Existing Situation

The site is currently zoned Rural, with a small area of Industrial Land provided for on the opposite side of the Geraldine-Fairlie Highway. The current zoning is shown below in Figure 1.

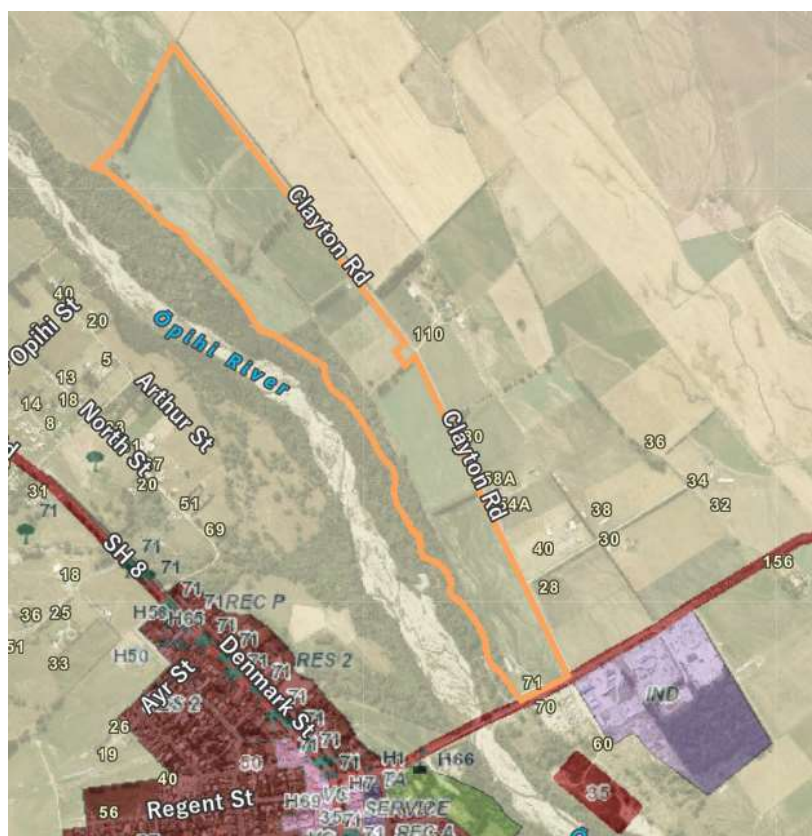


Figure 1 – Current Zoning of the site and surrounding area. The subject site is outlined in orange.



The site has been subject to a recent subdivision consent, Council reference RM220008. This created five allotments. It is proposed that the rezoning of the land should only apply to Lot 5. The preliminary plan of the subdivision of the site is provided below in Figure 2.

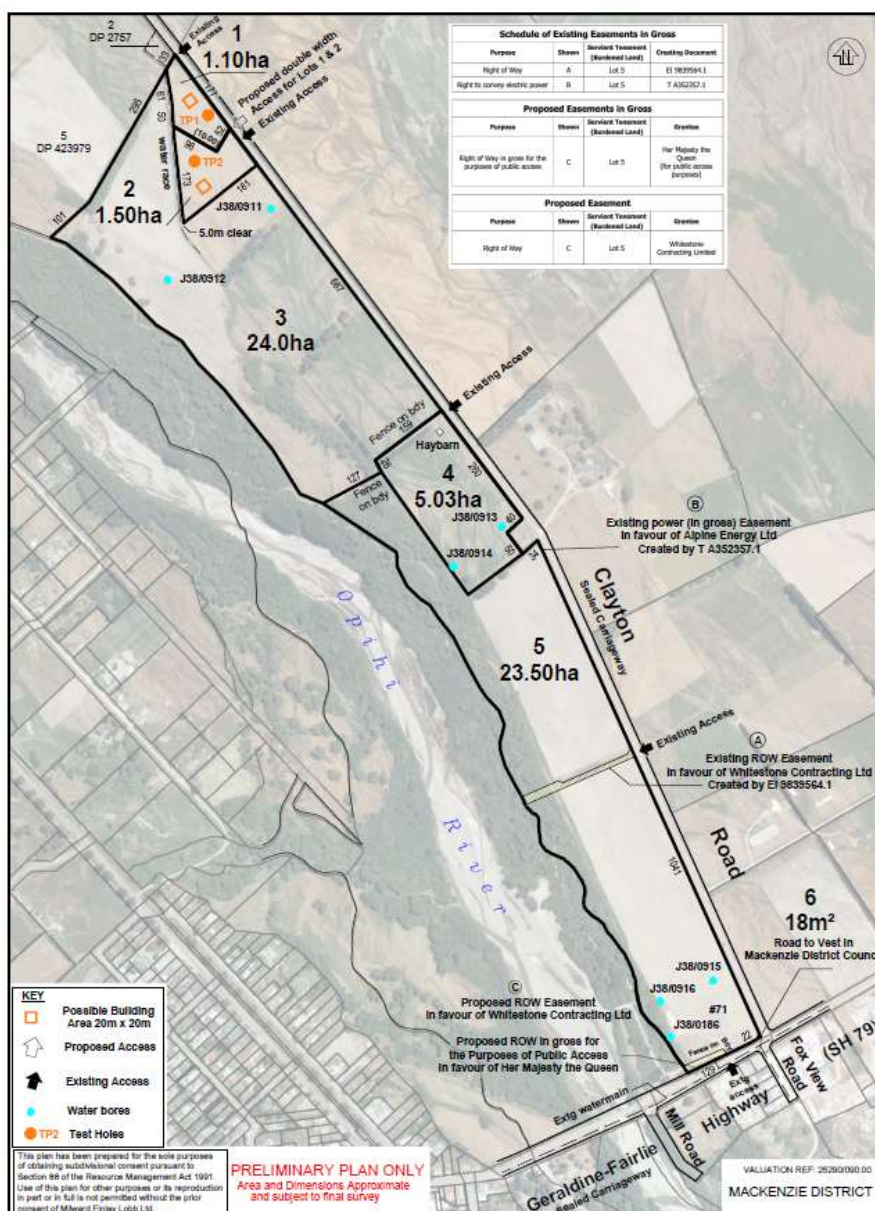


Figure 2 – Preliminary Plan of the subdivision approved by Council, Council reference RM220008.

The subject property (Lot 1 DP 496845) is the result of an accretion survey in 2016, which also provided for the protection of an existing Alpine Energy Limited electricity line, and a right of way over an existing access utilised by Whitestone Contracting Limited.

The property is rural production land which operates as a mixed farming unit by the submitter, along with further property within the immediate vicinity. The property is vacant land. The Mackenzie Sawmill previously operated on-site, within the area adjacent to the State Highway.



The site contains access to the Ophi River Track created by the Fairlie Lions. As a result of recent discussions as a result of the subdivision application it is noted that the track is to be relocated outside of the property boundaries.

The site topography is generally flat with slight differences in ground heights, sloping in a south easterly direction.

Lot 5 is situated in close proximity to the Fairlie township and will be fully serviced to the expected level for the area once the works are completed to give effect to the conditions of consent for RM220008. At the time of Fairlie watermain upgrades in 2022 the submitter installed a tee into the watermain that would allow the watermain to be extended up Clayton Road. It is understood that this would be installed at the submitters cost if they wished to use it. It is noted there is currently no piped sewer or stormwater infrastructure available within the locality.

The site is not considered to be contaminated, nor is the site subject to any natural hazard risk apart from potential flooding. This may have an impact on what can be established on the site, however this will be best dealt with by Environment Canterbury at the time of future development. As the majority of Fairlie and the existing industrial area is covered by the flooding hazard notation it is considered that this should not preclude development as there are a number of different land uses that have been established where this notation applies.

3.0 Proposed Zoning

The proposed zoning changes for Fairlie and the industrial area were released following the Spatial Plan process. The proposed zoning for the site and surrounding areas is provided below in Figure 3.



Figure 3 – The proposed zoning for the site and surrounding areas. We have assumed the site is currently to remain as Rural zoned land.



It is noted that the proposed additional industrial zoning in the plan is land that is already used for industrial purposes that has been zoned Rural in the past. The additional areas of new industrial land do not necessarily allow for future industrial uses. It is noted that the area at the western edge of the industrial land is earmarked to potentially become a dog park, and works are underway on the site at the time of writing (<https://www.stuff.co.nz/timaru-herald/news/122314728/fairlie-community-board-could-spend-65k-on-dog-park>). The majority of the greenfield rezoned land is owned by Mackenzie District Council, with one other landowner included in the area. This will provide approximately 12 hectares of new land for industrial use.

4.0 Effects on the Environment

Traffic Safety

There are some limitations on the new areas that are proposed. Any future development will require Waka Kotahi approval for new vehicle crossings with the State Highway. The subject land has the ability to be accessed directly off Clayton Road which has significant safety benefits. As most people utilising the industrial area will likely be Fairlie residents, the new areas proposed by Council will require users to make a right turn across traffic, whereas Clayton Road or State Highway access will require a left turn which will not have an impact on traffic flows in the same way.

Cultural and Water Quality Concerns

While it is not currently mapped, it is anticipated that there will be an emphasis on protecting the Opihi River from both a cultural and water quality perspective moving forward. It is understood that both farming and industrial activity create adverse effects on matters of cultural importance and water quality. It is considered that there are systems available that can capture and treat stormwater runoff which lessens the effect of stormwater runoff on neighbouring waterways compared to farming. As the property is also situated on a floodplain and the ground has a lot of large stones and gravels which are free draining, the control of stormwater is considered to have a better outcome rather than what can enter watercourses as a result of farming.

Landscape and Visual Effects

It is considered that there is already a significant degree of modification in the surrounding environment with the established industrial area to the south of State Highway 79. The proposed area would be an extension of this, and as it is connected to the township (albeit severed by the Opihi River) it allows for easily accessible industrial businesses to be accessed easily, without the cumulative traffic safety effects that will arise as a result of development of further sections to the south of State Highway 79.



Any adverse visual effects for users of the Opihi River Track are likely to be mitigated by the track being shifted out of the property boundaries and deeper into the existing vegetation. There is currently no program of work available for that project. Furthermore, there could be landscaping requirements included as part of any rules that would require landscaping to be established alongside boundaries with zoning other than General Industrial Zone.

Ecosystems and Biodiversity

The site is a heavily modified farming block. The site is not considered to be one of high biodiversity value, apart from the land that is currently planted out along the boundary with the river.

Economic Effects

The proposed rezoning will allow for more industrial activities to be established within Fairlie which will boost the local economy and allow for small-medium enterprises run to be established. As Fairlie is also a key focal point for companies coming through from Christchurch and Timaru before entering the Mackenzie Basin it has the possibility as being a space that can be used as a staging or office area for these larger companies that will potentially cut down on travel time for staff and clients.

Positive Effects

As part of the subdivision consent obtained under RM220008 Affected Party Approval was obtained from Waka Kotahi. A condition of this approval required the following Consent Notice to be registered on the Record of Title for Lot 5. This states:

Any dwelling or other noise sensitive location on the site in or partly within 50 metres of the edge of State Highway 79 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB $L_{Aeq}(24hr)$ inside all habitable spaces.

This Consent Notice was required as a result of concerns Waka Kotahi have about reverse sensitivity when residential activities are established next to a State Highway. Traffic noise is considered to be a significant cause for concern, particularly when landowners may not have experienced living adjacent to a State Highway in the past. By converting this land to industrial use it will help with reverse sensitivity effects that Waka Kotahi has concerns about in relation to residential development. As the site is adjacent to Lot 4 which is in excess of 5 hectares there is also ample space for a residential dwelling to be established on this site well away from industrial activity to avoid any flow on reverse sensitivity effects from industrial activity.



5.0 Proposed Rules

As there is no information available about the proposed rules for the General Industrial Zone any comment on the rules will be provided as part of future Plan Changes.

6.0 National Policy Statement on Highly Productive Land

The subject site is classed as Land Use Capability (LUC) 4 land, with the area closest to the river planted out in vegetation classed as LUC 6. Accordingly the National Policy Statement for Highly Productive Land does not apply to the site and it is possible to develop the site into industrial use following the rezoning.

7.0 Decision sought by the submitter

It is proposed that Lot 5, approved by subdivision consent with Council reference RM220008, should be rezoned to General Industrial Zone. The land is situated adjacent to the township boundary and existing industrial land. There are considered to be traffic safety benefits in utilising this land as industrial land rather than the new greenfield areas proposed. There are also potential benefits for matters of cultural importance and water quality issues. Further controls can be imposed by conditions that would limit the impact of adverse effects. It is noted that the site currently shares the same level of servicing as existing industrial land on the outskirts of Fairlie. It is considered that as a new area of development it will also be able to be developed in a manner that has best practice in mind.

Prepared by:

Melissa McMullan
LLB BA MPlan
Planner

Reviewed by:

Andrew Rabbidge
BSurv (credit), RPSurv, Assoc NZPI, MS+SNZ, CSNZ
Licensed Cadastral Surveyor
Director, Milward Finlay Lobb Limited

21 November 2022